

## **ORDER OF BUSINESS**

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

**MONDAY, DECEMBER 10, 2012, AT 6:00 P.M.**

\*\*The Saskatoon Symphony will be playing a few selections as well as O Canada in Council Chamber from 5:30 p.m. to 6:00 p.m.\*\*

1. **Approval of Minutes** of meeting held on November 26, 2012.
  
2. **Public Acknowledgements**
  
3. **Hearings (6:00 p.m.)**
  - a) **Proposed Official Community Plan Land Use Map Amendment  
From “Low Density Residential – No Conversions”  
To “Medium Density Residential”  
119 Avenue S South – Pleasant Hill Neighbourhood  
Applicant: Habitat for Humanity  
Proposed Bylaw No. 9060  
(File No. CK. 4351-012-014)**

The purpose of this hearing is to consider proposed Bylaw No. 9060.

Attached is a copy of the following material:

- Proposed Bylaw No. 9060;
  
- Report of the General Manager, Community Services Department dated July 18, 2012, recommending approval to redesignate Lots 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from “Low Density Residential – No Conversions” to “Medium Density Residential”;
  
- Letter dated August 17, 2012, from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising the Commission supports the above-noted recommendation;
  
- Notice that appeared in the local press on November 24, 2012.

**b) Proposed Zoning Bylaw Amendment  
Rezoning from R2 to RM1 by Agreement  
119 Avenue S South – Pleasant Hill Neighbourhood  
Applicant: Habitat for Humanity  
Proposed Bylaw No. 9061  
(File No. CK. 4351-012-014)**

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The purpose of this hearing is to consider proposed Bylaw No. 9061.

Attached is a copy of the following material:

- Proposed Bylaw No. 9061;
- Report of the General Manager, Community Services Department dated July 18, 2012, recommending approval to rezone Lots 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from an R2 – One and Two-Unit Residential District to an RM1 – Low Density Multiple-Unit Dwelling District by Agreement; **(See Attachment 3a)**
- Letter dated August 17, 2012, from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising the Commission supports the above-noted recommendation; **(See Attachment 3a)**
- Notice that appeared in the local press on November 24, 2012.

**c) Proposed Zoning Bylaw Amendment  
Direct Control District 7 (DCD7)  
College Quarter  
Applicant: University of Saskatchewan  
Proposed Bylaw No. 9065  
(File No. CK. 4110-47)**

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The purpose of this hearing is to consider proposed Bylaw No. 9065.

Attached is a copy of the following material:

- Proposed Bylaw No. 9065;

- Report of the General Manager, Community Services Department dated October 23, 2012 recommending that the amendments to Zoning Bylaw No. 8770 to add the proposed Direct Control District 7, be approved;
- Letter dated November 22, 2012 from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising that the Commission supports the above-noted recommendation;
- Notice that appeared in the local press on November 24, 2012; and
- Letter dated December 2, 2012 from Barbara Hayes, submitting comments.

**d) Proposed Official Community Plan Amendment  
To Redesignate a Portion of NE 27-36-5 W3  
From “Special Use Area” to Direct Control District 7 (DCD7)  
College Quarter  
Applicant: University of Saskatchewan  
Proposed Bylaw No. 9066  
(File No. CK. 4110-47)**

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The purpose of this hearing is to consider proposed Bylaw No. 9066.

Attached is a copy of the following material:

- Proposed Bylaw No. 9066;
- Report of the General Manager, Community Services Department dated October 23, 2012 recommending that the proposed amendment to the Official Community Plan Bylaw No. 8769 to redesignate a portion of NE 27-36-5 W3 from Special Use Area to Direct Control District 7, be approved; **(See Attachment 3c)**
- Letter dated November 22, 2012 from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising that the Commission supports the above-noted recommendation; **(See Attachment 3c)**
- Notice that appeared in the local press on November 24, 2012; and
- Letter dated December 2, 2012 from Barbara Hayes, submitting comments. **(See Attachment 3c)**

**e) Proposed Zoning Bylaw Amendment  
To Rezone a Portion of NE 27-36-5 W3 from  
“AG Zoning District” to “DCD7”  
College Quarter  
Applicant: University of Saskatchewan  
Proposed Bylaw No. 9067  
(File No. CK. 4110-47)**

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The purpose of this hearing is to consider proposed Bylaw No. 9067.

Attached is a copy of the following material:

- Proposed Bylaw No. 9067;
- Report of the General Manager, Community Services Department dated October 23, 2012 recommending that the proposal to rezone a portion of NE 27-36-5 W3 from AG Zoning District to DCD7, be approved; **(See Attachment 3c)**
- Letter dated November 22, 2012 from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising that the Commission supports the above-noted recommendation; **(See Attachment 3c)**
- Notice that appeared in the local press on November 24, 2012; and
- Letter dated December 2, 2012 from Barbara Hayes, submitting comments. **(See Attachment 3c)**

**f) Proposed Rezoning – 414 Avenue F South  
R2 District to RM3 District by Agreement  
Applicant: Juniper Housing Corporation  
Proposed Bylaw No. 9068  
(File No. CK. 4351-012-017)**

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The purpose of this hearing is to consider proposed Bylaw No. 9068.

Attached is a copy of the following material:

- Proposed Bylaw No. 9068;

- Report of the General Manager, Community Services Department dated November 13, 2012 recommending that the application submitted by Juniper Housing Corporation requesting to amend the Rezoning Agreement contained in Zoning Amendment Bylaw No. 8569 to include the property at 414 Avenue F South, as noted in this report, be approved;
- Letter dated November 28, 2012 from the Deputy City Clerk, Secretary of the Municipal Planning Commission, advising that the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press on November 24, 2012.

#### **4. Matters Requiring Public Notice**

##### **a) Intent to Borrow (File Nos. CK. 1750-1, CK. 1702-1, CS.1702-1 and CS.1750-1)**

The following is a report of the General Manager, Corporate Services Department dated December 3, 2012:

**“RECOMMENDATION:** that City Council authorize the borrowing of \$35.0 million to finance, in whole or in part, the following projects approved through previous capital budgets and capital plans:

- a) Project 1245 WWT Grit and Screen Facility;
- b) Project 1236 UV Disinfection System;
- c) Project 1208 New Water Intake;
- d) Project 1227 WWT Sludge Recovery – Maintenance Facility;
- e) Project 2211 Electrical Redundancy\Standby Generator;
- f) Project 1523 Trunk Radio System\Infrastructure; and
- g) Project 0993 Circle Drive South River Crossing (Land purchase).

## **TOPIC AND PURPOSE**

To hold a Public Notice Hearing for Borrowing and receive City Council authorization to borrow \$35.0 million for previously budgeted and approved capital projects listed in this report.

## **REPORT HIGHLIGHTS**

A second Public Notice Hearing for Borrowing is being conducted on previously approved capital projects due to transpired time from the first notices.

## **STRATEGIC GOAL**

The Asset and Financial Sustainability Strategic Goal speaks to managing the City in a smart, sustainable way. This includes ensuring that the City times its borrowing transactions to meet both its cash flow requirements and favourable market conditions.

## **REPORT**

City Council conducted Public Notice Hearings at various times over the past five years and approved five Water and Wastewater, one Transportation and one Corporate Asset Management capital projects. As the City is preparing to borrow in whole or in part for these projects, a second Public Notice Hearing to confirm the original approvals and intent is being conducted due to the length of time since the first hearings. This is being done to ensure transparency and accountability prior to the actual borrowing.

Borrowing for the above-noted projects under the Recommendation is being dealt with in the Debenture Bylaw No. 9075 during this same meeting.

Debt repayment on all these capital projects is supported by water and wastewater utility rates, or in the case of Projects 1523 and 0993, through budgeted mill rate supported funds.

## **POLICY IMPLICATIONS**

City Council should be aware that the Administration has followed its existing practice with respect to borrowing whereby Public Notice Hearings for Borrowing are conducted prior to the construction of the project. This additional Public Notice Hearing was recommended to re-confirm the intent to borrow due to the long period of time that has transpired between the original hearings and when the borrowing is to occur.

### **FINANCIAL IMPLICATIONS**

The requested borrowing identified through the Recommendation is being proposed within the capital budget plan with debt repayment covered through mill rate funding that is in place or through water and wastewater utility rates.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

None required.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3e) of Policy No. C01-021 (Public Notice Policy). The following notice was given:

- Advertised in the *Saskatoon StarPhoenix* on Saturday, December 1, 2012.
- Posted on City Hall Notice Board on November 30, 2012.
- Posted on City Website on November 30, 2012.

### **ATTACHMENT**

1. Photocopy of Public Notice.”

**b) Debenture Bylaw  
(File No. CK. 1750-1 and CS.1750-1)**

The following is a report of the General Manager, Corporate Services Department dated November 30, 2012:

- “RECOMMENDATION:**
- 1) that the offer of RBC Dominion Securities Inc. and National Bank Financial Inc. (City’s fiscal agents) be accepted and that His Worship the Mayor and the City Clerk be authorized to execute same;
  - 2) that City Council consider Debenture Bylaw No. 9075 which conforms to the terms and conditions of the sale, and specifically authorizes a \$35,000,000 one to ten-year serial debenture issue to be dated December 18, 2012; and
  - 3) that the General Manager, Corporate Services Department, the City Solicitor, and the City Treasurer be instructed to take all such steps as may be necessary so as to give effect to the debenture issue and sale.

**TOPIC AND PURPOSE**

To receive approval from City Council for Debenture Bylaw No. 9075. This bylaw outlines the actual terms and conditions of the \$35,000,000, one to ten-year serial debenture sale to the City’s fiscal agents.

**REPORT HIGHLIGHTS**

1. The recent debenture sale has resulted in a favourable borrowing cost.
2. The timely submission of issue documentation is required to meet the debenture issue closing date.

**STRATEGIC GOAL**

The Asset and Financial Sustainability Strategic Goal speaks to managing the City in a smart, sustainable way. This includes ensuring that the City times its borrowing transactions to meet both its cash flow requirements and favourable market conditions.



## **BACKGROUND**

At its meeting held on November 13, 2012, City Council considered and approved the following recommendation:

“that City Council grant authorization to the General Manager, Corporate Services Department, to accept the terms of a \$35,000,000, one to ten-year serial debenture sale from the City’s fiscal agency, provided that the all-in-cost of borrowing not exceed 3.25% and subject to the appropriate Debenture Bylaw.”

## **REPORT**

### **Favourable Borrowing Cost**

On November 27, 2012, the General Manager, Corporate Services Department, with the support of the Investment Committee, accepted an offer from the City’s fiscal agents to purchase \$35,000,000 par value City of Saskatoon debentures at an all-in-cost of 2.736%. The debenture issue, to be dated December 18, 2012, is structured as a one to ten-year serial issue with principal amounts maturing each year, December 18, 2013, to December 18, 2022, inclusive. The interest rates for the debenture issue range from a minimum of 1.40% to 3.15%.

### **Timely Submission of Issue Documentation**

The majority of debenture issues settle within three weeks from date of acceptance. In the City’s case, a debenture sale was accepted on November 27, 2012, with the closing date set for December 18, 2012. There is only one Council meeting scheduled during this time frame, therefore, it is imperative that the Debenture Bylaw be approved at this regularly scheduled meeting. Accordingly, the General Manager, Corporate Services Department, requested the City Solicitor to draft the required Debenture Bylaw for consideration at this Council meeting.

## **OPTIONS TO THE RECOMMENDATION**

There are no options.

## **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

Debt servicing will have an operating budget impact of approximately \$4,000,000 per annum.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

None required.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

A public notice hearing was held for the capital projects receiving funds from this debenture issue. However, as the hearings were held a number of years ago, the Reviewing Solicitor who is assisting in this debenture issue, has requested that public notice be re-advertised. Public Notice was given as follows:

- Advertised in the *Saskatoon StarPhoenix* on December 1, 2012.
- Posted on City Hall Notice Board on November 30, 2012.
- Posted on the City's Website on November 30, 2012.

### **ATTACHMENT**

1. Debenture Bylaw No. 9075.
2. Copy of Public Notice."

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

- a) Report No. 7-2012 of the Municipal Planning Commission;
- b) Administrative Report No. 17-2012;
- c) Legislative Report No. 13-2012;
- d) Report No. 17-2012 of the Planning and Operations Committee;
- e) Report No. 10-2012 of the Administration and Finance Committee;
- f) Report No. 5-2012 of the Audit Committee;
- g) Report No. 4-2012 of the Naming Advisory Committee; and
- h) Report No. 18-2012 of the Executive Committee.

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

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

**8. Question and Answer Period**

**9. Enquiries**

**10. Giving Notice**

## **11. Introduction and Consideration of Bylaws**

- Bylaw No. 9060 - The Official Community Plan Amendment Bylaw, 2012 (No. 4)
- Bylaw No. 9061 - The Zoning Amendment Bylaw, 2012 (No. 20)
- Bylaw No. 9065 - The Zoning Amendment Bylaw, 2012 (No. 21)
- Bylaw No. 9066 - The Official Community Plan Amendment Bylaw, 2012 (No. 5)
- Bylaw No. 9067 - The Zoning Amendment Bylaw, 2012 (No. 22)
- Bylaw No. 9068 - The Zoning Amendment Bylaw, 2012 (No. 23)
- Bylaw No. 9069 - The Cemeteries Amendment Bylaw, 2012
- Bylaw No. 9071 - The Waste Amendment Bylaw, 2012 (No. 2)
- Bylaw No. 9073 - The Waterworks Amendment Bylaw, 2012
- Bylaw No. 9074 - The Sewage Works Control Amendment Bylaw, 2012
- Bylaw No. 9075 - A bylaw of The City of Saskatoon to raise by way of loan on debentures the sum of Thirty Five Million (\$35,000,000.00) Dollars to pay a portion of the cost of various water and wastewater projects and transportation projects in the City of Saskatoon.
- Bylaw No. 9076 - The Transit Fares Amendment Bylaw, 2012

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

3a)

## BYLAW NO. 9060

### The Official Community Plan Amendment Bylaw, 2012 (No. 4)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Official Community Plan Amendment Bylaw, 2012 (No. 4).


#### Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan to change the land use policy designation of the lands described in the Bylaw from Low Density Residential – No Conversions to Medium Density Residential.

#### Bylaw No. 8969 Amended

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

#### Land Use Policy Map Amended

4. The Land Use Policy Map for the Pleasant Hill Local Area Plan Neighbourhood, which forms part of Section 20.1.1.3 of the Official Community Plan, is amended by changing the land use policy designation of the land described in this Section and shown as  on Appendix "A" to this Bylaw from Low Density Residential – No Conversions to Medium Density Residential:

(a) Civic Address: 119 Avenue S South

Surface Parcel No. 131592001

Reference Land Description:

Lot 16, Block 16, Plan G3978 Ext 14

As described on Certificate of Title  
89S12195, description 14;

Surface Parcel No. 119955875

Reference Land Description:

Lot 17, Block 16, Plan G3978 Ext 0

As described on Certificate of Title  
89S12195;

and,

Surface Parcel No. 119955864

Reference Land Description:

Lot 18, Block 16, Plan G3978 Ext 0

As described on Certificate of Title  
89S12195.

**Coming into Force**

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

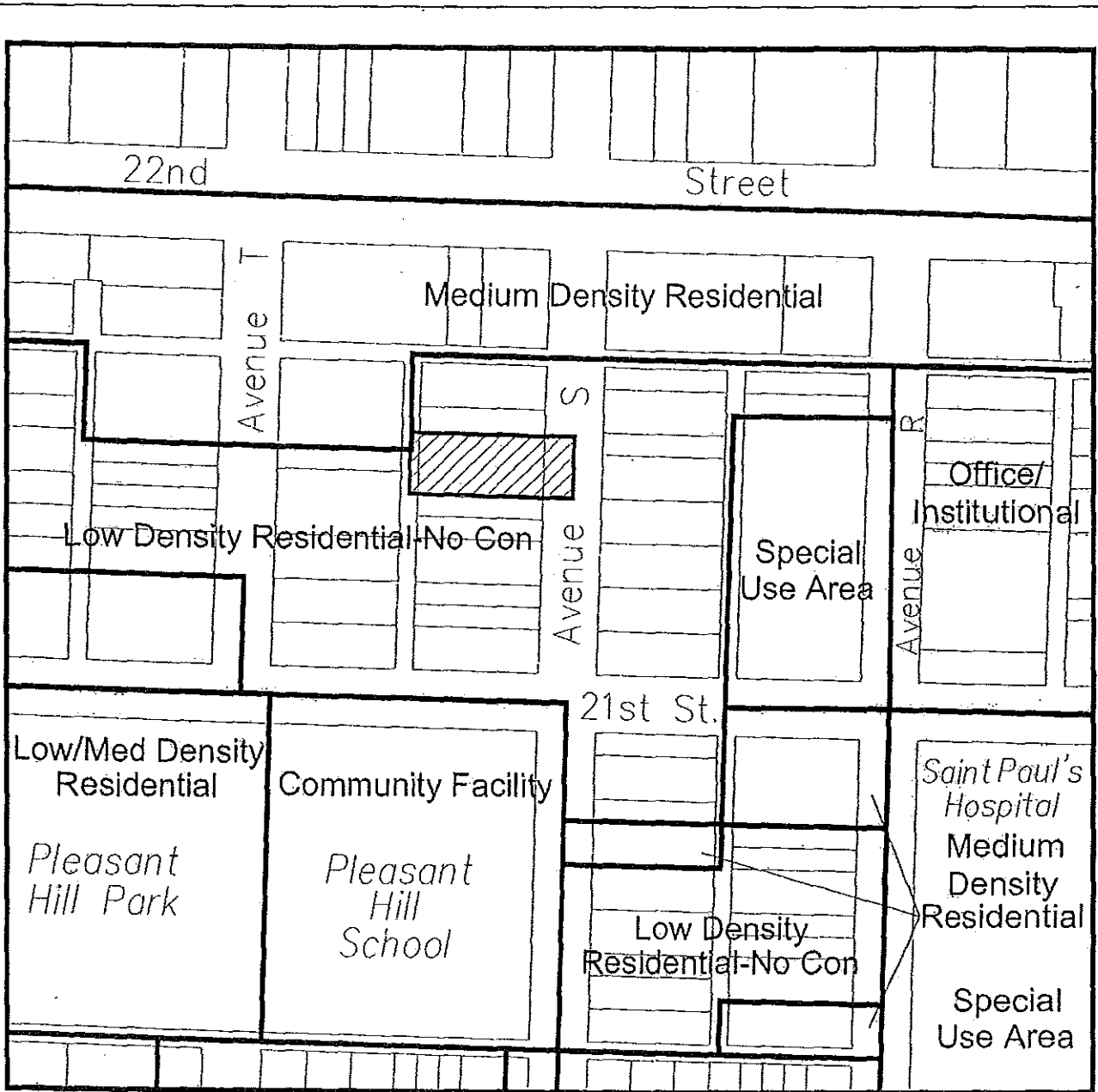
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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

Appendix "A"



AMENDMENT TO THE OFFICIAL COMMUNITY PLAN  
PLEASANT HILL LAND USE POLICY MAP



From Low Density Residential - No Conversions  
to Medium Density Residential



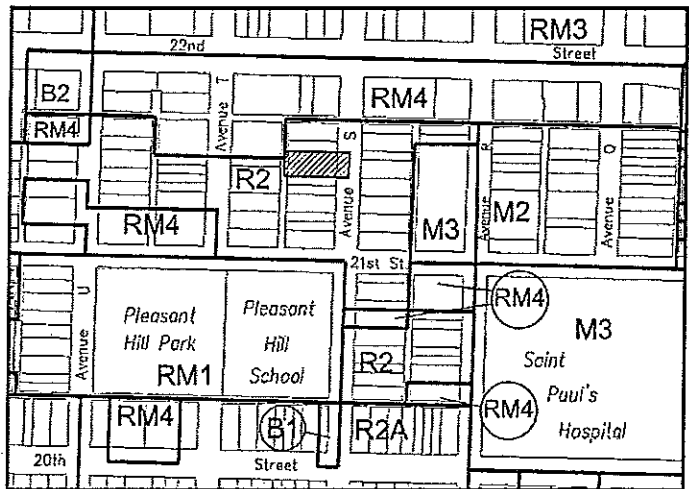
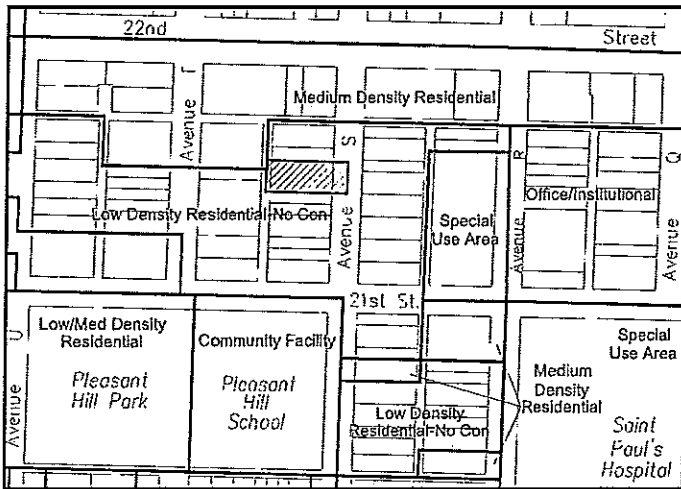
City of  
Saskatoon

Planning & Development Branch

# COMMUNITY SERVICES DEPARTMENT

<b>APPLICATION NO.</b> Z2/12	<b>PROPOSAL</b> Proposed Amendments: 1. Official Community Plan Land Use Map Amendment from 'Low Density Residential - No Conversions' to 'Medium Density Residential' 2. Zoning Bylaw Amendment - Rezoning from R2 to RM1 by Agreement	<b>EXISTING ZONING</b> R2
<b>LEGAL DESCRIPTION</b> Lots, 16, 17 and 18, Block 16, Plan No. G3978		<b>CIVIC ADDRESS</b> 119 Avenue S South
		<b>NEIGHBOURHOOD</b> Pleasant Hill
<b>DATE</b> July 18, 2012	<b>APPLICANT</b> Habitat for Humanity 320 21 <sup>st</sup> Street West Saskatoon, SK S7M 4E6	<b>OWNER</b> Habitat for Humanity 320 21 <sup>st</sup> Street West Saskatoon, SK S7M 4E6

## LOCATION PLAN



**PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN**  
**PLEASANT HILL LAND USE POLICY MAP**

From Low Density Residential - No Conversions to Medium Density Residential

File No. CD02-2012

**PROPOSED REZONING**  
 From R2 to RM1

File No. R202\_12



**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 be asked to consider the Administration's recommendation that the proposed amendment to the City of Saskatoon's Official Community Plan (OCP) - Land Use Policy Map, to redesignate Lots, 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from "Low Density Residential - No Conversions" to "Medium Density Residential" be approved; and
- 2) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to rezone Lots 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from an R2 - One and Two-Unit Residential District to an RM1 - Low Density Multiple-Unit Dwelling District by Agreement, be approved.

**B. PROPOSAL**

The Planning and Development Branch has received an application from Habitat for Humanity requesting the OCP Land Use Policy Map, be amended to redesignate Lots 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from "Low Density Residential - No Conversions" to "Medium Density Residential", and that the property be rezoned from R2 - One and Two-Unit Residential District to RM1 - Low Density Multiple-Unit Dwelling District, subject to a zoning agreement.

The applicant proposes an affordable housing development on this site, which will consist of four residential dwelling units aimed at providing affordable homeownership to low-income working families.

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

Habitat for Humanity Saskatoon builds affordable housing for low-income working families who wish to own their own homes. This property has been on the market for some time. Due to its size and location, it is exactly right for Habitat for Humanity to develop four family-friendly units for home ownership. The size of the site provides enough room for adequate parking and green space for each family to have their own back yard.

**D. BACKGROUND INFORMATION**

Pleasant Hill is one of Saskatoon's oldest neighbourhoods, with development originating back to 1907. Although there is a wide variety of housing options within Pleasant Hill, there are signs of housing stock deterioration in the neighbourhood, with lower owner-occupancy than most neighbourhoods in Saskatoon.

The City has worked diligently to develop and promote affordable housing projects throughout Saskatoon in an effort to support the needs of the community as a whole. Affordable housing projects are a high priority for the City as they provide families with the stability and security that comes with home ownership. An increase of home ownership can assist in creating a more stable neighbourhood.

**E. JUSTIFICATION**

1. Community Services Department Comments

a) Planning and Development Branch

The proposed use is considered a medium density residential land use. This application requires an amendment to the land use designation of 119 Avenue S South in the City of Saskatoon, to the Official Community Plan Bylaw No. 8769, and to the OCP Land Use Policy Map to convert the land use from "Low Density Residential – No Conversions" to "Medium Density Residential" to accommodate the proposed development.

This site is 21.34 metres in width, which is significantly larger than most sites in established neighbourhoods. The design of the proposed dwelling is intended to fit the character of the neighbourhood, while providing appropriate living spaces for future residents. Please refer to Attachment 3 – Elevation Drawing and Site Plan.

The Habitat for Humanity's proposal includes the utilization of a vacant lot to develop a four-unit dwelling design with all four units at grade level. The proposed lot is large enough to accommodate a four-unit dwelling, while meeting the associated development standards in the RM1 District.

In Pleasant Hill, where the proportion of rental housing is high, the introduction of new ownership opportunities is supported by the Planning and Development Branch, especially in the area between 20<sup>th</sup> Street and 22<sup>nd</sup> Street, where the Pleasant Hill Local Area Plan recognizes that owner-occupancy rates are particularly low. The provision of new housing in the Pleasant Hill neighbourhood will also support recent neighbourhood revitalization efforts.

The use of a zoning agreement, in this instance, allows the City to include appropriate development standards that will address concerns related to the proposed development, which were identified through public consultation, such as parking and building design.

b) Proposed Zoning Agreement

If this application were to be approved, the change in zoning designation from an R2 District to an RM1 District will require a zoning agreement. Section 69(1) of the *Planning and Development Act, 2007*, provides that a person may apply to have a property rezoned to permit the carrying out of a specific proposal.

More specifically, the following development standards would be applied to this site:

- 1) Use: Four-unit dwelling;
- 2) Parking: A minimum of five parking spaces are required to be provided on site, two of which may be in the front yard;
- 3) Outdoor Lighting: All outdoor lighting shall be night sky compliant and shall be located and arranged so that no direct rays of light are pointed at nearby properties;
- 4) Landscaping:
  - i) Landscaping must be completed as shown on the site plan to the satisfaction of the Planning and Development Branch Manager;

- ii) The garbage storage area shall be suitably screened to the satisfaction of the Planning and Development Branch Manager;
- 5) The site shall be developed in substantial accordance with the attached Elevation Drawing and Site Plan (see Attachment 3); and
- 6) All other development standards shall be those required in the RM1 Zoning District.

2. Comments by Others

a. Infrastructure Services Department

The proposed Zoning Bylaw No. 8770 amendment is acceptable to the Infrastructure Services Department.

The three-quarter inch copper water service previously noted for re-use will not be large enough for a four-plex and the sanitary sewer service is not reusable. Therefore, a new 38 or 50 mm water connection and a 100 mm sanitary sewer connection must be installed at the owner's expense.

b. Utility Services Department, Transit Services Branch

The Transit Services Branch has no easement requirements regarding the above referenced property.

At present, the Transit Services Branch has bus stops in the near vicinity of this development. Service is at 15-minute intervals Monday to Saturday and 30-minute intervals after 18:00 Monday to Friday, early Saturday mornings, Sundays, and statutory holidays.

F. COMMUNICATION PLAN

Two Public Information Meetings were held on March 21, 2012, and June 12, 2012, for the community to gather information and provide feedback regarding this application. Notices were distributed to property owners in a 150-metre radius of the site, and a total of 68 notices were distributed by mail in relation to each meeting. The Pleasant Hill Community Association was also notified of the Public Information Meeting.

March 21, 2012 Public Meeting

Three residents from the Pleasant Hill neighbourhood attended the March 21, 2012 meeting presenting a mixed reaction toward the application. Concerns expressed at the meeting include: unsuitable building design and mass, increased traffic and parking in the vicinity of the development, and it was believed that the raised patios proposed at the rear of the property would provide opportunity to view neighbouring back yards. A summary of this meeting is included in the attached Community Engagement Project Summary (see Attachment 2). As a result of community concerns, Habitat for Humanity chose to revise their proposal. These revisions included placing two parking spaces in the front yard, enhanced landscaping on the site, and the addition of a side yard deck at grade level.

June 12, 2012 Public Meeting

Seven residents from the Pleasant Hill neighbourhood attended the June 12, 2012 meeting. Those in attendance presented a mixed reaction. However, the revised proposal addressed some of the neighbourhood concerns. Outstanding concerns focused on the building design and the fear of converting these dwellings to rentals in the future. Habitat for Humanity reiterated their financing and purchasing model, and stressed that the property would be dedicated to home ownership for the duration of the mortgage period, and that the development would provide affordable housing for families with an income less than \$52,000. A summary of this meeting is included in the attached Community Engagement Project Summary (see Attachment 2).

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with City Council's Public Notice Policy No. C01-021 and a date for a public hearing will be set. The property owners affected by this rezoning will be notified in writing. The Planning and Development Branch will also notify the Pleasant Hill Community Association, the Community Consultant, and the Ward Councillor of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will also be placed on the site.

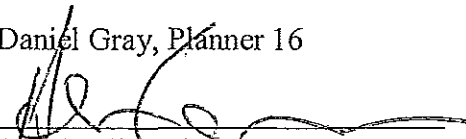
**G. ENVIRONMENTAL IMPLICATIONS**


There are no environmental and/or greenhouse gas implications.

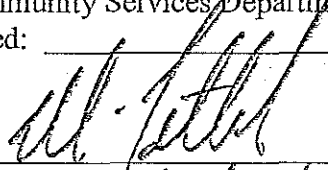
**H. ATTACHMENTS**

1. Fact Summary Sheet
2. Community Engagement Summary
3. Proposed Elevation Drawing and Site Plan

Written by: Daniel Gray, Planner 16

Reviewed by:   
Alan Wallace, MCIP, Manager  
Planning and Development Branch

Approved by:   
Randy Grauer, General Manager  
Community Services Department  
Dated: \_\_\_\_\_

Approved by:   
Murray Totland, City Manager  
Dated: July 31/12.

<b>FACT SUMMARY SHEET</b>	
<b>A. Location Facts</b>	
1. Municipal Address	119 Avenue S South
2. Legal Description	Lots, 16, 17 & 18, Block 16, Plan No. G3978
3. Neighbourhood	Pleasant Hill
4. Ward	2
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Residential – R2
2. Proposed Use of Property	Residential – RM1 by Agreement
3. Adjacent Land Uses and Zoning	Residential
North	Residential – R2
South	Residential - R2
East	Residential - R2
West	Residential - R2 and RM4
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	5
6. No. of Off-Street Parking Spaces Provided	6
7. Site Frontage	21.34 metres
8. Site Area	909.94 metres <sup>2</sup>
9. Street Classification	Avenue S South – Local Street
<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	R2
4. Proposed Zoning District	RM1 by Agreement



# Community Engagement Project Summary

**Project Name:** Public Information Meeting for Proposed Rezoning –  
119 Avenue S South R2 to RM1

**Applicant:** Habitat for Humanity  
**File:** PL 4350 – Z1/12

## Community Engagement Project Summary

### Project Description

A public information meeting was held regarding a proposed rezoning of a residential property located at 119 Avenue S South from R2 to RM1 District. The proposed rezoning would a four unit dwelling aimed at affordable home ownership in the Pleasant Hill Neighbourhood. The meeting provided residents of Pleasant Hill, specifically those within 150 meters of the subject site, to learn more about the proposed rezoning, have the opportunity to comment on the proposal, and ask any questions that they may have.

The meeting was held at the Pleasant Hill School Library on Friday, March 21, 2012 at 7 PM.

### Community Engagement Strategy

- Purpose: To inform and consult. Residents were provided with an overview of applicant's proposal and provided the opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- A Public Information Meeting format was used, with an opportunity to listen to a presentation by the applicant and speak directly with the applicant and/or City staff following the presentation.
- Level of input or decision making required from the public: Public comment and opinion.
- Who was involved:
  - Internal stakeholders: The standard referral process was implemented. The following Departments were contacted for comments: Neighbourhood Planning Section, Transit Services, & Infrastructure Services Department. Councillor Lorje and the Community Consultant for the ward were also contacted.
  - External stakeholders: Pleasant Hill Community Association, Ward Councillor & Community Consultant contacted in addition to mail-outs to residents. Four people signed in at the meeting.

### Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input
  - This community engagement initiative provided interested & concerned individuals with an opportunity to learn more about the proposed use and to provide perspective and comments which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mail-outs, PSA's, newspaper advertisements, number of flyers delivered, who was targeted/invited



### Notification Processes

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance / Contact
Public Information Meeting notice sent:  March 5, 2012	78 public meeting notices outlining the details of the proposal were sent to registered property owners. Letters along with the public meeting notice were also sent to the Community Association, Ward Councillor and Community Consultant.	As per public notice policy, notices were sent to property owners within a 150 meter radius of subject site (increased from standard of 75 meters).	4 people were in attendance at the meeting. One phone call was received prior to the meeting.

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received:
  - Feedback and comments received at the public meeting expressed concern in relation to the design of the proposed development; although there was both support and opposition towards the proposal.
  - A couple of residents in attendance felt that the impact of this development would be detrimental to the neighbourhood for the following reasons: the density of the proposal does not complement the existing neighbourhood, and increased traffic in an already over-burdened rear lane. Other comments included:
    - This will result in an infringement of neighbours privacy as a result of the balconies presented in the building design.
    - There will be an increase in transient population in the neighbourhood (i.e. friends, boyfriends, and family members who would live/visit the new owners).
    - Lack of fencing and landscaping in concurrence with the construction will detract from the established neighbourhood.
  - The attendees posed the idea that Habitat for Humanity build a duplex or 3-unit Row House on this property to complement the surrounding properties; however, as explained by Habitat for Humanity, that style of development would make this project unfeasible and result in their looking elsewhere for land.
  - It was asked what changes to this development would attend to the community's concerns and could allow this project to move forward?
    - Improved landscaping and fencing
    - A removal of the balconies in exchange for grade level side decks
    - Adjusting the proposed parking arrangement to reduce the impact of traffic on the rear lane (it was suggested that parking in the front and rear may attend to this; however, parking in the front is preferred)
- Impact of community engagement on the project/issue:
  - The applicant was directed to revise their plans to accommodate the concerns heard at this meeting.

- How will input be used to inform the project/issue:
  - Input received from the community will be used to modify the design of this proposal and to alleviate any major concerns.
- Any follow up or reporting back to the public/stakeholders
  - It was suggested that another Public Information Meeting be held once a new plan has been prepared and seen as satisfactory to the City of Saskatoon.
  - Those in attendance were advised that they will be contacted directly regarding the date of the Public Information Meeting, along with correspondence to the community that mimics the mail-out used for this meeting.

### Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	April 2012
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	TBD – dependant on outcome of next Public Information Meeting
Public Notice - report prepared and Public Hearing date set. Pleasant Hill Community Association, Community Consultant, Ward Councillor as well as all participants at Public Meeting will be provided with direct notice of Public Hearing, as well as all residents who were notified previously. A notification poster sign by applicant will be placed on site.	TBD – dependant on outcome of next Public Information Meeting
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	TBD – dependant on outcome of next Public Information Meeting
Council Decision - may approve or deny proposal.	TBD – dependant on outcome of next Public Information Meeting

### Attachments

Notice of Public Information Meeting  
Attendance Sheet

Completed by: Daniel Gray, Planner 16 (975-7723)  
Date: March 22, 2012

Please return a copy of this summary to  
Lisa Thibodeau, Community Engagement Consultant  
Communications Branch, City Manager's Office  
Phone: 975-3690 Fax: 975-3048 Email: [lisa.thibodeau@saskatoon.ca](mailto:lisa.thibodeau@saskatoon.ca)

**Project Name:** 2<sup>nd</sup> Public Information Meeting for Proposed Rezoning –  
119 Avenue S South R2 to RM1

**Applicant:** Habitat for Humanity  
**File:** PL 4350 – Z1/12

## Community Engagement Project Summary

### Project Description

An additional public information meeting was held regarding a proposed rezoning of a residential property located at 119 Avenue S South from R2 to RM1 District. The proposed rezoning would accommodate a four unit dwelling aimed at affordable home ownership in the Pleasant Hill Neighbourhood. The meeting provided residents of Pleasant Hill, specifically those within 150 meters of the subject site, with an opportunity to learn more about the proposed rezoning, have the opportunity to comment on the revised proposal, and ask any questions that they may have. This revision resulted from the concerns identified by the Pleasant Hill Community at the first Public Information Meeting, where traffic/parking, building mass and design were identified as primary concerns.

The second meeting was held at the St. Mary's Parish – Main Hall on Tuesday June 12, 2012 at 7 PM.

### Community Engagement Strategy

- Purpose: To inform and consult. Residents were provided with an overview of applicant's revised proposal and were provided the opportunity to ask questions and provide comments. Written comments will be accepted for the next week.
- A Public Information Meeting format was used. This provided those in attendance with an opportunity to listen to a presentation by the applicant and speak directly with the applicant and/or City staff following the presentation. There was a free exchange of discussion on key concerns, followed by an explanation of the next steps in the process if the application moves forward.
- Level of input or decision making required from the public: Public comment and opinion.
- Who was involved:
  - Internal stakeholders: The standard referral process was implemented. The following Departments were contacted for comments: Neighbourhood Planning Section, Transit Services, & Infrastructure Services Department.
  - External stakeholders: Pleasant Hill Community Association, Ward Councillor & Community Consultant contacted in addition to mail-outs to residents. Eight (8) people signed in at the meeting, including the Ward Councillor.

## Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input  
This community engagement initiative provided interested & concerned individuals with an opportunity to learn more about the revised proposed use and to provide perspective and comments which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mail-outs, PSA's, newspaper advertisements, number of flyers delivered, who was targeted/invited

### Notification Processes:

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance / Contact
Public Information Meeting notice sent:  May 30, 2012	78 public meeting notices outlining the details of the proposal were sent to registered property owners. Letters along with the public meeting notice were also sent to the Community Association, Ward Councillor and Community Consultant.	As per public notice policy, notices were sent to property owners within a 150 meter radius of subject site (increased from standard of 75 meters).	8 people were in attendance at the meeting.

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received:
  - Feedback and comments received at the public meeting expressed concern in relation to the design of the proposed development; although there was both support and opposition towards the proposal.
  - A couple of residents in attendance felt that the impact of this development would be detrimental to the neighbourhood for the following reasons: the density of the proposal does not complement the existing neighbourhood, and the four-plex design has resulted in community concerns in other locations throughout Pleasant Hill. Other comments included:
    - Although this proposal is targeting affordable home-ownership now, who is to say that once the units have been paid off, that they will not be rentals? Pleasant Hill already has too many rentals.
    - The proposed building is too large for the area and the surrounding homes.
    - I wouldn't mind a four-unit Townhouse, but I don't support a four-plex.
    - I do not support the City of Saskatoon rezoning property at all.
  - Some in attendance would prefer that Habitat for Humanity build a duplex or four-unit Row House on this property to complement the surrounding properties; however, as explained by Habitat for Humanity, that style of development would make this project unfeasible for their organization and would result in the sale of the land.

- The City asked the community once again what changes to this development would attend to the community's concerns and could allow this project to move forward?
  - An alternate building design that would not result in a building that is out of character with the surrounding one unit dwellings. Many thought the massing of the building was not in character with surrounding properties. After some discussion, it was noted that this design would be more characteristic of the neighbourhood than a two-storey townhouse development.
  - Some were not in favour of the rezoning of the land, noting that doing so would result in other properties pursuing and obtaining the same outcome. The City of Saskatoon clarified this point adding that each rezoning application is weighed on the merits of the proposal, along with location, and neighbourhood context.
- The Secretary of the Community Association noted that this style of building has not worked elsewhere in the neighbourhood and results in transient tenants and/or miscreants residing in them. Habitat for Humanity reiterated that these units would be owned by households who earn less than \$52,000/year and require financial assistance in providing safe and affordable housing to their families; restating that these are not targeting rental accommodation. They clarified their mortgage financing program and how it works, noting that they would have first right of refusal if ever a unit were to be sold.
- Many in attendance noted that if the rezoning were to move forward, they would prefer that Habitat for Humanity develop the site rather than another developer.
- Impact of community engagement on the project/issue:
  - The applicant has decided to move forward with the proposal after a brief discussion with the City of Saskatoon. Much consideration was given to the design of the building, with a number of revisions being included as a result of concerns raised in the community meetings. The applicant has agreed to draft a letter for those who attended the meeting to thank them for their participation while informing them of their decision to proceed with the application.
- How will input be used to inform the project/issue:
  - Input received from the community provided the applicant and the City with a number of varying perspectives in the Pleasant Hill community. It was identified that the community wished to see development in the neighbourhood and that affordable home ownership is desired. Based on these premises, the applicant chose to proceed with the application.
  - Information received in the first community meeting resulted in revisions to the original plans. There was no indication that these concerns remained at the second meeting, supporting the belief that the revisions had attended to remediating the community's concerns with the proposed design.
- Any follow up or reporting back to the public/stakeholders
  - The applicant will mail a letter to those who were in attendance to inform them that Habitat for Humanity has decided to proceed with the proposed rezoning.
  - Those in attendance were advised that those who signed into the meeting will be contacted directly regarding the date of the Public Hearing. It was also noted that a Public Notice, identifying the date and time of the Public Hearing would be mailed out to those within the original 150m radius of the proposed site.

### Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	April 2012
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	July 10, 2012
Public Notice - report prepared and Public Hearing date set. Pleasant Hill Community Association, Community Consultant, Ward Councillor as well as all participants at Public Meeting will be provided with direct notice of Public Hearing, as well as all residents who were notified previously. A notification poster sign by applicant will be placed on site.	August, 2012
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	September, 2012
Council Decision - may approve or deny proposal.	September, 2012

### Attachments

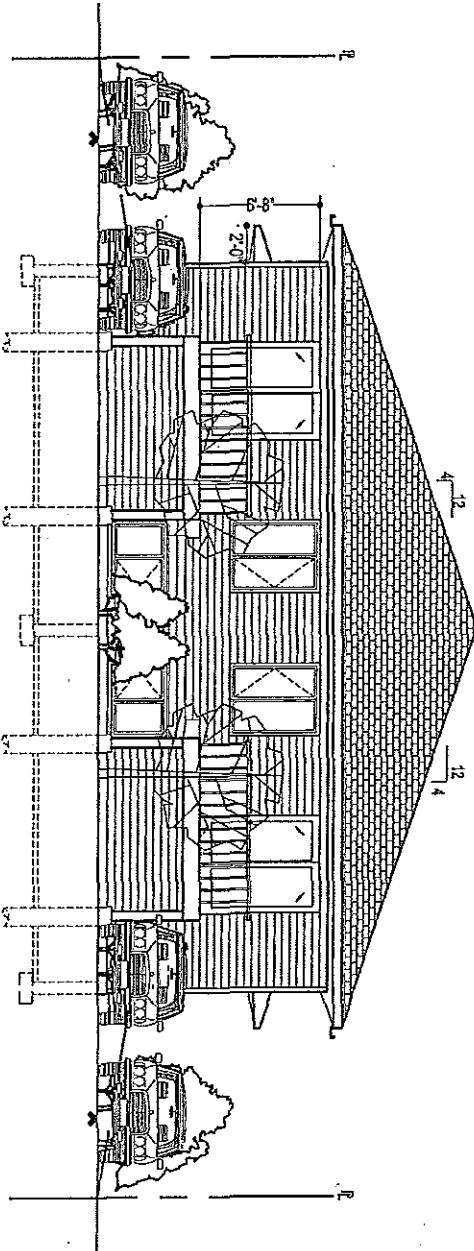
Notice of Public Information Meeting  
Attendance Sheet

Completed by: Daniel Gray, Planner 16 (975-7723)

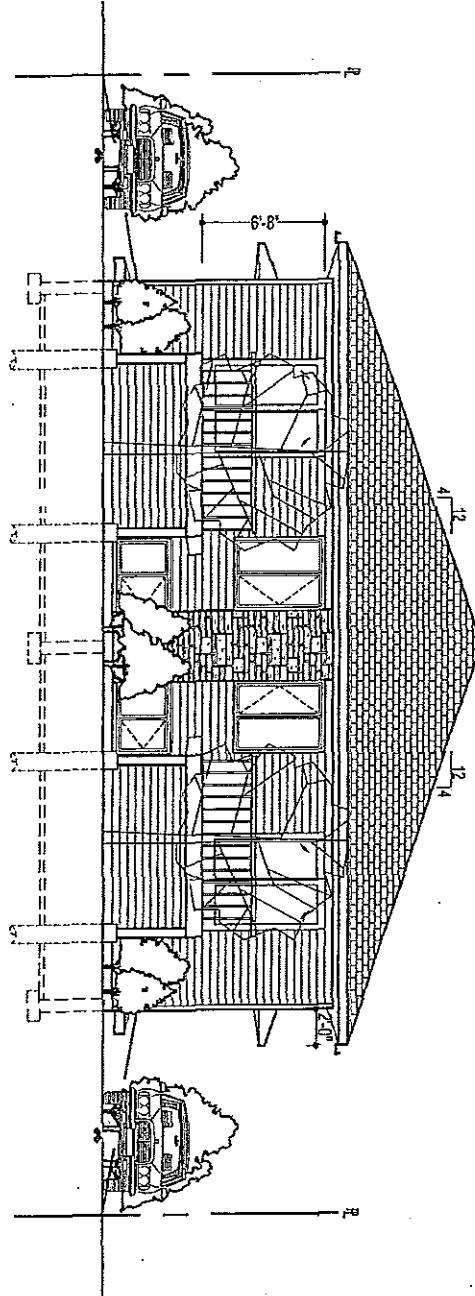
Date: June 13, 2012

Please return a copy of this summary to  
Lisa Thibodeau, Community Engagement Consultant  
Communications Branch, City Manager's Office  
Phone: 975-3690 Fax: 975-3048 Email: [lisa.thibodeau@saskatoon.ca](mailto:lisa.thibodeau@saskatoon.ca)

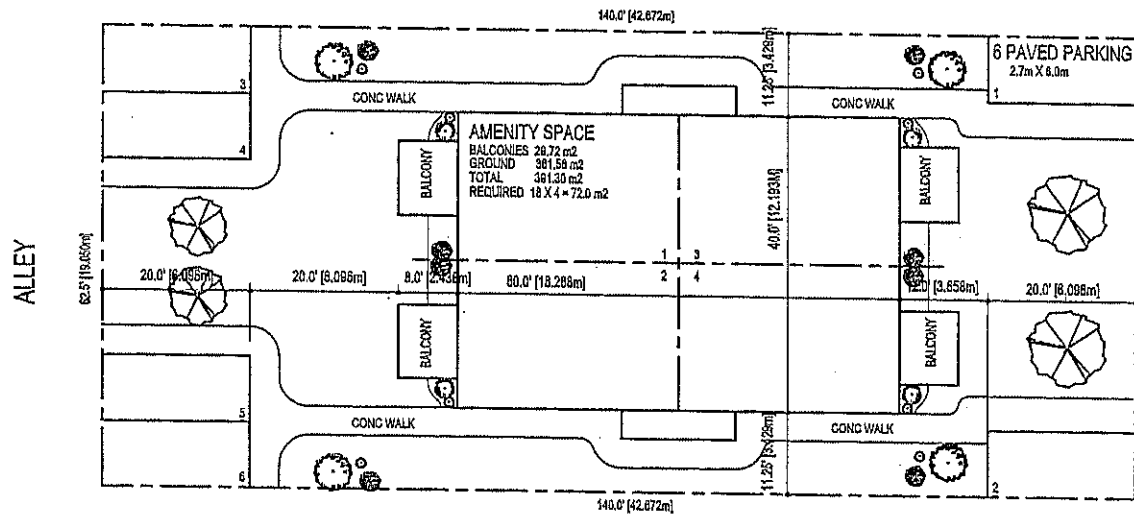
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



FOR REVIEW FOR PERMIT FOR PERMIT	07/10/11 15/10/11 11/09/12	<b>A.L. TREPPEL &amp; ASSOCIATES</b> DRAFTING LTD.  2608 KOYL AVE.      PHONE (306) 664-4700 SASKATOON, SASK.      FAX (306) 653-5572	project: HABITAT FOR HUMANITY BUILD 119 AVENUE S SOUTH SASKATOON, SASK	date: JUNE 11, 2012 drawn by: E.P. checked by: CHECKED W.O. No.      No.
			client: HABITAT FOR HUMANITY SASKATOON 320 21st STREET WEST SASKATOON, SASK	drawing no.      REV. A1



**SITE PLAN**  
SCALE 1/16" = 1'-0"

**ABBREVIATIONS**

BU	BUILT UP
FFF	FROM FINISHED FLOOR
GYP	GYPSUM
HB	HOSE BIB
LBW	LOAD BEARING WALL
LVL	LAMINATED VENEER LUMBER
MV	MECHANICAL VENT
PREF	PRE-FINISHED
WP	WATERPROOF
UNO	UNLESS NOTED OTHERWISE
RSD	RAISED
DRP	DROPPED
NBCC	NATIONAL BUILDING CODE OF CANADA 2005
AFGL	ABOVE FINISHED GROUND LEVEL

**GENERAL NOTES**

- DRAWINGS MAY BE SCALED FOR APPROXIMATE DIMENSIONS ONLY. DIMENSIONS AND NOTES AS SHOWN WILL GOVERN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES ARE TO BE REPORTED TO A.L. TREPPEL & ASSOCIATES PROMPTLY.
- ROOM SIZES SHOWN ON PLAN ARE APPROXIMATE. ACTUAL SIZES MAY VARY WITH FINAL CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL BUILDING CODE FOR CANADA-2005.
- ONCE CONSTRUCTION HAS BEGUN, THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
- ENGINEERED FLOOR SYSTEMS, TRUSSES, LVL BEAMS AND STEEL BEAMS TO BE DESIGNED BY SUPPLIER.
- ALL BEAMS SHOULD BE VERIFIED BY FLOOR / ROOF DESIGNER.
- ALL LINTELS TO BE 2 PLY 2 X 10 FOR SPANS UP TO 8'-0" AND 3 PLY 2 X 10 FOR SPANS TO 8'-0".
- WIDTH OF BUILT UP COLUMNS SHALL BE EQUAL TO OR GREATER THAN THE WIDTH OF THE BEAM THEY ARE SUPPORTING.
- BUILT UP COLUMN SHALL BE NAILED WITH MIN. 3" NAILS AT 12" O.C.
- ALL EXTERIOR DOORS TO BE EQUIPPED WITH DEAD BOLT LOCKS.
- NON REMOVABLE HINGE PINS TO BE USED ON OUTSWINGING EXT. DOORS.
- SECURITY BLOCKING AT MID HEIGHT OF BOTH JAMBS FOR ALL EXTERIOR DOORS.
- ALL SMOKE ALARMS SHALL BE INTERCONNECTED.
- ALL BEDROOM WINDOWS SHALL CONFORM TO EGRESS REQUIREMENTS.
- WINDOWS WITHIN 2000 (78.7") OF GRADE SHALL BE DESIGNED TO RESIST FORCED ENTRY.
- ALL BEDROOMS MUST HAVE AN OPENABLE WINDOW WITH AN UNOBSTRUCTED OPENING OF NOT LESS THAN 360 (16.2") X 360 (16.2") AND A MINIMUM UNOBSTRUCTED OPENING OF 0.35 Sq.M (3.75 Sq.Ft.).

- ALL STAIRS TO CONFORM TO NBCC SEC 9.1.
- ALL RAILING AND HAND RAIL TO CONFORM TO NBCC SEC 9.1.7
- PROVIDE PRE-FINISHED FLASHING OVER ALL EXTERIOR WINDOWS AND DOORS.
- SECURE EXTERIOR DECK DOOR UNTILL COMPLETION OR DECK ARE IN PLACE.
- ALL DOORS FROM GARAGE TO HOUSE TO BE COMPLETE WITH WEATHERSTRIP AND SELF CLOSURE DEVICE.
- ALL ATTIC ACCESS SHOWN TO BE CW WEATHERSTRIPPING.
- PROVIDE WATER RESISTANT FLOORING IN ALL BATHROOMS.
- PROVIDE WATERPROOF WALL FINISH IN ACCORDANCE TO NBCC 8.29.2.
- ELECTRICAL LAYOUT TO BE CONFORMED WITH THE OWNER AND ELECTRICAL CONTRACTOR.
- VENTILATION OF SPACES SHALL COMPLY WITH NBCC SEC. 9.2.
- HEATING CONTRACTOR TO DETERMINE EXACT LOCATION OF FURNACE, WATER HEATER AND DUCTS.
- HEATING CONTRACTOR TO PROVIDE HEATING PLAN SHOWING HEAT LAYOUT, VENTILATION AND VENTILATION CALCULATIONS AS REQUIRED BY CODE.
- HVAC CONTRACTOR TO DETERMINE EXACT LOCATION OF THE FURNACE / HWY ON SITE WITH OWNER.

**LEGAL DESCRIPTION**

LOT	13, 17 & 18
BLOCK	18
PLAN	FF

**CONCRETE NOTES**

**FOUNDATION FOOTINGS AND WALLS**

- PROPERTIES: 20 MPa TYPE 60 CEMENT BASEMENT SLAB
- PROPERTIES: 20 MPa TYPE 10 CEMENT

**GARAGE SLAB**

- PROPERTIES: 20 MPa TYPE 50 CEMENT GRADE BEAM
- PROPERTIES: 25 MPa TYPE 50 CEMENT

**PILES**

- SEE PILE SCHEDULE
- CONCRETE PROPERTIES: 20 MPa TYPE 60 CEMENT

THE CAST-IN-PLACE CONCRETE PILE DESIGN IS BASED ON THE ASSUMPTION THAT THE SOIL IS COHESIVE (CLAY OR TILL) AND HAVE A MINIMUM SKIN FRICTION CAPACITY OF 20 MPa. IF THE CONTRACTOR OBSERVES A SOIL THAT IS COHESIONLESS (SAND OR SILT) CONCRETE PILES MAY NOT BE APPROPRIATE. ALSO, IF THE PILES ARE PLACED IN FILL MATERIAL MORE THAN 8" IN DEPTH THE PILES SHOULD BE LENGTHENED BY THE FILL DEPTH GREATER THAN 8".

date: JUNE 11, 2012 drawn by: B.P. checked by: CHECKED W.O. No. No. drawing no. <b>A0</b>	project: <b>HABITAT FOR HUMANITY BUILD          119 AVENUE S SOUTH          SASKATOON, SASK</b>	client: <b>HABITAT FOR HUMANITY SASKATOON          320 21st STREET WEST          SASKATOON, SASK</b>	REV.
<b>A.L. TREPPEL &amp; ASSOCIATES</b> DRAFTING LTD.			07/01/11 15/01/11 11/02/12
FOR REVIEW FOR PERMIT FOR PERMIT			2608 KOYL AVE. SASKATOON, SASK. PHONE (306) 654-4700 FAX (306) 653-5572





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

---

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

August 17, 2012

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Official Community Plan Land Use Map Amendment  
      from “Low Density Residential – No Conversions” to  
      “Medium Density Residential” and  
      Zoning Bylaw Amendment – Rezoning from R2 to RM1 by Agreement  
      119 Avenue S South – Pleasant Hill Neighbourhood  
      Applicant: Habitat for Humanity  
      (File No. CK. 4351-012-014)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services Department dated July 18, 2012, with respect to the above proposed amendments.

The Commission has reviewed the report with the Administration and Ms. Barb Cox-Lloyd, representing the Applicant, Habitat for Humanity. The following clarification was provided:

- To address concerns in the community, the proposal was revised to include two parking spaces in the front yard, as well as additional landscaping.
- In addition, a side yard deck was added at grade level. While the balconies will still be included, the side deck provides another option for outdoor space at a lower more private location.
- Individuals purchasing the units with a mortgage must reside in the homes. The units cannot be rented out unless they are purchased outright. Not many can afford to do that. If the individuals wish to divest of the properties, there is a further stipulation that Habitat for Humanity has the first right of refusal. Only three families have sold their Habitat for Humanity homes since property values have increased.

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

- 1) that the proposed amendment to the Official Community Plan - Land Use Policy Map, to redesignate Lots, 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from “Low Density Residential – No Conversions” to “Medium Density Residential” be approved; and

August 17, 2012

Page 2

- 2) that the proposal to rezone Lots 16, 17 and 18, Block 16, Plan No. G3978 (119 Avenue S South) from an R2 – One and Two-Unit Residential District to an RM1 – Low Density Multiple-Unit Dwelling District by Agreement, 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 amendments.

Yours truly,



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

:dk

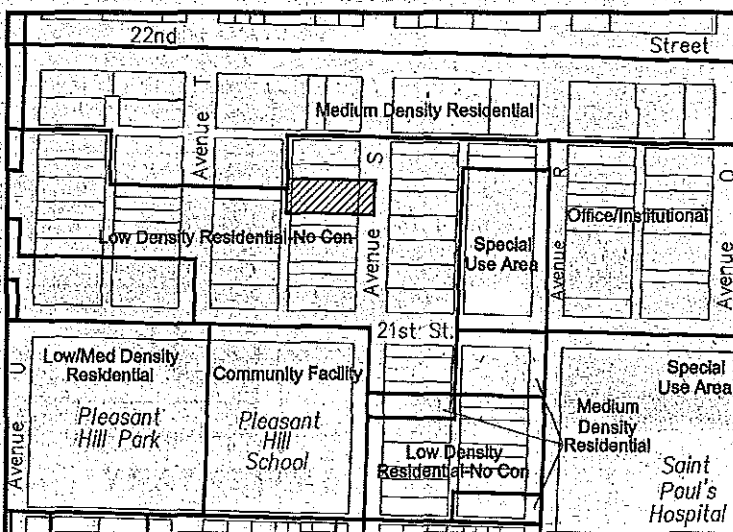
## OFFICIAL COMMUNITY PLAN NOTICE

### PLEASANT HILL NEIGHBOURHOOD PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP - BYLAW NO. 9060

Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw No. 8769, Through Bylaw No 9060, The Official Community Plan Amendment Bylaw, 2012 (No. 4), the property highlighted in the map below will be reclassified from Low Density Residential - No Conversions to Medium Density Residential within the Official Community Plan Land Use Map

LEGAL DESCRIPTION - Lots 16-18, Block 16, Plan No. 63978

CIVIC ADDRESS - 119 Avenue S South



### PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN

#### PLEASANT HILL LAND USE POLICY MAP

 From Low Density Residential - No Conversions  
to Medium Density Residential



**REASON FOR THE AMENDMENT** - The proposed amendment will facilitate for the development of a four unit multiple-unit dwelling intended to provide affordable homeownership opportunities.

**INFORMATION** - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw and the City of Saskatoon Official Community Plan may be directed to the following without charge:  
Community Services Department, Planning and Development Branch  
Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, December 10th, 2012 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:

HL - Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10th, 2012 will be forwarded to City Council.

3b)

**BYLAW NO. 9061**

**The Zoning Amendment Bylaw, 2012 (No. 20)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 20).


**Purpose**

2. The purpose of this Bylaw is to authorize a rezoning agreement which is annexed hereto as Appendix "B".

**Bylaw No. 8770 Amended**

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

**R2 District to RM1 District**

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 R2 District to an RM1 District subject to the provisions of the Agreement annexed as Appendix "B" to this Bylaw:

- (a) Civic Address: 119 Avenue S South  
Surface Parcel No. 131592001

Reference Land Description: Lot 16, Block 16, Plan G3978 Ext 14  
As described on Certificate of Title  
89S12195, description 14;

Surface Parcel No. 119955875

Reference Land Description: Lot 17, Block 16, Plan G3978 Ext 0  
As described on Certificate of Title  
89S12195;

and,

Surface Parcel No. 119955864

Reference Land Description:

Lot 18, Block 16, Plan G3978 Ext 0  
As described on Certificate of Title  
89S12195.

**Execution of Agreement Authorized**

5. The Mayor and Clerk are authorized to execute the Agreement annexed as Appendix "B" to this Agreement.

**Coming into Force**

6. This Bylaw shall come into force on the approval of bylaw No. 9060, The Official Community Plan Amendment Bylaw, 2012 (No. 4) by the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

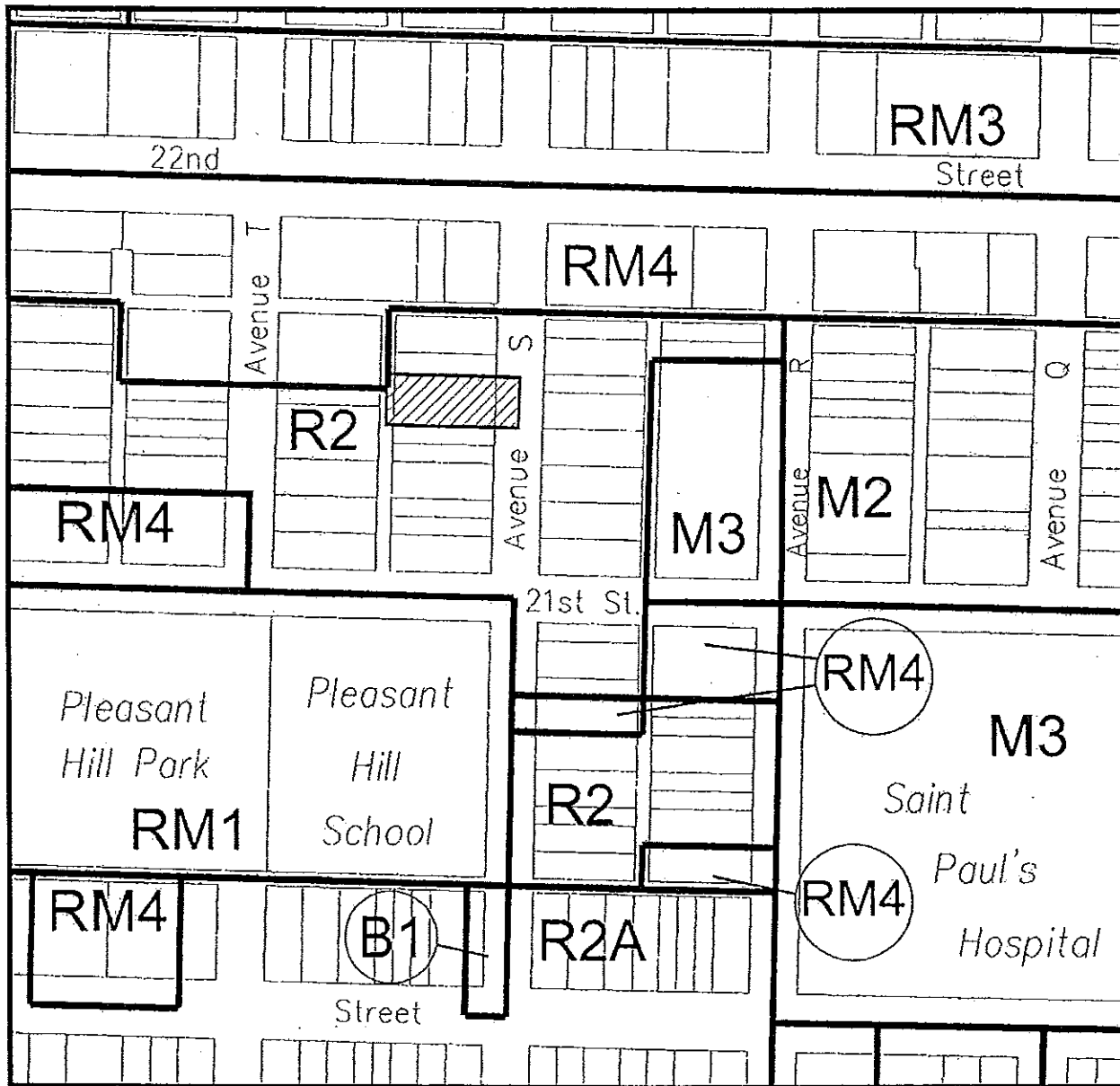
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

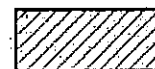
\_\_\_\_\_  
City Clerk

Appendix "A"



REZONING

From R2 to RM1



## Rezoning Agreement

This Agreement made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to *The Cities Act*, S.S. 2002 Chapter C-11.1 (hereinafter referred to as "the City")

- and -

**Habitat for Humanity Saskatoon Inc.**, a non-profit charitable corporation incorporated under the laws of the Province of Saskatchewan, with offices in the City of Saskatoon, in the Province of Saskatchewan (hereinafter referred to as "the Owner")

Whereas:

1. The Owner is entitled, subject to passage of the appropriate road closure bylaw, to become the registered owner of the land described as follows:

- (a) Civic Address 119 Avenue S South  
Surface Parcel No. 131592001  
Reference Land Description: Lot 16, Block 16, Plan G3978 Ext 14  
As described on Certificate of Title  
89S12195, description 14;

Surface Parcel No. 119955875  
Reference Land Description: Lot 17, Block 16, Plan G3978 Ext 0  
As described on Certificate of Title  
89S12195;

and,

Surface Parcel No. 119955864  
Reference Land Description: Lot 18, Block 16, Plan G3978 Ext 0  
As described on Certificate of Title  
89S12195;

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R2 District to and RM1 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Official Community Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R2 District to an RM1 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

#### **Land to be Used in Accordance with Agreement**

1. The Owner agrees that, upon the Land being rezoned from an R2 District to an RM1 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

#### **Use of Land**

2. The Owner agrees that the use of the Land will be restricted to that of a four-unit dwelling. The site shall be developed substantially in accordance with the site plan and elevations attached as Schedule "A" to this Agreement.

#### **Development Standards**

3. The development standards applicable to the Land shall be those applicable to an RM1 District except as follows:

- |              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| (a) Parking: | Minimum of 5 on-site parking spaces, 2 of which may be in the front yard. |
|--------------|---------------------------------------------------------------------------|



### **Lighting and Landscaping**

4. (1) All outdoor lighting must be night sky compliant and must be located and arranged so that no direct rays of light are pointed at nearby properties.
- (2) Landscaping must be completed as shown on the site plan attached to this Agreement to the satisfaction of the City's Planning and Development Branch Manager.

### **Application of Zoning Bylaw**

5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 8770 as amended from time to time shall apply.

### **Compliance with Agreement**

6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

### **Dispositions Subject to Agreement**

7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

### **Definitions**

8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 8770 shall have the meaning ascribed to it in that Bylaw.

### **Departures and Waivers**

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

### **Severability**

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

### **Governing Law**

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

### **Effective Date of Rezoning**

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R2 District to an RM1 District until:
  - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### **Use Contrary to Agreement**

13.
  - (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
  - (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

**Registration of Interest**

14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

**Enurement**

15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

**The City of Saskatoon**

\_\_\_\_\_  
Mayor

c/s

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

**Habitat for Humanity Saskatoon Inc.**

\_\_\_\_\_  
\_\_\_\_\_  
c/s

### Affidavit Verifying Corporate Signing Authority

Canada )  
 Province of Saskatchewan )  
 To Wit: )

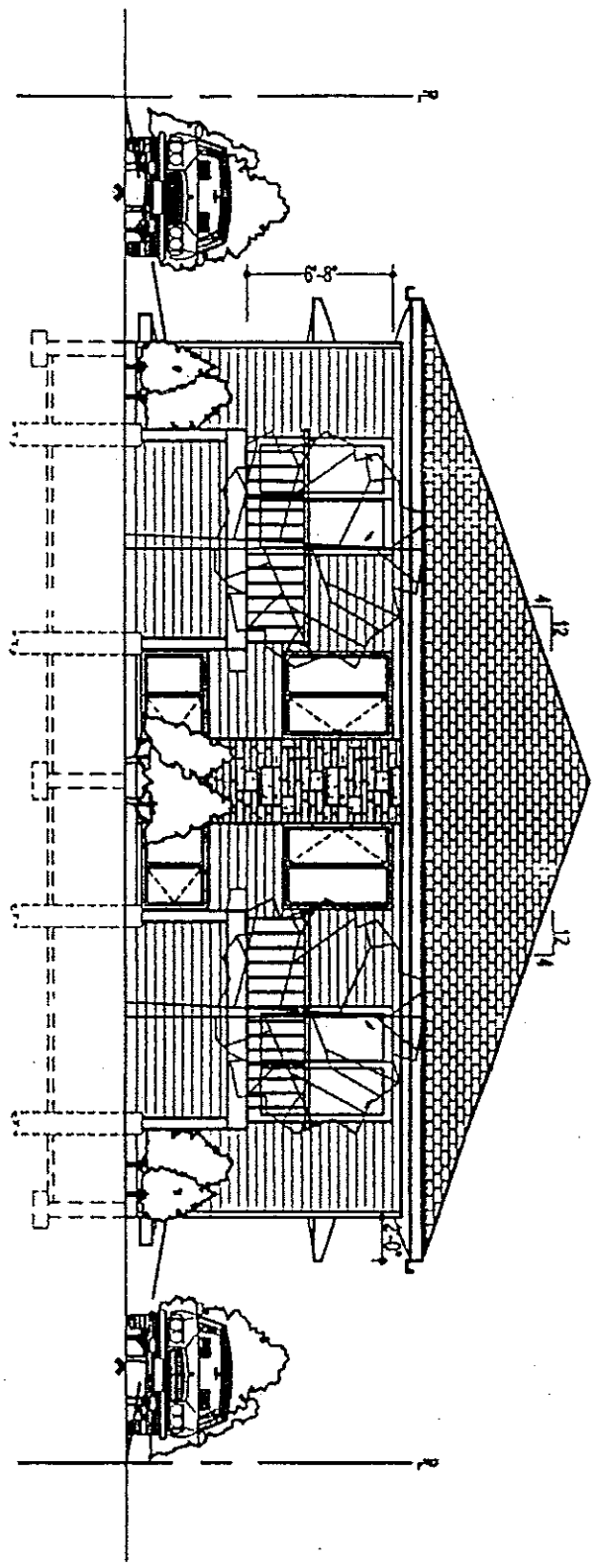
I, \_\_\_\_\_, of the City of Saskatoon, in the  
 (Name)  
 Province of Saskatchewan, \_\_\_\_\_, make oath and say:  
 (Position Title)

1. I am an officer or director of the corporation named in the within instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at the City of )  
 Saskatoon, in the Province of )  
 Saskatchewan, this \_\_\_\_\_ day of )  
 \_\_\_\_\_, \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 A Commissioner for Oaths in and for )  
 the Province of Saskatchewan. )  
 My Commission expires )  
 \_\_\_\_\_ )  
 (or) Being a Solicitor. )

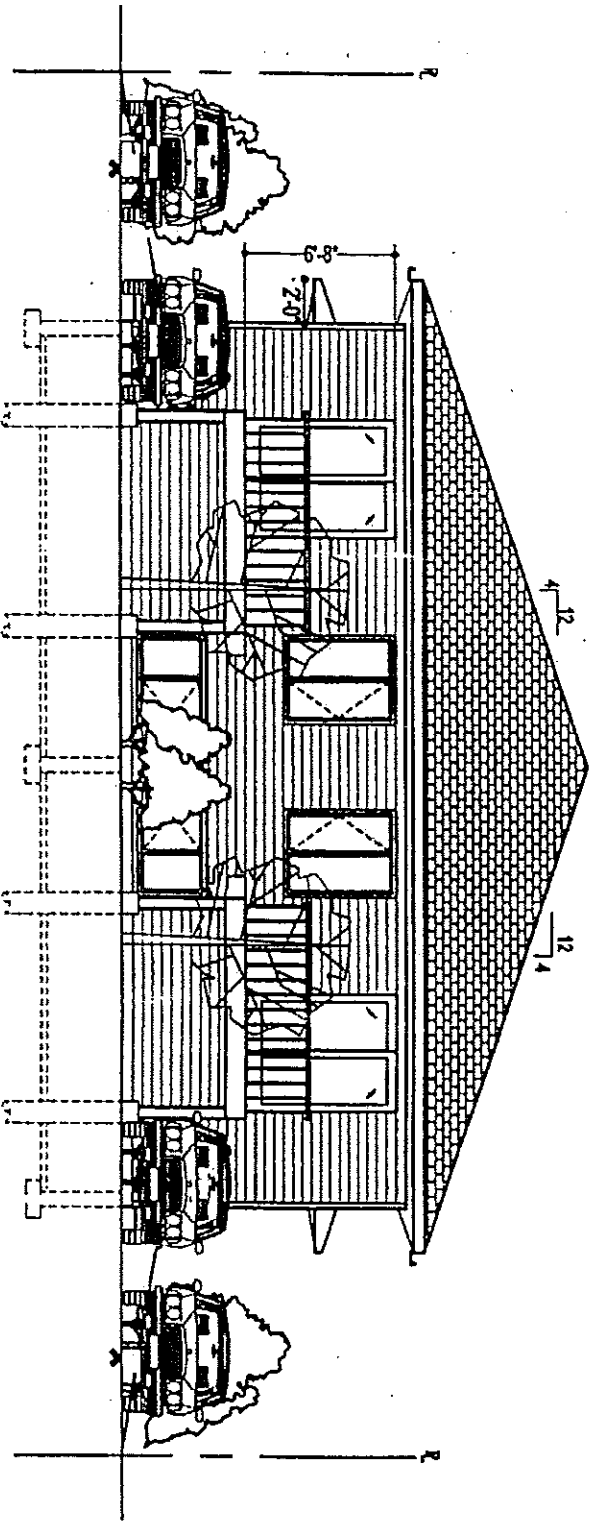
\_\_\_\_\_  
 (Signature)





EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

<p>FOR REVIEW 07/10/11          FOR PERMIT 15/10/11          FOR PERMIT 11/06/12</p>	<p><b>A.L. TREPPEL &amp; ASSOCIATES</b>          DRAFTING LTD.</p> <p>2808 KOYL AVE. PHONE (306) 664-4700          SASKATOON, SASK. FAX (306) 653-5572</p>	<p>project: HABITAT FOR HUMANITY BUILD          119 AVENUE S SOUTH          SASKATOON, SASK.</p> <p>client: HABITAT FOR HUMANITY SASKATOON          320 21st STREET WEST          SASKATOON, SASK</p>	<p>date: JUNE 11, 2012          drawn by: B.P.          checked by: CHECKED          W.O. No. No.          drawing no. A1          REV.</p>
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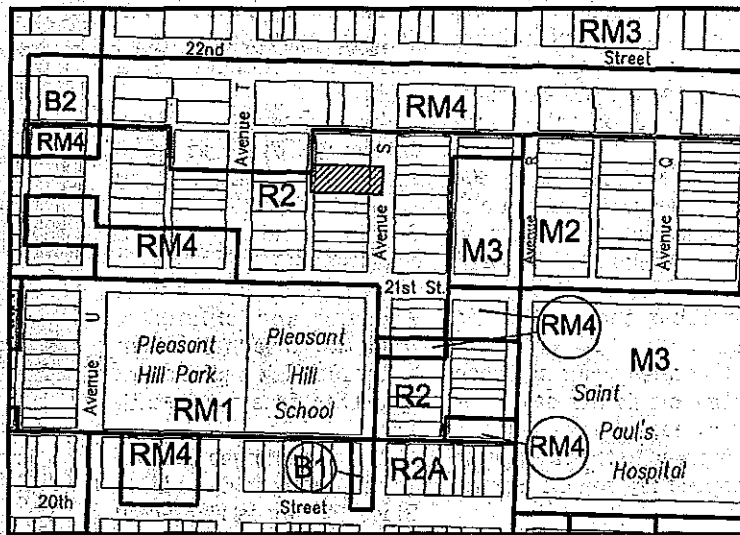
**ZONING NOTICE**

**PLEASANT HILL NEIGHBOURHOOD  
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9061**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 9061, the Zoning Amendment Bylaw 2012 (No. 20), the property in the Pleasant Hill Neighbourhood, as shown in the map below will be rezoned from R1A - One-Unit Residential District to a RM1 - Low Density Multiple-Unit Dwelling District, subject to a Zoning Agreement

**LEGAL DESCRIPTION –** Lots 16-18, Block 16, Plan No. 63978

**CIVIC ADDRESS –** 119 Avenue S South



**PROPOSED REZONING**  
From R2 to RM1

City of Saskatoon  
Planning & Development Branch

File No. RZ02\_12

**REASON FOR THE AMENDMENT –** The proposed rezoning will allow for the construction of a four unit multiple-unit dwelling intended to provide affordable homeownership opportunities. The Zoning Agreement will restrict the permitted land use to a four-unit dwelling, address parking locations and requirements, require side yard patios for each unit, and address landscaping requirements on the site, in addition to all other development standards required in the RM1 Zoning District.

**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  
Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING –** City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, December 10th, 2012 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10th, 2012 will be forwarded to City Council.

3c)

**BYLAW NO. 9065**

**The Zoning Amendment Bylaw, 2012 (No. 21)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 21).

**Purpose**

2. The purpose of this Bylaw is to amend the Zoning Bylaw to provide regulations for the DCD7 – Direct Control District 7.

**Zoning Bylaw Amended**

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

**New Section 13.7 Added**

4. Section 13.7 as shown on Schedule "A" to this Bylaw is added to the Zoning Bylaw after Section 13.6.

**Coming into Force**

5. This Bylaw comes into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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



**Schedule "A" to Bylaw No. 9065****13.7 Direct Control District 7****13.7.1 Purpose**

The Direct Control District 7 (DCD7), as shown on the Direct Control District 7 - Map No. 1, and known as the College Quarter, is envisioned as an academic and mixed use village, providing facilities which extend and enhance the academic offerings of the University, but also accommodates a wider variety of uses that will provide for both the community and campus needs. The development of College Quarter will include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability. This zoning district provides development guidelines to implement the development considerations contained in the adopted College Quarter Concept Plan.

**13.7.2 Objectives**

The development of the College Quarter will:

- (1) provide for a significant increase in on-campus student residence accommodation;
- (2) establish a vibrant 'Village Centre' setting that serves students and the community, including academic buildings, sports facilities, shops, restaurants, cafes, bookstores, grocery stores, offices, clinics, a hotel, recreation activities, cultural destinations, apartments, seniors facilities, community services, parks and open spaces;
- (3) produce mixed-use developments which will result in an urban environment that is integrated with academic and public activities;
- (4) ensure that, to a high degree, site design and architectural features are complementary to the setting and architecture of the University of Saskatchewan;
- (5) provide a highly desirable destination for the community because of its pedestrian culture, urban ambience and attributes as a "people place";

- (6) establish a highly visible and accessible location that will attract commercial, residential, and office development, providing opportunities for partnerships and public and private investment; and
- (7) develop in a manner which is compatible with nearby residential areas and contributes towards the City's goal of improving major corridors in Saskatoon.

### 13.7.3 Policies

#### 13.7.3.1 Linkage and Land Use

- (1) Use of Land

The permitted uses in the DCD7 are those listed in the following table. The guidelines set out in the table establish further controls on the permitted uses.

#### Uses for the DCD7

Category	Intent	Uses	Guidelines
<b>Institutional</b>	To provide for the academic and campus support services to meet needs of the University and other educational institutions, including research and teaching space.	Educational Institutions, Research Laboratories, Community Centres, Childcare Centres / Preschools.	
<b>Recreation</b>	To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.	Commercial Recreation uses, Public parks, Public Civic Centres, Playgrounds, Sports Fields, Arenas and Stadiums.	
<b>Culture and Tourism</b>	To provide cultural facilities that will support and complement the interests and needs of the University and local Community.	Art Galleries/ Museums, Theatres.	
<b>Commercial / Retail</b>	To provide for compatible village scale commercial, retail development to meet the day to day needs of residents. To provide small scale unique or specialized retail opportunities.	Restaurants and lounges, Retail Stores, Dry Cleaners, Photography Studios, Personal Service Trades, Health Clubs, Financial Institutions, Duplicating or Copying Centres, Parking Stations.	

Category	Intent	Uses	Guidelines
<b>Hotels</b>	To provide accommodation and meeting facilities in proximity to the University.	Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites.	Public Uses associated with Hotels should be at grade level.
<b>Residential</b>	To provide the opportunity for residential development serving the University, the local community and others with specialized accommodation needs	Multiple Unit Dwellings, Dwelling Groups, Live/Work Units, Street Townhouses, Boarding Houses and Apartments, Residential Care Homes, Hostels and associated services.	Medium and High Density Multiple Unit Residential uses should be located above the first floor where possible.
<b>Offices</b>	To provide the opportunity for office development, providing services to meet the needs of the local and the University Community.	Offices and Office Buildings, Medical/Dental/Optical Clinics, Medical/dental/optical laboratories.	Offices should be located above the first floor where possible.

(2) Provision for People with Disabilities

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

(3) Linkage with Adjacent Developments

Development shall, insofar as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments.

Whenever possible, development should contribute towards the concept of "walkable urbanism", both within the development and on adjacent main public roadways (such as access from the street and pedestrian friendly facades).

The development may incorporate a pedestrian link to the main campus.

(4) Pedestrian Routes

The College Quarter is designed to be pedestrian focused providing access throughout and connecting to the main campus and adjacent neighbourhoods. A key element is the provision of a north/south running GreenWay – a tree-lined walkway lined with active business uses that creates a sheltered path system that is well lit, active, safe and attractive.

Buildings adjacent to the GreenWay shall have their principal entrances fronting onto the GreenWay. In addition, buildings adjacent to College Drive and Cumberland Avenue shall be street-oriented, and designed and located in a manner that will serve to enhance the pedestrian scale of development along these streets.

In addition to the GreenWay wide, tree-lined sidewalks and corridors shall be provided to shelter pedestrians.

Internal roadways bisecting the College Quarter shall include bike lanes, and wide, tree-lined sidewalks.

**13.7.3.2 Safety and Security**

The College Quarter should be designed to be safe and secure for all people. The following measures are encouraged to achieve this objective:

- (1) ensure good open sight lines for all public pathways, rear lanes, and building access points; and
- (2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.
- (3) All development proposals shall include a CPTED (Crime Prevention Through Environmental Design) review.

**13.7.3.3 Building Form and Massing**

- (1) Maximum Building Height
  - a) The maximum height of any building, or portion thereof, shall conform to the DCD7 Maximum Building Height Map No. 2.

- b) Height limits shall be regulated so that no shadow will be cast on existing non-University dwellings between 9:00 am and 4:00 pm on the equinox (September 21<sup>st</sup> and March 21<sup>st</sup>.)

- c) Building Setbacks

No setbacks are required along College Drive, but buildings shall be located in a manner that facilitates street and transit-oriented development.

No setbacks are required along Preston Avenue, but buildings shall be located in a manner that facilitates street and transit-oriented development.

Building setbacks along Cumberland Avenue shall be as shown in Map No. 3 DCD7 Permitted Building Envelope.

All building elevations along 14<sup>th</sup> Street East shall be set back a minimum of 15 metres.

- d) Maximum Build Out

- I. The maximum build out for each of the blocks identified within the College Quarter Master Plan (as shown on Map 2) shall not exceed the following gross floor space ratios:

- Block A - 3.0:1

- Block B - 2.5:1

- Block C - 1.5:1

- Block D - 0.8:1

- Block E - 1.5:1

- II. Notwithstanding Section 13.7.3.3 (1) d) I. the gross floor space ratio for any individual block may be increased by a maximum of 10%; however, the development density of Blocks A, B, C, and E, in total, shall not exceed an average gross floor space ratio of 2.2:1.

#### 13.7.3.4 Landscaping and Signage

##### (1) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the College Quarter with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

##### (2) Signage

Signage Group No. 5 of Appendix A - **Sign Regulations** will govern the use of signs in the DCD7, with the following exceptions:

- a) no portable signs will be permitted;
- b) no billboards or superboards will be permitted; and
- c) no electronic message centres, or electronic message centres (mobile) will be permitted.

#### 13.7.3.5 Parking and Off Street Loading

##### (1) Parking Standards

The following parking requirements shall apply:

- a) Multi unit residential developments – 1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit.
- b) Hotels – 1 space per 2 guest rooms.
- c) Cultural and recreational facilities - a report from a qualified Engineer shall be required to verify number of spaces required.
- d) All other institutional, commercial and office uses - 1 space per 50m<sup>2</sup> of gross floor area.

Reduced parking requirements may be considered on a project by project basis, where a parking study has been prepared by a qualified Engineer, for a specific use, indicating that a lesser rate may be appropriate.

Consideration may be given to shared use of parking facilities where the usage requirements vary throughout the day.

Provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities. Appropriate locations for off-site parking facilities shall be evaluated in the review of specific development proposals.

Adequate accommodation of parking for the student residences shall be provided.

(2) Loading Requirements

Each non-residential principal building with a building floor area greater than 2,000 square metres shall provide one loading space.

(3) Bicycle Parking

A minimum of one short term bicycle parking space shall be provided for every 150 square metres of gross floor area devoted to commercial use. These bicycle parking spaces shall be provided in locations on the site which are readily visible, well lit and in close proximity to building entrances.

In addition, all office, commercial or institutional buildings, over 1,000 square metres in size, must provide bicycle parking in an enclosed, secure area, with convenient changing and shower facilities, within 200 metres of the building. Bicycle parking spaces shall be provided at a rate of 10% of the number of vehicular parking spaces required under Section 13.7.3.5 (1).

All residential buildings shall provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking may be considered, based on the needs of the occupants of the building.

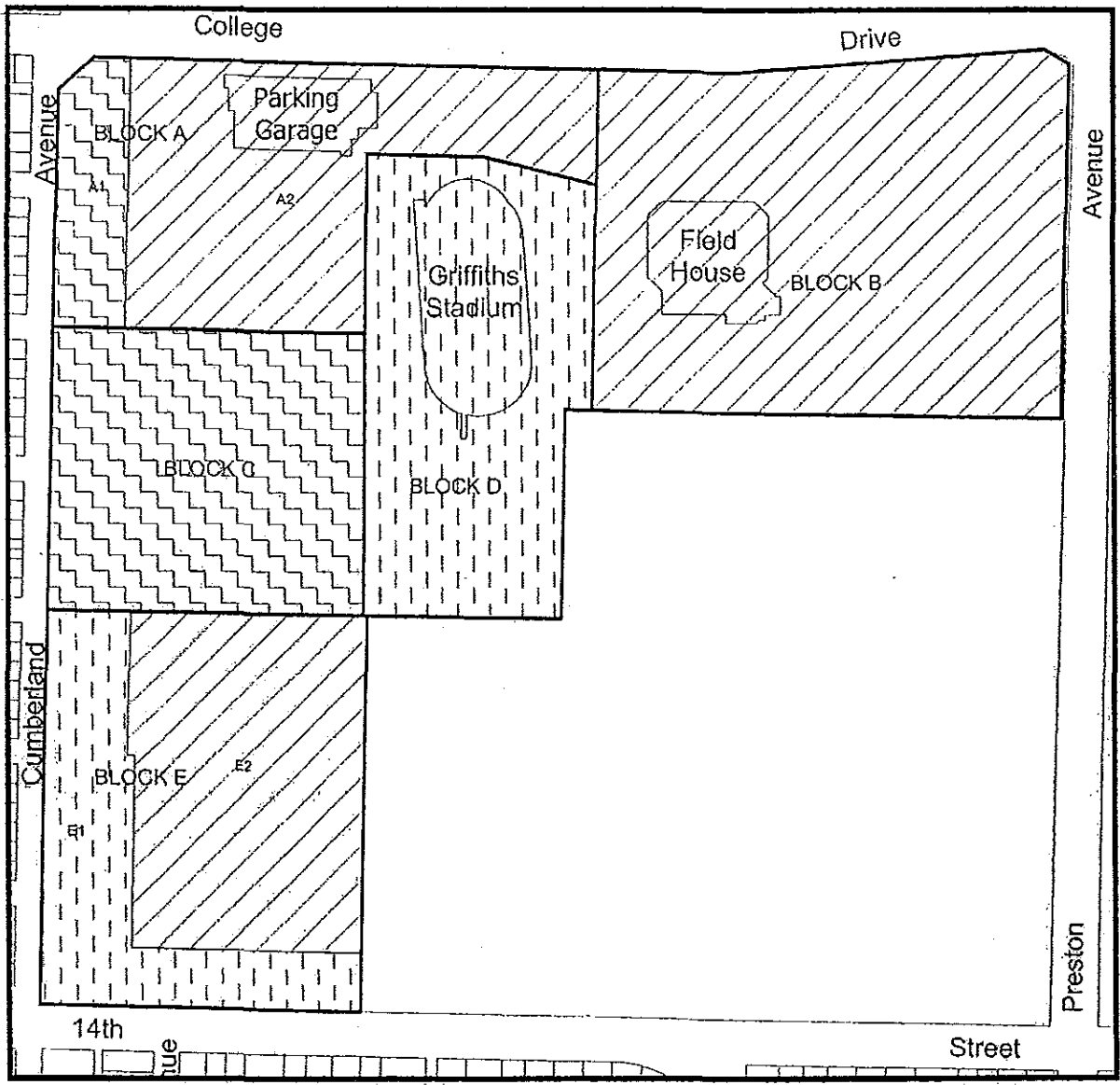
**13.7.3.6 Approval Process**

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD7 approval to the Development Officer, subject to compliance with all requirements of this bylaw.

- (2) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Section 65 and 67 of *The Planning and Development Act, 2007*, and must render a decision 60 days after receipt of a complete application for approval.

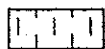


Attachments – Map 1 – Direct Control District No. 7  
Map 2 – DCD7 Maximum Building Height  
Map 3 – DCD7 Permitted Building Envelope





### DCD7 MAXIMUM BUILDING HEIGHT

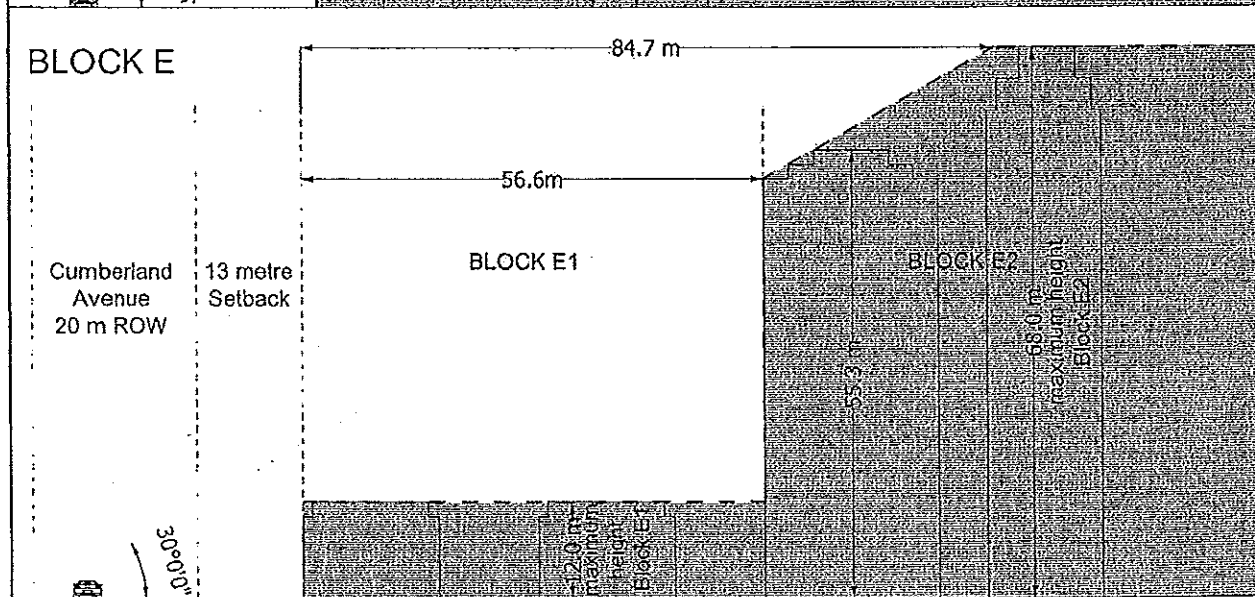
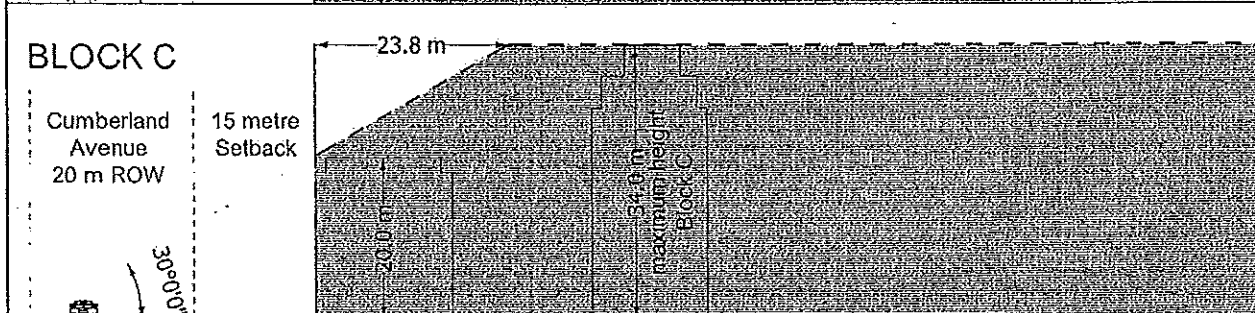
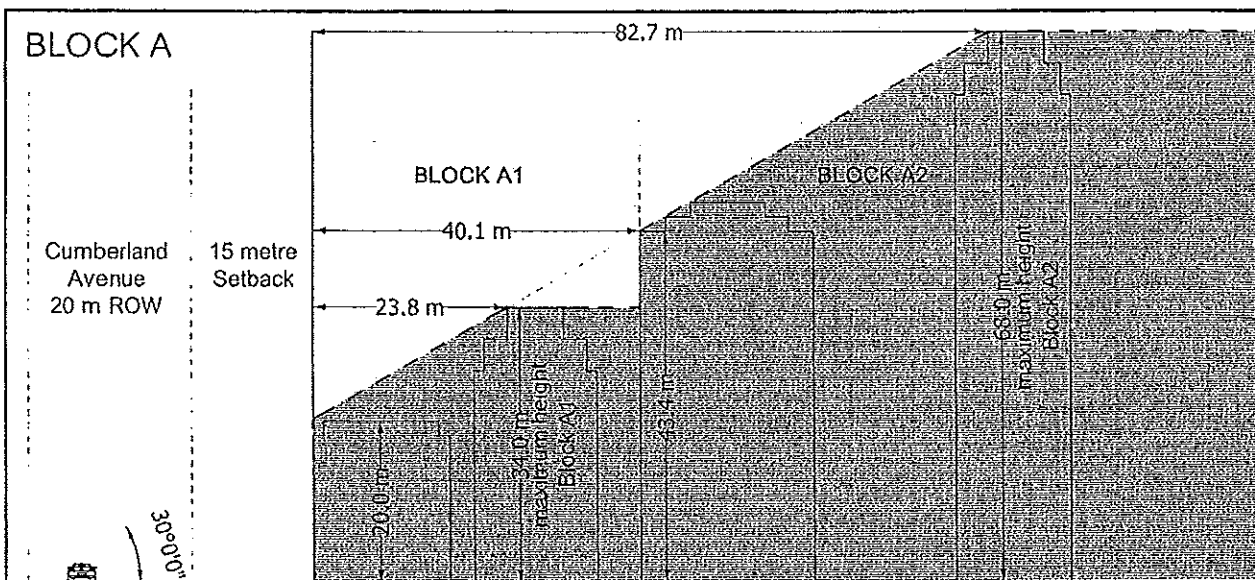
### MAP 2

-  Low-Rise: maximum 12m
-  Mid-Rise: maximum 34 m \*
-  High-Rise: maximum 68m \*



\* Please refer to DCD7 Permitted Building Envelopes for building setbacks and heights





**DCD7 Permitted Building Envelope**

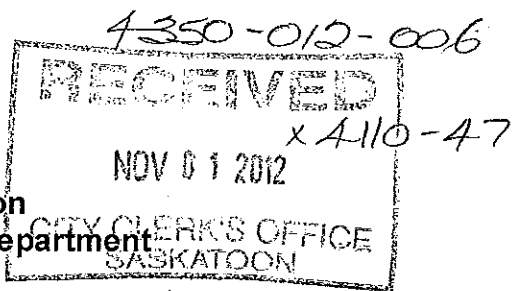


**MAP 3**

\* In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on west side of Cumberland Avenue, ( not including mechanical penthouses) .



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**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** October 23, 2012  
**SUBJECT:** College Quarter – Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 Amendments: Direct Control District 7 (DCD7)  
**FILE NO.:** PL 4115 – OCP 5/12 and PL 4350 – Z6/12

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

- 1) that at the time of the public hearing, City Council consider that Zoning Bylaw No. 8770 be amended to add the proposed Direct Control District 7;
- 2) that at the time of the public hearing, City Council consider that the proposed amendment to the Official Community Plan Bylaw No. 8769 to redesignate a portion of NE 27-36-5 W3 from Special Use Area to Direct Control District 7 be approved; and
- 3) that at the time of the public hearing, City Council consider that the proposal to rezone a portion of NE 27-36-5 W3 from AG Zoning District to DCD7 Zoning District be approved.

**TOPIC AND PURPOSE**

This application proposes amendments to the Official Community Plan (OCP) Bylaw No. 8769 and Zoning Bylaw No. 8770, to allow development to proceed as outlined in the College Quarter Concept Plan (Concept Plan). A Direct Control District 7 (DCD7) has been drafted to accommodate this proposed development (See Attachment 2).

**REPORT HIGHLIGHTS**

1. The DCD7 will accommodate the implementation of the Concept Plan, which was approved, in principle, by City Council during its February 16, 2012 meeting;
2. The Concept Plan represents a significant strategic infill opportunity in Saskatoon and will serve both the U of S and the local community; and
3. Extensive community input on the proposed development has been undertaken, and continued efforts will ensure the community is apprised of the details of the proposed DCD7 zoning.

## **STRATEGIC GOAL**

This report supports the City of Saskatoon's Strategic Goal of Sustainable Growth – Saskatoon is known for smart, sustainable growth, as follows:

1. Long-Term Strategy - Increase and encourage infill development and corridors to balance growth; and
2. Four-year Priorities -
  - Create "complete community" neighbourhoods that feature employment opportunities, main streets, suburban centres, and greater connectivity, both internally and externally, and
  - Develop design guidelines to promote infill development in existing neighbourhoods.

The Concept Plan is identified as a Strategic Level Infill opportunity, representing a significant form of infill in a key location that will have a city-wide effect. With its central location, the Concept Plan will play a significant role in contributing to the densification of the city.

## **BACKGROUND**

The University of Saskatchewan (U of S) proposes to develop a range of mixed uses on a 59 hectare (146 acres) parcel of land, including residential, commercial, educational, cultural, and recreational development.

During its February 6, 2012 meeting, City Council approved the detailed Concept Plan, which provided a block-by-block plan of potential uses on this site with density requirements. The Concept Plan proposes the comprehensive, long-term redevelopment of this site with a mix of university and market uses.

Up to 554,000 square metres of new building area is proposed for development across this site, including:

- a) student and market housing, which may include student residences, town houses, multi-unit housing, and residential care homes;
- b) a health and recreation facility;
- c) office uses;
- d) art gallery and theatre;
- e) hotel/meeting facility;
- f) research and teaching space;
- g) commercial and retail uses;
- h) campus support services; and
- i) parking accommodated through a combination of below-grade structures, on-site surface parking areas, and street parking.

The DCD7 implements the development described in the Concept Plan, stipulating development standards specific to this site.

The concept includes new student housing that will provide 2,500 to 3,000 additional beds, as well as market housing.

The Concept Plan is a prime example of the type of development envisioned in the Integrated Growth Plan, particularly the following elements:

- a) convenient access to transit, neighbourhood amenities, and services;
- b) efficient use of existing infrastructure while remaining sensitive to the design and scale of the neighbourhood;
- c) the provision of space for public gathering and activities;
- d) oriented to pedestrians; and
- e) a diverse mix of land uses.

## REPORT

### 1. Proposed DCD7

Section 63 of the *Planning and Development Act, 2007*, states that a property may be designated and zoned as a direct control district if City Council considers it desirable to exercise particular control over the use and development of land or buildings within that area.

In this instance, Zoning Bylaw No. 8770 would be amended to add the new DCD7 (see Attachment 3) and to change the zoning designation of the College Quarter property from an AG Zoning District to this DCD7 Zoning District.

The implementation of a Direct Control District for the area is appropriate, given the unique context of the area, the proposed development forms, and the variety of potential uses.

### 2. Key Provisions – DCD7

The following highlights key provisions within the DCD7 District:

#### A. Permitted Uses

The Concept Plan will accommodate a variety of uses including educational/institutional, recreational, cultural, commercial/retail, hotel, office, and residential development, providing services to meet the needs of the U of S and local community.

B. Building Form and Massing

Building height and setback restrictions will ensure that impacts on adjacent residential properties are minimized, while accommodating higher density development.

Build-out ratios are assigned for the various blocks in the College Quarter, with the highest density development located in proximity to College Drive and Preston Avenue. There are no building setbacks along College Drive and Preston Avenue; however, buildings must be located in a manner that facilitates street and transit-oriented development.

A minimum building setback of 15 metres is required along 14<sup>th</sup> Street East.

Building setbacks along Cumberland Avenue are established, based on the height of the buildings, to minimize shading and other impacts on residential properties to the west.

C. Landscaping and Signage

Consistent landscaping treatments will unify the development sites, screen utilities and outdoor storage, buffer or separate different uses and beautify open space. Provisions for signage on the site prohibit the use of portable signs, billboards, superboards, or electronic message centres, including mobile message centres.

D. Parking

The following parking requirements will apply:

- i) Multi-unit residential market housing: one space per dwelling unit, plus 0.125 visitor spaces per dwelling unit;
- ii) Hotels: one space per two guest rooms;
- iii) Commercial and offices uses: one space per 50 m<sup>2</sup> of gross floor area; and
- iv) Cultural and recreational facilities: an appropriate number of spaces as verified by a report from a qualified engineer.

Reduced parking requirements may be considered on a project-by-project basis with a report from a qualified engineer. Consideration may be given to permitting shared parking spaces where usage requirements would vary through the day, or the use of satellite parking sites in the context of specific development proposals.

Adequate parking for the student residences will be provided.

E. Bicycle Parking

Bicycle parking requirements are established to ensure that secure bicycle storage is available to residents and employees, with access to changing/shower facilities.

In addition, short-term bicycle parking spaces for people accessing commercial buildings are specified.

F. Approval Process

Under the DCD7 District, development approvals will be delegated to the Development Officer, subject to compliance with the requirements of the Zoning Bylaw No. 8770.

4. Comments From Other Departments

The proposal has been circulated to other departments, and no concerns have been identified.

The Infrastructure Services Department has noted that a servicing agreement is required, which acknowledges that the offsite services are required to be paid for non-academic uses, as well as other requirements.

5. Conclusion

The proposed Concept Plan will facilitate a pedestrian and transit-oriented urban development pattern on this highly visible and central parcel of land. It appropriately balances the needs of existing residents and other stakeholders with the city-wide benefits of urban densification.

**OPTIONS TO THE RECOMMENDATION**

City Council could deny the proposed amendments, and request an amended DCD7 be brought forward for consideration. This option is not recommended by the Administration as the proposed DCD7 provisions reflect the Concept Plan approved in principle by City Council, and support the goals outlined in Strategic Plan and Integrated Growth Strategy.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There is no financial impact.

## **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Extensive consultations have been undertaken in conjunction with the Concept Plan, including a number of meetings with the Varsity View/Grosvenor Park and Greystone Community Associations as well as with the Varsity View Local Area Planning Committee.

The overall response from the area residents has generally been positive, although concerns have been expressed about increased vehicular and pedestrian traffic, the Cumberland Avenue streetscape and interface with the neighbourhood, green space, architectural design, and increased number of students and children living in the area.

A meeting with the Executive of the Community Association, as well as members of the Varsity View Local Area Planning Committee - Land Use Subcommittee, was held on November 8, 2012, to review the provisions of the proposed DCD7, and discuss any questions or concerns.

## **COMMUNICATION PLAN**

As site specific developments on this site are proposed, further communication and consultation will be provided to the neighbouring residents.

The U of S has committed to regular communication with the residents of the surrounding neighbourhoods as the development of the College Quarter progresses. A website that provides background information on the College Quarter is maintained by the U of S.

## **ENVIRONMENTAL IMPLICATIONS**

When compared to the alternative methods of accommodating the proposed functions of the Concept Plan, the recommendation is expected to have positive greenhouse gas emissions implications. Emissions reductions will be realized through this strategic infill proposal, which facilitates a high-density, multi-use, pedestrian and transit-oriented urban development pattern. Environmental and greenhouse gas implications associated with development will be identified in future reports, where applicable.

## **PRIVACY IMPACT**

There are no privacy implications.

## **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A Crime Prevention Through Environmental Design (CPTED) Review will be conducted as individual projects are being designed.



**PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 11, Subsection (a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The Star Phoenix two weeks prior to the date of the public hearing. Notice boards will also be placed on the site. Notice of the public hearing will also be sent to all assessed property owners in Varsity View, Greystone Heights, and Grosvenor Park neighbourhoods, as well as to any other people who have submitted written comments. The notice will also be sent to the Varsity View/Grosvenor Park and Greystone Heights Community Associations.

**ATTACHMENT(S)**

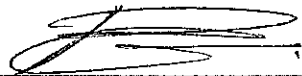
1. Fact Summary Sheet
2. Location Plan
3. DCD7 – Direct Control District 7

Written by: Jo-Anne Richter, Senior Planner

Reviewed by:

  
Alan Wallace, Manager  
Planning and Development Branch

Approved by:

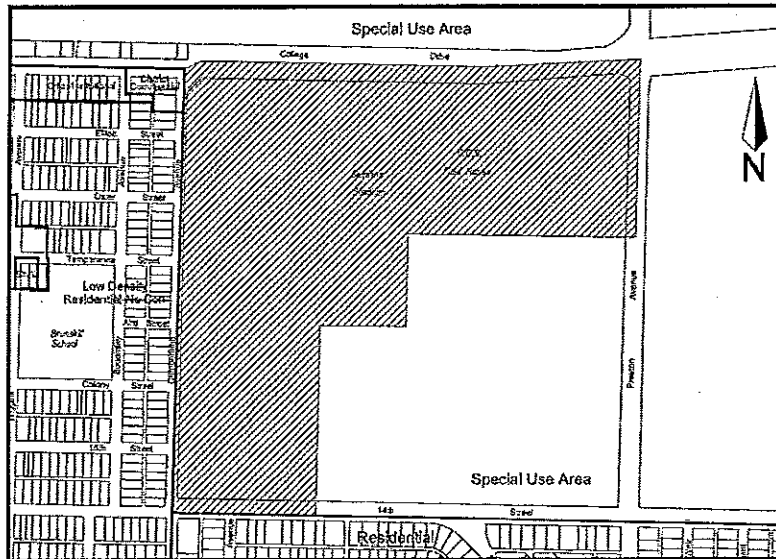
  
Randy Grauer, General Manager,  
Community Services Department


Dated: October 31, 2012

cc: Murray Totland, City Manager


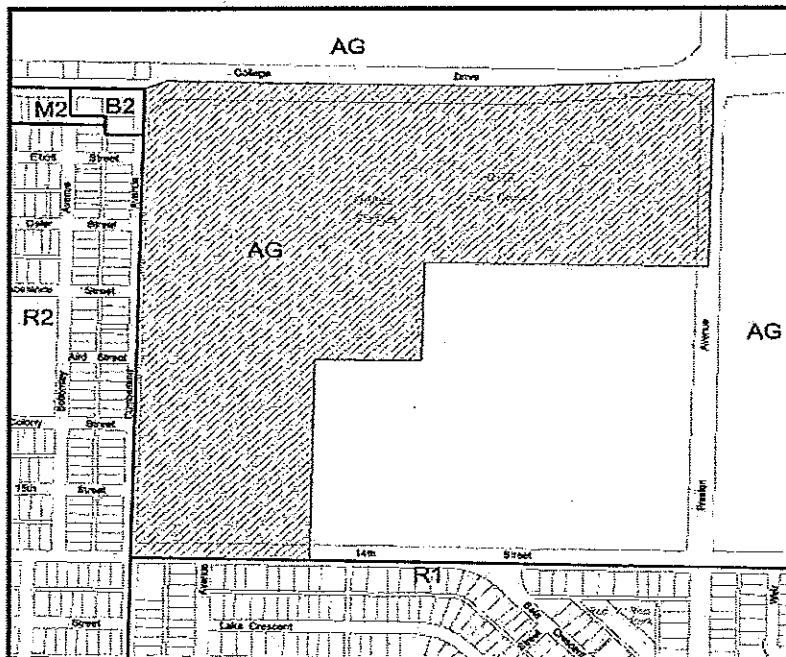
**ATTACHMENT 1**


<b>FACT SUMMARY SHEET</b>	
<b>A. Location Facts</b>	
1. Municipal Address	1820 College Drive
2. Legal Description	Portion of the NE 27-36-5 W3
3. Neighbourhood	University of Saskatchewan – South Management Area
4. Ward	1
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Various education, recreation, research and student residence uses (U of S), Saskatoon Field House
2. Proposed Use of Property	Comprehensive mixed-use development
3. Adjacent Land Uses and Zoning	
North	Institutional – U of S - AG
South	Residential - R2
East	Agriculture – U of S - AG
West	Residential – R2
4. No. of Existing Off-Street Parking Space	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	59 Ha (146 Acres)
9. Street Classification	College Drive – Major Arterial Preston Avenue – Major Arterial Cumberland Avenue South – Minor Arterial with Access 14 <sup>th</sup> Street East– Major Collector
<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 7
3. Existing Zoning District	AG – Agricultural District
4. Proposed Zoning District	DCD7 – Direct Control District 7




PROPOSED AMENDMENT TO THE  
 OFFICIAL COMMUNITY PLAN - LAND USE MAP  
 From Special Use Area to   
 Direct Control District 7

File No. 005,2012

REZONING  
 From AG to DCD7 



NAPlanning\NAPPING\Rezone\0012\0206\_12.dwg

## 13.7 Direct Control District 7

### 13.7.1 Purpose

The Direct Control District 7 (DCD7), as shown on the Direct Control District 7 - Map No. 1, and known as the College Quarter, is envisioned as an academic and mixed use village, providing facilities which extend and enhance the academic offerings of the University, but also accommodates a wider variety of uses that will provide for both the community and campus needs. The development of College Quarter will include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability. This zoning district provides development guidelines to implement the development considerations contained in the adopted College Quarter Concept Plan.

### 13.7.2 Objectives

The development of the College Quarter will:

- (1) provide for a significant increase in on-campus student residence accommodation;
- (2) establish a vibrant 'Village Centre' setting that serves students and the community, including academic buildings, sports facilities, shops, restaurants, cafes, bookstores, grocery stores, offices, clinics, a hotel, recreation activities, cultural destinations, apartments, seniors facilities, community services, parks and open spaces;
- (3) produce mixed-use developments which will result in an urban environment that is integrated with academic and public activities;
- (4) ensure that, to a high degree, site design and architectural features are complementary to the setting and architecture of the University of Saskatchewan;
- (5) provide a highly desirable destination for the community because of its pedestrian culture, urban ambience and attributes as a "people place";
- (6) establish a highly visible and accessible location that will attract commercial, residential, and office development, providing

opportunities for partnerships and public and private investment; and

- (7) develop in a manner which is compatible with nearby residential areas and contributes towards the City's goal of improving major corridors in Saskatoon.

**13.7.3 Policies**

**13.7.3.1 Linkage and Land Use**

- (1) Use of Land

The permitted uses in the DCD7 are those listed in the following table. The guidelines set out in the table establish further controls on the permitted uses.

**Uses for the DCD7**

<b>Category</b>	<b>Intent</b>	<b>Uses</b>	<b>Guidelines</b>
<b>Institutional</b>	To provide for the academic and campus support services to meet needs of the University and other educational institutions, including research and teaching space.	Educational Institutions, Research Laboratories, Community Centres, Childcare Centres / Preschools.	
<b>Recreation</b>	To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.	Commercial Recreation uses, Public parks, Public Civic Centres, Playgrounds, Sports Fields, Arenas and Stadiums.	
<b>Culture and Tourism</b>	To provide cultural facilities that will support and complement the interests and needs of the University and local Community.	Art Galleries/ Museums, Theatres.	
<b>Commercial / Retail</b>	To provide for compatible village scale commercial, retail development to meet the day to day needs of residents. To provide small scale unique or specialized retail opportunities.	Restaurants and lounges, Retail Stores, Dry Cleaners, Photography Studios, Personal Service Trades, Health Clubs, Financial Institutions, Duplicating or Copying Centres, Parking Stations.	

Category	Intent	Uses	Guidelines
Hotels	To provide accommodation and meeting facilities in proximity to the University.	Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites.	Public Uses associated with Hotels should be at grade level.
Residential	To provide the opportunity for residential development serving the University, the local community and others with specialized accommodation needs	Multiple Unit Dwellings, Dwelling Groups, Live/Work Units, Street Townhouses, Boarding Houses and Apartments, Residential Care Homes, Hostels and associated services.	Medium and High Density Multiple Unit Residential uses should be located above the first floor where possible.
Offices	To provide the opportunity for office development, providing services to meet the needs of the local and the University Community.	Offices and Office Buildings, Medical/Dental/Optical Clinics, Medical/dental/optical laboratories.	Offices should be located above the first floor where possible.

(2) Provision for People with Disabilities

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

(3) Linkage with Adjacent Developments

Development shall, insofar as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments.

Whenever possible, development should contribute towards the concept of "walkable urbanism", both within the development and on adjacent main public roadways (such as access from the street and pedestrian friendly facades).

The development may incorporate a pedestrian link to the main campus.

(4) Pedestrian Routes

The College Quarter is designed to be pedestrian focused providing access throughout and connecting to the main campus and adjacent neighbourhoods. A key element is the provision of a north/south running GreenWay – a tree-lined walkway lined with active business uses that creates a sheltered path system that is well lit, active, safe and attractive.

Buildings adjacent to the GreenWay shall have their principal entrances fronting onto the GreenWay. In addition, buildings adjacent to College Drive and Cumberland Avenue shall be street-oriented, and designed and located in a manner that will serve to enhance the pedestrian scale of development along these streets.

In addition to the GreenWay wide, tree-lined sidewalks and corridors shall be provided to shelter pedestrians.

Internal roadways bisecting the College Quarter shall include bike lanes, and wide, tree-lined sidewalks.

**13.7.3.2 Safety and Security**

The College Quarter should be designed to be safe and secure for all people. The following measures are encouraged to achieve this objective:

- (1) ensure good open sight lines for all public pathways, rear lanes, and building access points; and
- (2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.
- (3) All development proposals shall include a CPTED (Crime Prevention Through Environmental Design) review.

**13.7.3.3 Building Form and Massing**

- (1) Maximum Building Height
  - a) The maximum height of any building, or portion thereof, shall conform to the DCD7 Maximum Building Height Map No. 2.

b) Height limits shall be regulated so that no shadow will be cast on existing non-University dwellings between 9:00 am and 4:00 pm on the equinox (September 21<sup>st</sup> and March 21<sup>st</sup>.)

c) Building Setbacks

No setbacks are required along College Drive, but buildings shall be located in a manner that facilitates street and transit-oriented development.

No setbacks are required along Preston Avenue, but buildings shall be located in a manner that facilitates street and transit-oriented development.

Building setbacks along Cumberland Avenue shall be as shown in Map No. 3 DCD7 Permitted Building Envelope.

All building elevations along 14<sup>th</sup> Street East shall be set back a minimum of 15 metres.

d) Maximum Build Out

I. The maximum build out for each of the blocks identified within the College Quarter Master Plan (as shown on Map 2) shall not exceed the following gross floor space ratios:

Block A - 3.0:1

Block B - 2.5:1

Block C - 1.5:1

Block D - 0.8:1

Block E - 1.5:1

II. Notwithstanding Section 13.7.3.3 (1) d) I. the gross floor space ratio for any individual block may be increased by a maximum of 10%; however, the development density of Blocks A, B, C, and E, in total, shall not exceed an average gross floor space ratio of 2.2:1.

#### **13.7.3.4 Landscaping and Signage**

(1) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the



College Quarter with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

(2) Signage

Signage Group No. 5 of Appendix A - **Sign Regulations** will govern the use of signs in the DCD7, with the following exceptions:

- a) no portable signs will be permitted;
- b) no billboards or superboards will be permitted; and
- c) no electronic message centres, or electronic message centres (mobile) will be permitted.

**13.7.3.5 Parking and Off Street Loading**

(1) Parking Standards

The following parking requirements shall apply:

- a) Multi unit residential developments – 1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit.
- b) Hotels – 1 space per 2 guest rooms.
- c) Cultural and recreational facilities - a report from a qualified Engineer shall be required to verify number of spaces required.
- d) All other institutional, commercial and office uses - 1 space per 50m<sup>2</sup> of gross floor area.

Reduced parking requirements may be considered on a project by project basis, where a parking study has been prepared by a qualified Engineer, for a specific use, indicating that a lesser rate may be appropriate.

Consideration may be given to shared use of parking facilities where the usage requirements vary throughout the day.

Provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities. Appropriate locations for off-site parking facilities shall be evaluated in the review of specific development proposals.

Adequate accommodation of parking for the student residences shall be provided.

(2) Loading Requirements

Each non-residential principal building with a building floor area greater than 2,000 square metres shall provide one loading space.

(3) Bicycle Parking

A minimum of one short term bicycle parking space shall be provided for every 150 square metres of gross floor area devoted to commercial use. These bicycle parking spaces shall be provided in locations on the site which are readily visible, well lit and in close proximity to building entrances.

In addition, all office, commercial or institutional buildings, over 1,000 square metres in size, must provide bicycle parking in an enclosed, secure area, with convenient changing and shower facilities, within 200 metres of the building. Bicycle parking spaces shall be provided at a rate of 10% of the number of vehicular parking spaces required under Section 13.7.3.5 (1).

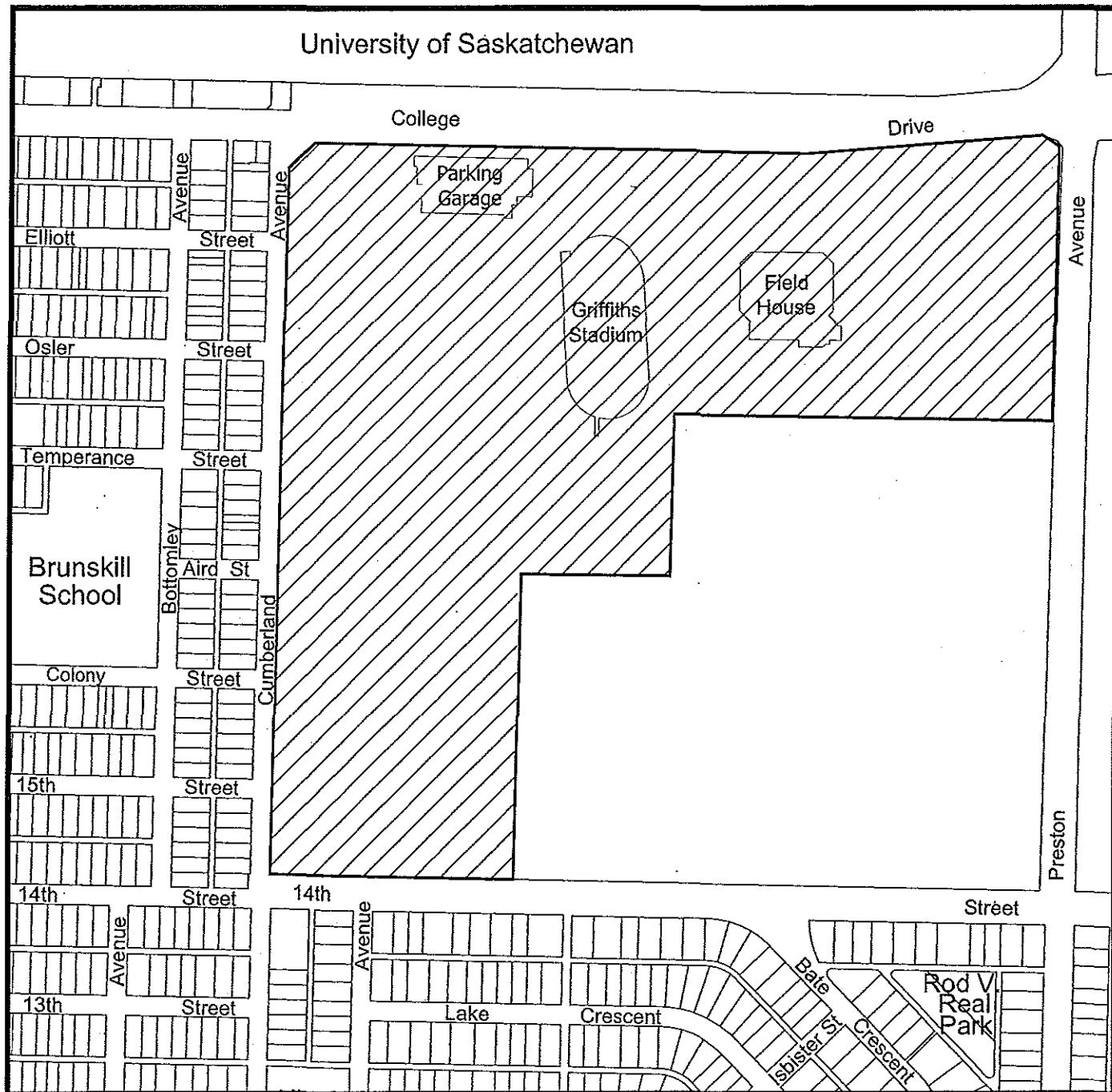
All residential buildings shall provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking may be considered, based on the needs of the occupants of the building.

**13.7.3.6 Approval Process**

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD7 approval to the Development Officer, subject to compliance with all requirements of this bylaw.
- (2) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Section 65 and 67 of *The Planning and Development Act, 2007*, and must render a decision 60 days after receipt of a complete application for approval.

Attachments – Map 1 – Direct Control District No. 7  
Map 2 – DCD7 Maximum Building Height  
Map 3 – DCD7 Permitted Building Envelope

University of Saskatchewan



DIRECT CONTROL DISTRICT No.7

MAP 1

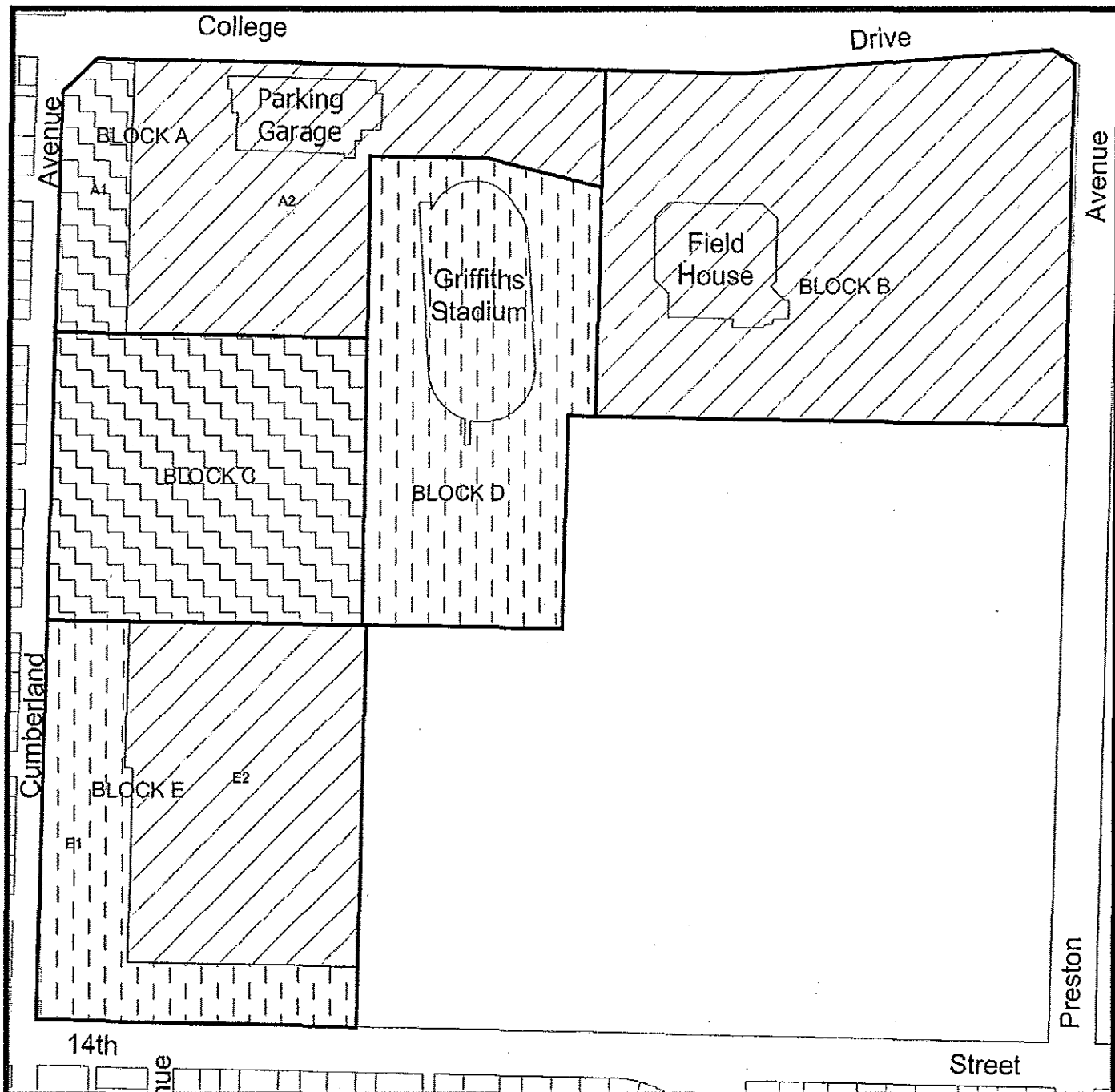


Direct Control District




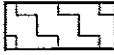
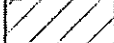
City of Saskatoon

Planning & Development Branch



## DCD7 MAXIMUM BUILDING HEIGHT

## MAP 2

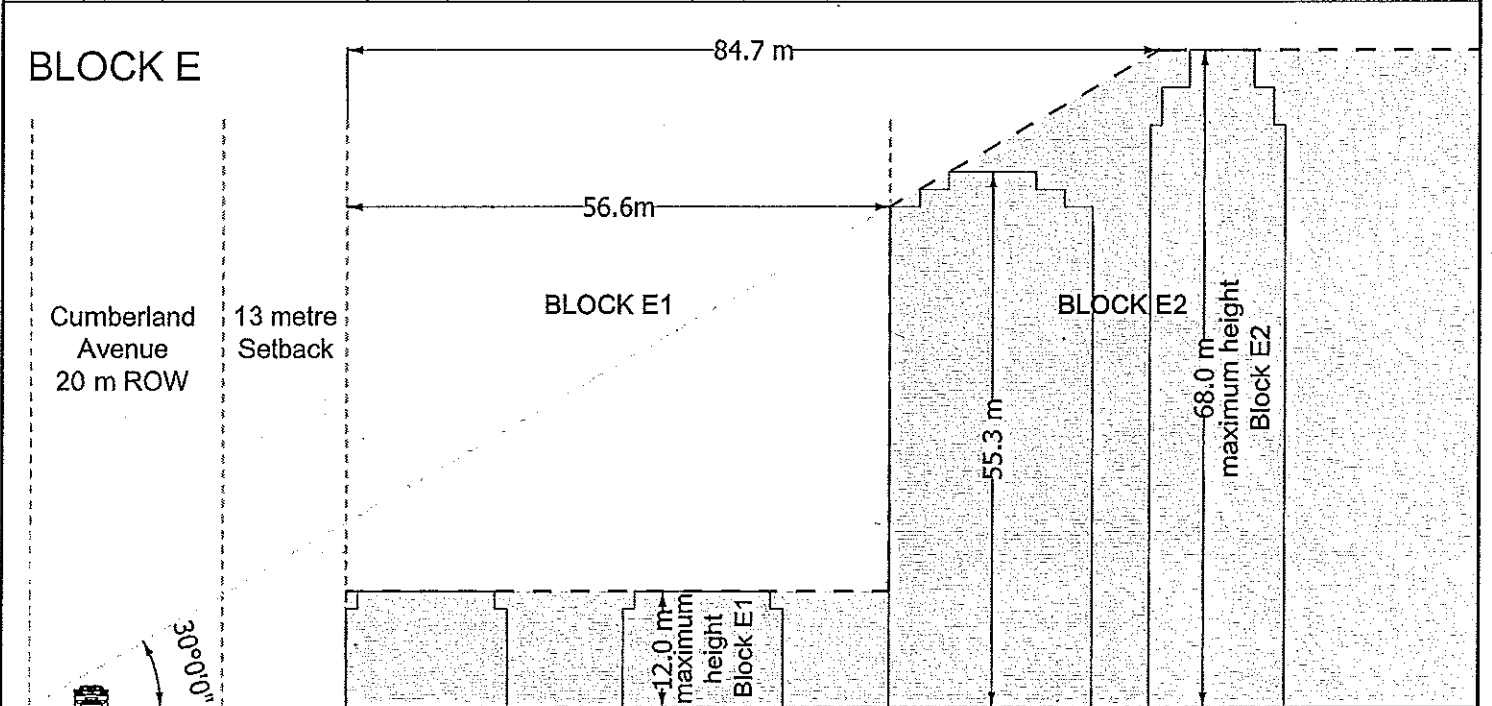
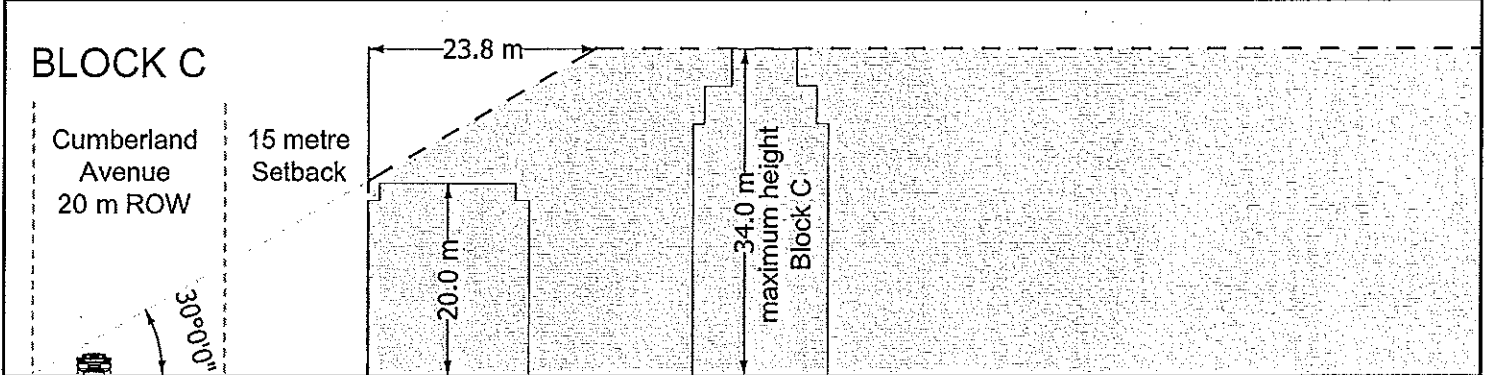
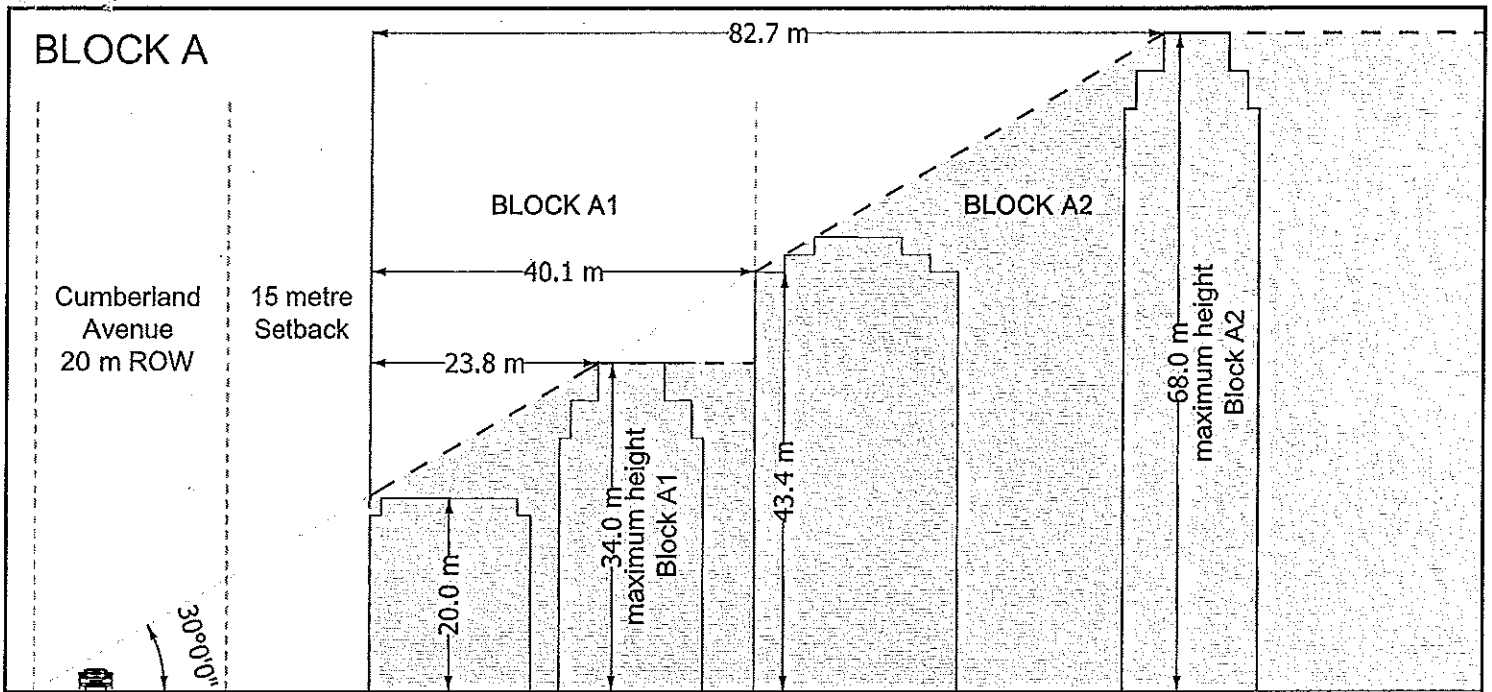
-  Low-Rise: maximum 12m
-  Mid-Rise: maximum 34 m \*
-  High-Rise: maximum 68m \*

\* Please refer to DCD7 Permitted Building Envelopes for building setbacks and heights



**City of  
Saskatoon**

Planning & Development Branch



## DCD7 Permitted Building Envelope

\* In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on west side of Cumberland Avenue, ( not including mechanical penthouses) .

## MAP 3





*City of*  
**Saskatoon**

Office of the City Clerk

---

222 - 3rd Avenue North  
Saskatoon, SK S7K 0J5

ph 306•975•3240  
fx 306•975•2784

November 22, 2012

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing  
College Quarter – Official Community Plan Bylaw No. 8769  
and Zoning Bylaw No. 8770 Amendments  
Direct Control District 7 (DCD7)  
Applicant: University of Saskatchewan  
(File No. CK. 4350-012-006)**

The Municipal Planning Commission, at its meeting held on November 13, 2012, considered the report of the General Manager, Community Services dated October 23, 2012, proposing amendments to the Official Community Plan Bylaw and Zoning Bylaw to allow development to proceed as outlined in the College Quarter Concept Plan. A Direct Control District has been drafted to accommodate this proposed development.

The Commission has reviewed the report with the Administration and representatives of the University of Saskatchewan. The following is a summary of the issues reviewed:

- Purpose of proposed rezoning to create more of a mixed use neighbourhood to provide services and amenities for students in the College Quarter and main campus, as well as the surrounding community;
- Safe crossing options along College Drive to access the main campus, pedestrian traffic across Cumberland, traffic management in the area in general, and further review of this as part of the Integrated Growth Plan;
- Servicing capacities, including water/sewage/power;
- Storm water management within the site;
- Future servicing considerations in terms of waste water management and infrastructure upgrades with redevelopment of this and other surrounding areas;
- Open space and recreational space provisions;
- Maximum allowable height with the proposed amendments (68 metres – 20 to 21 storeys) and considerations regarding transition between this development and the surrounding area;
- Time frame for build out of the entire development and factors impacting that;
- Plans for continued use of field plots within College Quarter for agriculture use at this time;
- Involvement of private sector in some of the future development through long-term land leases, with ownership of the land remaining with the University;

November 23, 2012

Page 2

- Architectural design guidelines outlined in the College Quarter Master Plan, with the overall focus being on high quality building materials rather than specifics, allowing for some flexibility, focusing on such aspects as facilitating pedestrian orientation, with any new development being approved by the University; and
- Focus on sustainability with respect to future development of this area and incorporating as many energy saving options as possible.

Following review of this matter, the Commission is supporting the following recommendation of the Administration:

- 1) that the amendments to Zoning Bylaw No. 8770 to add the proposed Direct Control District 7, be approved;
- 2) that the proposed amendment to the Official Community Plan Bylaw No. 8769 to redesignate a portion of NE 27-36-5 W3 from Special Use Area to Direct Control District 7 be approved; and
- 3) that the proposal to rezone a portion of NE 27-36-5 W3 from AG Zoning District to DCD7 Zoning District 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 matter.

Yours truly,



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

DK:sj

Attachment

## **ZONING NOTICE**

### **UNIVERSITY OF SASKATCHEWAN - COLLEGE QUARTER PROPOSED ZONING BYLAW TEXT AMENDMENT - BYLAW NO. 9065**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770), by way of Bylaw No. 9065, The Zoning Bylaw Amendment Bylaw, 2012 (No. 21). Details on the proposed amendment are provided below.

#### **PROPOSED BYLAW NO. 9065 Direct Control District 7 (DCD7) University of Saskatchewan College Quarter**

It is proposed that Section 13 of the City of Saskatoon Zoning Bylaw (No. 8770) be amended by adding 13.7 Direct Control District 7 to accommodate a range of mixed uses including residential, commercial, educational, cultural and recreational facilities on the site known as the College Quarter. The College Quarter is located south of College Drive, between Preston Avenue and Cumberland Drive, and is owned by the University of Saskatchewan.

The DCD7 zone establishes provisions and development standards to accommodate the development identified in the College Quarter Concept Plan which was approved by City Council in February 2012. The DCD7 zone includes the following considerations:

**Building Height:** Maximum building heights and setbacks are specified to ensure that impacts on existing non-University dwellings (such as shadowing) are minimized. A maximum building height of 68 metres is permitted within some areas of the site.

**Density:** Density of development is specified for various areas within the College Quarter. The highest density development, allowing a maximum gross floor space ratio of 3.0:1, is established in proximity to College Drive.

**Building Setbacks:** Buildings are required to have a minimum setback of 15 metres from 14th Street East and 13 to 15 metres from Cumberland Avenue. No building setback requirements are established from College Drive or Preston Avenue, in order to facilitate street and transit oriented development.

**Landscaping and Signage:** Landscaping treatments are required to unify the development, screen utilities and outdoor storage, buffer or separate different uses and beautify open spaces. Signage provisions on the site prohibit the use of portable signs, billboards, superboards, or electronic message centres.

**Parking:** Offstreet parking requirements are established. Parking requirements for commercial, and office uses, as well as for market housing, are similar to those established for these uses in other areas of the neighbourhood.

**Bicycle Parking:** Development provisions will ensure secure bicycle storage and changing facilities are provided for residents, employees and students. Short term bicycle parking spaces are also specified.

**REASON FOR THE AMENDMENT** – The amendment will accommodate the development described in the approved College Quarter Concept Plan, providing facilities to serve the needs of both the University and the community.

**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  
Phone: 975-7621 (Jo-Anne Richter)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present at the Council meeting and wish to speak on Monday, December 10, 2012 at 6:00 p.m. in Council Chamber, City Hall, Saskatoon, Saskatchewan.

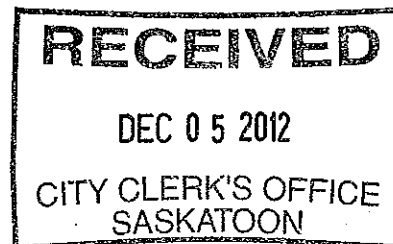
Written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council  
c/o City Clerks Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10, 2012, will be forwarded to City Council.



To: City Council  
Subject: proposed rezoning at College Quarter



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

From: Barb Hayes [mailto:hayes.barb@shaw.ca]  
Sent: Sunday, December 02, 2012 6:43 PM  
To: Richter, Jo-Anne (CY - Planning and Development)  
Subject: Re proposed rezoning at College Quarter

To whom it may concern:

I received your mail-out re proposal to re-zone at College Quarter. As a homeowner in the immediate vicinity I have some concerns. As I am unable to attend the Public Hearing I hope you will take into consideration the following:

My main concern is the increased activity in the neighbourhood. The intersection at Cumberland and 14th street is increasingly busy as 14th has become a major artery. Turning left in any direction on either of these streets has now become very difficult. I see no option for left hand turn signals with the present traffic signals. As a shift worker, historically the turn left from Cumberland to 14th has been difficult until closer to six PM but now as late as nine or ten PM the turn remains difficult. With increased housing at that corner I see traffic increasing. Is the city looking at this aspect of the rezoning plan?

Though the land is owned by the university, yet another decrease in green space in our neighbourhood.

Though I suspect this decision is already made I feel it is my privilege to voice the above concerns.

Thanks  
Barbara Hayes

3d)

**BYLAW NO. 9066**

**The Official Community Plan Amendment Bylaw, 2012 (No. 5)**

The Council of The City of Saskatoon enacts:

**Short Title**

- 1. This Bylaw may be cited as The Official Community Plan Amendment Bylaw, 2012 (No. 5).


**Purpose**

- 2. The purpose of this Bylaw is to amend the Official Community Plan to change the land use designation of the lands referred to in the Bylaw from Special Use to Direct Control District 7.

**Bylaw 8769 Amended**

- 3. The Official Community Plan, annexed as Schedule "A" to Bylaw No. 8769 and forming 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  on Appendix "A" to this Bylaw from Special Use to Direct Control District 7:

- (a) Portion of Surface Parcel No. 153289288  
Reference Land Description: NE Sec 27 Twp 36 Rge 5 W3 Ext 1  
As shown on Plan 101832803.

**Coming into Force**

- 5. This Bylaw comes into force upon receiving the approval of the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

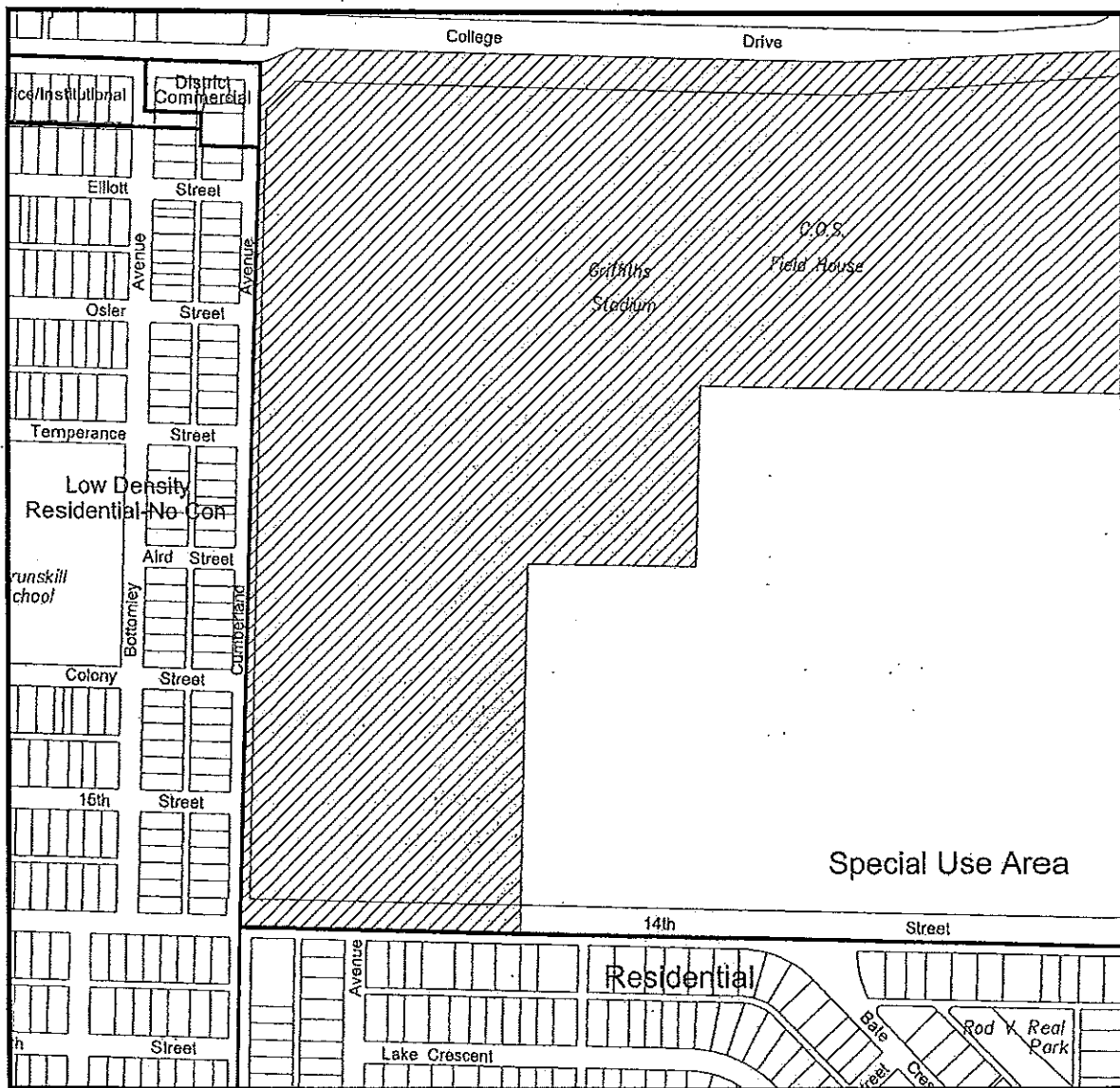
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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

Appendix "A" to Bylaw 9066



# AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP

From Special Use Area to  
Direct Control District 7

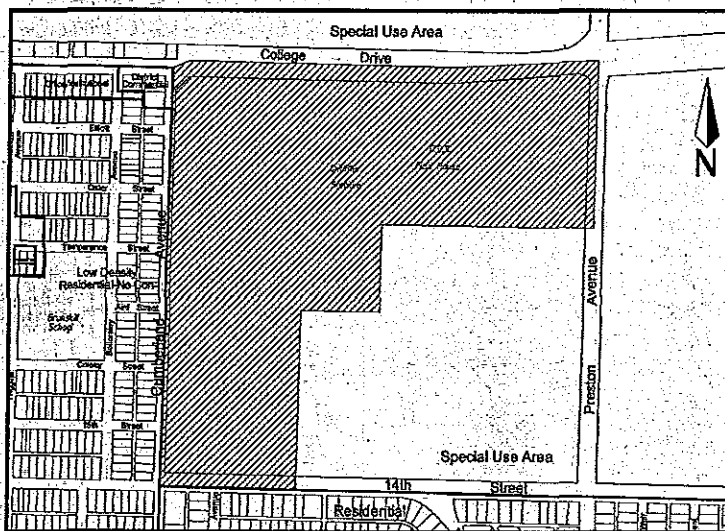


**OFFICIAL COMMUNITY PLAN NOTICE**

**UNIVERSITY OF SASKATCHEWAN - COLLEGE QUARTER  
PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
- BYLAW NO. 9066**

Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw (No.8769). By way of Bylaw No. 9066, The Official Community Plan Amendment, 2012 (No. 5) the property highlighted in the Map below will be redesignated from "Special Use Area" to "Direct Control District 7" on the Official Community Plan Land Use Policy Map.

**LEGAL DESCRIPTION** – Portion of NE Sec 27, Twp 36, Rge 05, W3 Extension 1 as shown on Plan 101832803



**PROPOSED AMENDMENT TO THE  
OFFICIAL COMMUNITY PLAN - LAND USE MAP  
From Special Use Area to  
Direct Control District 7**



**REASON FOR THE AMENDMENT** – The amendment will accommodate the development described in the approved College Quarter Concept Plan, providing facilities to serve the needs of both the University and the community.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Land Use Map may be directed to the following without charge:  
Community Services Department, Planning and Development Branch  
Phone: 975-7621 (Jo-Anne Richter)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present at the Council meeting and wish to speak on Monday, December 10, 2012 at 6:00 p.m. in Council Chamber, City Hall, Saskatoon, Saskatchewan.

Written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerks Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10, 2012, will be forwarded to City Council.

3e)

**BYLAW NO. 9067**

**The Zoning Amendment Bylaw, 2012 (No. 22)**

The Council of The City of Saskatoon enacts:

**Short Title**

- 1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 22).


**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 7.

**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 DCD7 – Direct Control District 7:

- (a) Portion of Surface Parcel No. 153289288  
 Reference Land Description: NE Sec 27 Twp 36 Rge 05 W3 Ext 1  
 As shown on Plan 101832803.

**Coming into Force**

- 5. This Bylaw shall come into force on the approval of Bylaw No. 9066, The Official Community Plan Amendment Bylaw, 2012 (No. 5), by the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

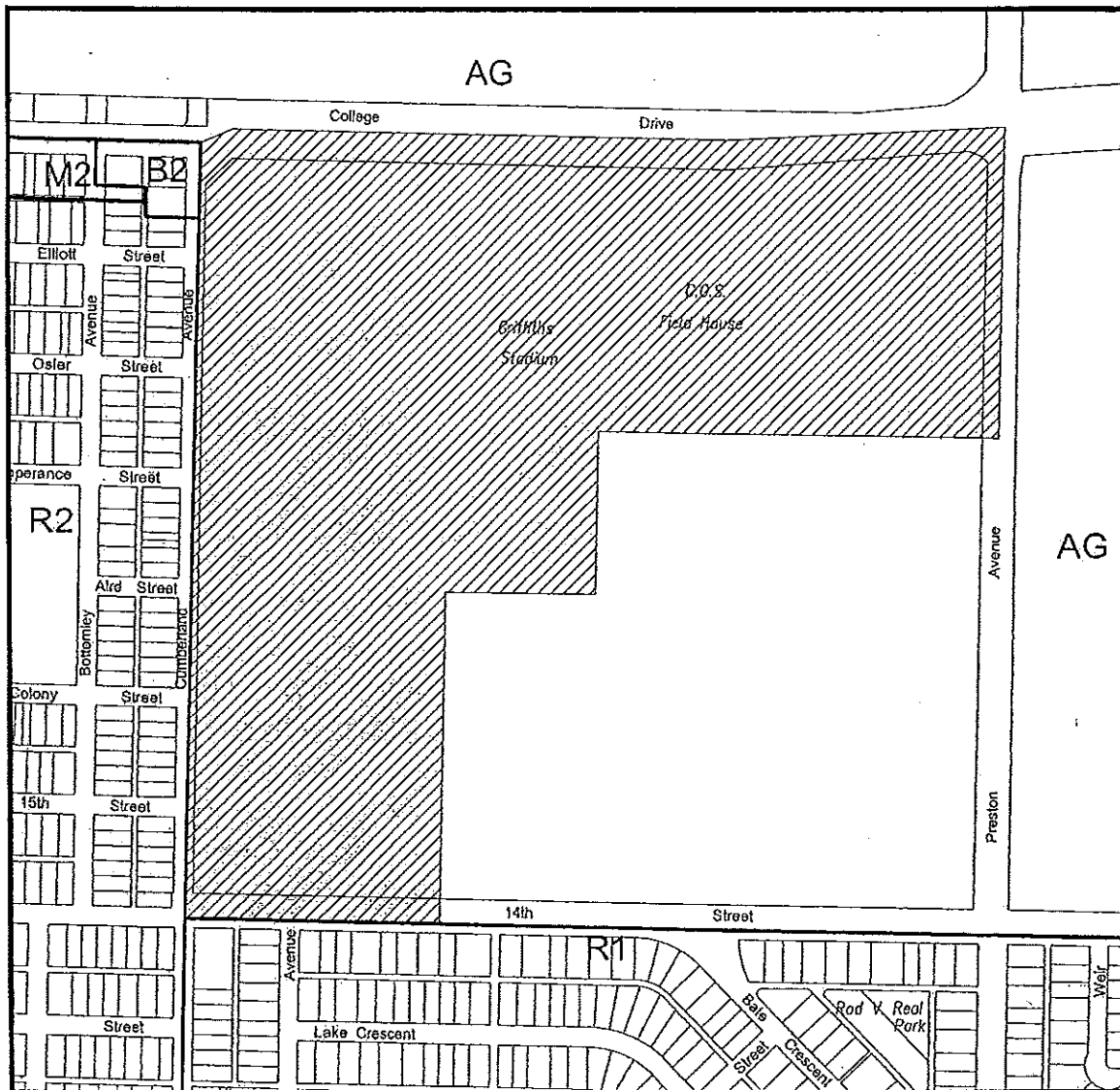
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

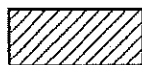
\_\_\_\_\_  
City Clerk

Appendix "A" to Bylaw 9067



# REZONING

From AG to DCD7 ———

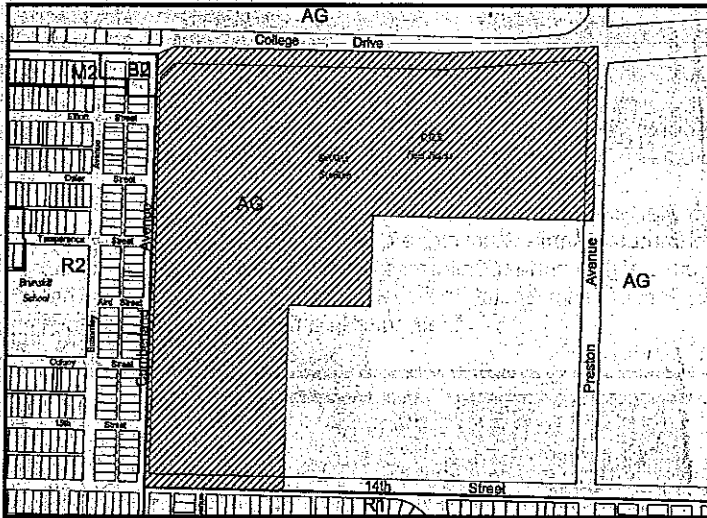


## ZONING NOTICE

### UNIVERSITY OF SASKATCHEWAN - COLLEGE QUARTER PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 9067

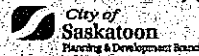
Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9067, The Zoning Amendment Bylaw, 2012 (No. 22), the property highlighted in the map below, will be rezoned from AG District to DCD7 District.

**LEGAL DESCRIPTION** – Portion of NE Sec 27, Twp 36, Rge 05, W3 Extension 1 as shown on Plan 101832803.



### PROPOSED REZONING

From AG to DCD7



File No. RZ06-2012

**REASON FOR THE AMENDMENT** – The amendment will accommodate the development described in the approved College Quarter Concept Plan, providing facilities to serve the needs of both the University and the community.

**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  
Phone: 975-7621 (Jo-Anne Richter)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present at the Council meeting and wish to speak on Monday, December 10, 2012 at 6:00 p.m. in Council Chamber, City Hall, Saskatoon, Saskatchewan.

Written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council

c/o City Clerks Office, City Hall

222 Third Avenue North, Saskatoon, SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10, 2012, will be forwarded to City Council.

BYLAW NO. 9068

3A)

The Zoning Amendment Bylaw, 2012 (No. 23)

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 23).

**Purpose**

2. The purpose of this Bylaw is to authorize the Amended Rezoning Agreement which is attached as Appendix "B".

**Bylaw No. 8770 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 as follows:

(a) The Rezoning Agreement applicable to the following lands:

- (i) Civic Address: 402 Avenue F South  
Surface Parcel No.: 119894282  
Legal Land Description: Lot 21, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
92S46863

Surface Parcel No.: 119897072  
Legal Land Description: Lot 22, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
92S46863; and,

Surface Parcel No.: 119897061  
Legal Land Description: Lot 23, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
92S46863;

- (ii) Civic Address: 408 Avenue F South  
Surface Parcel No.: 119897050  
Legal Land Description: Lot 24, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
87S35081; and,



Surface Parcel No.: 119897049  
Legal Land Description: Lot 25, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
87S35081; and

(iii) Civic Address: 410 Avenue F South  
Surface Parcel No.: 119897038  
Legal Land Description: Lot 26, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
81S05878

is amended in accordance with the Amended Rezoning Agreement attached as Appendix "B" to this Bylaw; and

(b) The land shown as  on Appendix "A" to this Bylaw and described as:

(i) Civic Address: 414 Avenue F South  
Surface Parcel No.: 119897027  
Legal Land Description: Lot 27, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
99SA22012; and,

Surface Parcel No.: 119897016  
Legal Land Description: Lot 28, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
99SA22012

is rezoned from an R2 District to an RM3 District subject to the provisions of the Amended Rezoning Agreement attached as Appendix "B" to this Bylaw.

**Execution of Agreement Authorized**

5. The Mayor and Clerk are authorized to execute the Agreement annexed as Appendix "B" to this Bylaw.

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

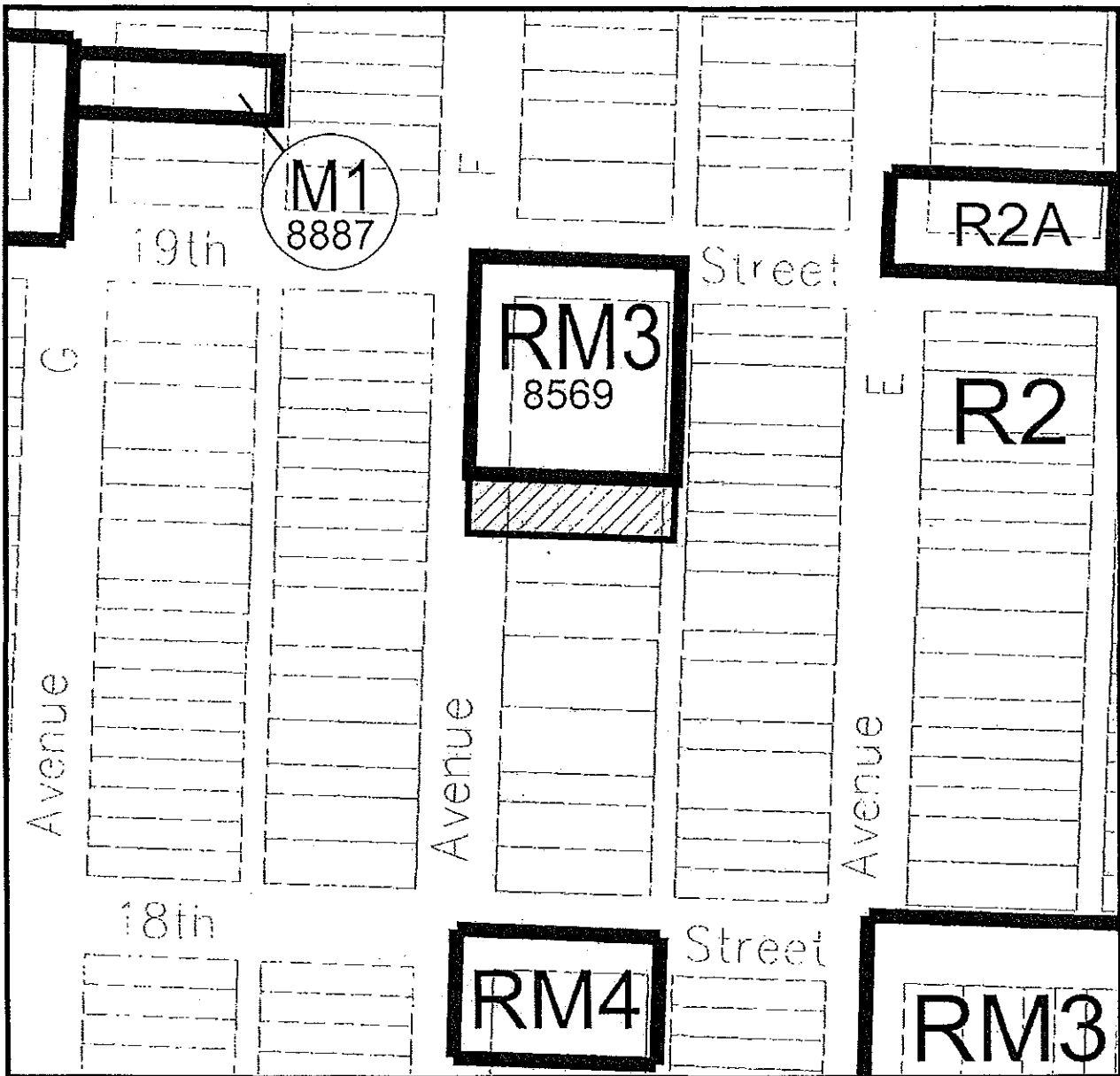
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

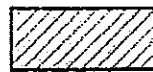
\_\_\_\_\_  
City Clerk

Appendix "A" to Bylaw 9068



REZONING

From R2 to RM3



City of Saskatoon

Planning & Development Branch

## Amended Rezoning Agreement

This Agreement made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to the provisions of The Cities Act, S.S. 2002, Chapter C-11.1 (the "City")

- and -

**Juniper Housing Corporation**, a body corporate incorporated under the laws of the Province of Saskatchewan (the "Owner")

**Whereas:**

- A. The City entered into a Rezoning Agreement with the Owner, a copy of which is attached as Schedule "A" to this Agreement, (the "Rezoning Agreement") with respect to the following lands:

Civic Address: 402 Avenue F South  
Surface Parcel No. 119894282  
Reference Land Description: Lot 21, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863

Surface Parcel No. 119897072  
Reference Land Description: Lot 22, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863

and,

Surface Parcel No. 119897061  
Reference Land Description: Lot 23, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863;

Civic Address: 408 Avenue F South  
Surface Parcel No. 119897050  
Reference Land Description: Lot 24, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 87S35081

and,

Surface Parcel No. 119897049  
Reference Land Description: Lot 25, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 87S35081;  
and

Civic Address: 410 Avenue F South  
Surface Parcel No. 119897038  
Reference Land Description: Lot 26, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 81S05878.

- B. The Owner is also the registered owner of certain lands immediately adjacent to the land described in paragraph A. The land is described as:

Civic Address: 414 Avenue F South  
Surface Parcel No. 119897027  
Reference Land Description: Lot 27, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
99SA22012

and,

Surface Parcel No. 119897016  
Reference Land Description: Lot 28, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title  
99SA22012.

- C. The Owner has applied to the City to vary the Agreement.
- D. The City has an approved Development Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for rezoning of lands; and
- E. The City has agreed, pursuant to the provisions of Section 69(2) of *The Planning and Development Act, 2007*, to vary the Rezoning Agreement.

Now therefore the parties covenant and agree as follows:

**Variation of Rezoning Agreement**

1. The Rezoning Agreement attached as Schedule "A" to this Agreement is amended in the manner set forth in this Agreement.

### Description of Land Amended

2. The description of Land to which the Rezoning Agreement applies is amended to include the following:

Civic Address: 414 Avenue F South

Surface Parcel No. 119897027

Reference Land Description: Lot 27, Blk/Par 28, Plan E5618 Ext 0

As described on Certificate of Title  
99SA22012

and,

Surface Parcel No. 119897016

Reference Land Description: Lot 28, Blk/Par 28, Plan E5618 Ext 0

As described on Certificate of Title  
99SA22012.

### New Clause 2 - Use of Land

3. Clause 2 of the Rezoning Agreement is deleted and the following is substituted:

#### "Use of Land

2. The Owner agrees that the use of the Land will be restricted to that of a dwelling group consisting of a two-unit dwelling and a special needs housing building consisting of 43 dwelling units. The special needs development must be developed substantially in accordance with the site plan attached as Schedule "A" to the Rezoning Agreement. Eleven on-site parking spaces may be located at the rear of the two-unit dwelling in addition to the on-site spaces required pursuant to clause 3."

### Other Provisions of Rezoning Agreement

4. Except as modified by the provisions of this Agreement, all terms and conditions of the Rezoning Agreement attached as Schedule "A" remain in full force and effect.

**Registration of Interest**

5. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

**The City of Saskatoon**

---

Mayor

c/s

---

City Clerk

**Juniper Housing Corporation**

---

c/s

---

SCHEDULE "A"

Rezoning Agreement

This Agreement made effective this 11<sup>th</sup> day of January, 2007

Between:

The City of Saskatoon, a municipal corporation pursuant to *The Cities Act*, S.S. 2002 Chapter C-11.1 (hereinafter referred to as "the City")

- and -

Juniper Housing Corporation, a non-profit corporation incorporated under the laws of the Province of Saskatchewan, with offices in the City of Saskatoon, in the Province of Saskatchewan (hereinafter referred to as "the Owner")

Whereas:

1. The Owner is entitled to become the registered owner of the land described as follows:

(a) Civic Address: 402 Avenue F South  
Surface Parcel No. 119894282  
Reference Land Description: Lot 21, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863

Surface Parcel No. 119897072  
Reference Land Description: Lot 22, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863

and,

Surface Parcel No. 119897061  
Reference Land Description: Lot 23, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 92S46863;

(b) Civic Address: 408 Avenue F South  
Surface Parcel No. 119897050  
Reference Land Description: Lot 24, Blk/Par 28, Plan E5618 Ext 0  
As described on Certificate of Title 87S35081

and,

Surface Parcel No. 119897049

Reference Land Description: Lot 25, Blk/Par 28, Plan E5618 Ext 0

As described on Certificate of Title  
87S35081; and

(c) Civic Address: 410 Avenue F South

Surface Parcel No. 119897038

Reference Land Description: Lot 26, Blk/Par 28, Plan E5618 Ext 0

As described on Certificate of Title  
81S05878;

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R2 District and an R2A District to an RM3 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 82 of *The Planning and Development Act, 1983*, to rezone the Land from an R2 District and an R2A District to an RM3 District, subject to this Agreement

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

#### Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an R2 District and an R2A District to an RM3 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.



## Use of Land

2. The Owner agrees that the use of the Land will be restricted to that of a special needs housing development consisting of 43 dwelling units. The site must be developed substantially in accordance with the site plan attached as Schedule "A" to this Agreement.

## Development Standards

3. The development standards applicable to the Land shall be those applicable to an RM3 District except as follows:
  - (a) Minimum Building Setbacks:
    - (i) Front Yard: 6.0 metres excepting the covered deck in the front yard;
    - (ii) Side Yard: 1.50 metres;
  - (b) Maximum Building Height: 13.5 metres;
  - (c) Minimum Site Area per Dwelling Unit: 40 m<sup>2</sup>/unit;
  - (d) Maximum Site Coverage: 45%;
  - (e) Maximum Floor Space Ratio: 1.7:1;
  - (f) Minimum Amenity Space: 4.5 m<sup>2</sup>/unit;
  - (g) On-Site Parking: 15 spaces, including one barrier-free space.

## Fencing and Landscaping

4. The fencing and landscaping requirements applicable to the Land are as follows:
  - (a) the height of the fence in the required front yard shall not exceed 1.5 metres in height, subject to the provision of an appropriate site visibility area at the intersection of 19th Street and Avenue F;
  - (b) an architecturally designed entry gate may be constructed adjacent to the front property line and north side yard;

- (c) the fence adjacent to the south property line shall be constructed of a solid material such as wood or masonry, with the exception of the most westerly 6.0 metres and the most easterly 3.0 metres which may be constructed of wrought iron;
- (d) the site shall be landscaped in accordance with the site plan attached as Schedule "A"; and
- (e) all landscaping, screening and fencing must be completed to the satisfaction of the Manager of the City's Development Services Branch.

#### **Application of Zoning Bylaw**

- 5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 7800 as amended from time to time shall apply.

#### **Compliance with Agreement**

- 6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

#### **Dispositions Subject to Agreement**

- 7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

#### **Definitions**

- 8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 7800 shall have the meaning ascribed to it in that Bylaw.

### Departures and Waivers

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

### Severability

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

### Governing Law

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

### Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R2 District and an R2A District to an RM3 District until:
  - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### Use Contrary to Agreement

13. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.

- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

### Registration of Interest

14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 215.1 of *The Planning and Development Act, 1983*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall be bind the Owner, its successors and assigns.

### Enurement

15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

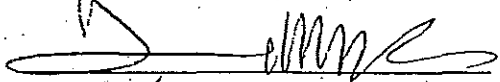
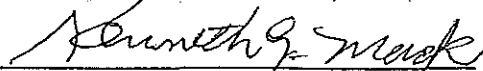
The City of Saskatoon

  
\_\_\_\_\_  
Mayor

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



Juniper Housing Corporation

  
\_\_\_\_\_  
  
\_\_\_\_\_  
Kenneth G. Mack



# Affidavit Verifying Corporate Signing Authority

Canada )  
Province of Saskatchewan )  
To Wit: )

I, \_\_\_\_\_, of the City of Saskatoon, in the Province of  
(name)

Saskatchewan, \_\_\_\_\_, make oath and  
say:  
(title and occupation)

1. I am an officer or director of the corporation named in the within instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at the City of )  
Saskatoon, in the Province of )  
Saskatchewan, this \_\_\_\_\_ day of )  
\_\_\_\_\_, 200\_\_ )

\_\_\_\_\_  
A Commissioner for Oaths in and for )  
the Province of Saskatchewan. )  
My Commission expires )

\_\_\_\_\_  
(or) Being a Solicitor. )

\_\_\_\_\_  
(Name)

Affidavit of Execution

Canada )
Province of Saskatchewan )
To Wit: )

I, \_\_\_\_\_, of the City of Saskatoon, in the Province of Saskatchewan, \_\_\_\_\_, make oath and say:

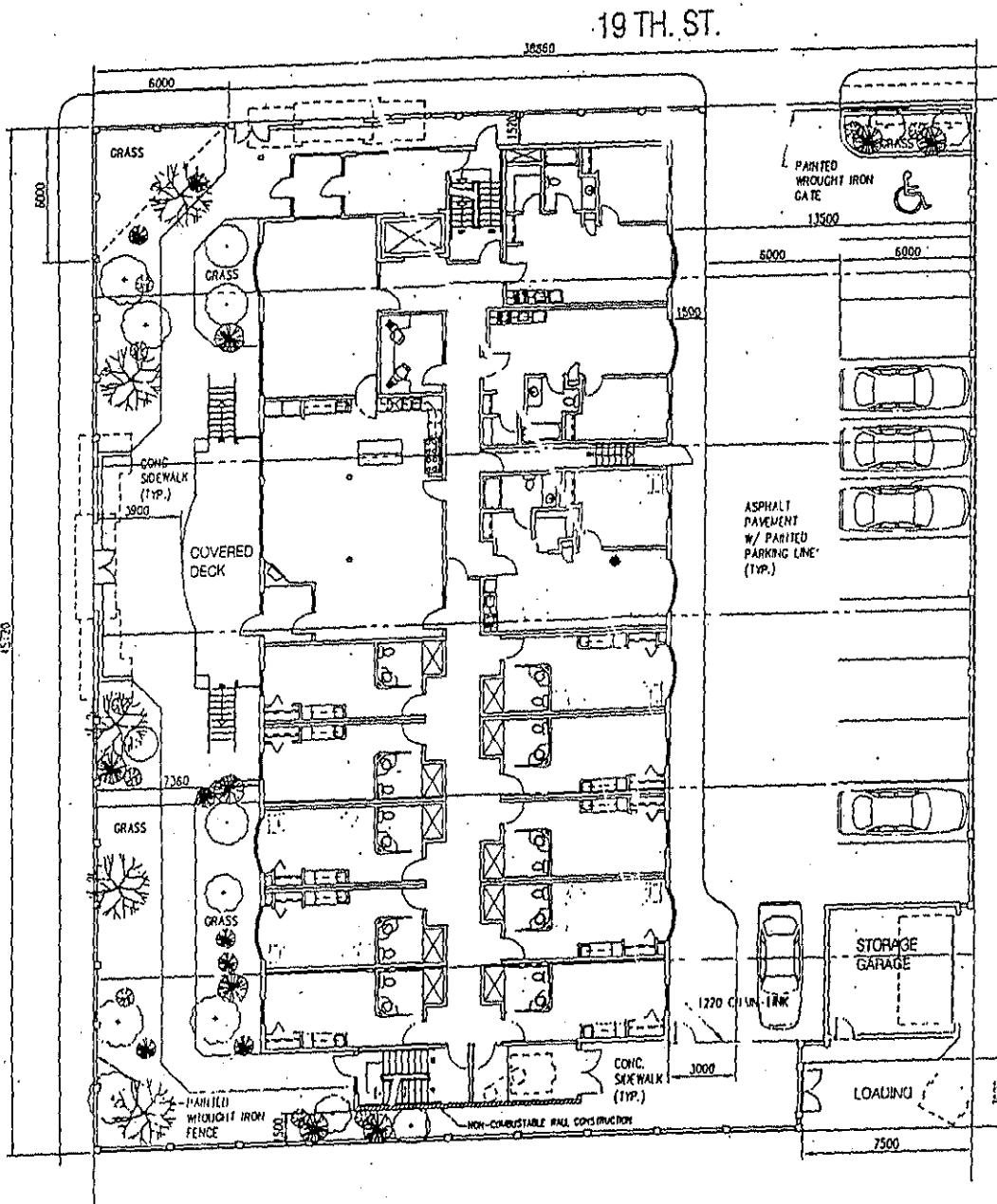
- 1. That I was personally present and did see \_\_\_\_\_, named in the within instrument, who is personally known to me to be the person named therein, duly sign, seal and execute the same for the purposes named therein.
2. That the same was executed at the City of Saskatoon, in the Province of Saskatchewan, and that I am the subscribing witness thereto.
3. That I know the said \_\_\_\_\_, and he/she is, in my belief, of the full age of eighteen years.

Sworn before me at the City of Saskatoon, in the Province of Saskatchewan, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.
A Commissioner for Oaths in and for the Province of Saskatchewan. My Commission expires \_\_\_\_\_
(or) Being a Solicitor.

\_\_\_\_\_

SCHEDULE "A"

AVE. F.S.



**MINIMUM LANDSCAPING:**

**FRONT YARD:**

- 11 - DECIDUOUS TREE
- 4 - CONIFEROUS TREES
- 16 - ORNAMENTAL SHRUBS

**TYPICAL SIDE YARD:**

- 2 - CONIFEROUS TREES
- 4 - ORNAMENTAL SHRUBS

- ALL LAWN AREAS ARE TO BE SOOLED AND IRRIGATED

**JUNIPER AFFORDABLE HOUSING PROJECT**

00-014 NOVEMBER 21, 2008



**AODT  
OLFERT  
OPPEL  
BURNYEAT  
TRACEY  
ARCHITECTS  
LTD.**

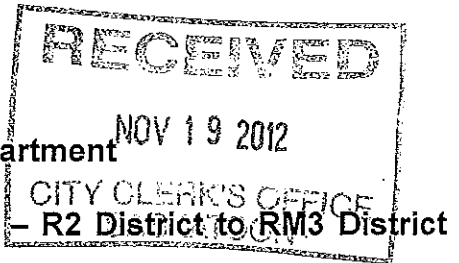
301 HIVE AVENUE SOUTH  
SALMON SPRING, BC V7A 1M4  
TEL: (250) 344-5181  
FAX: (250) 344-8393  
WWW.AODT.COM

301 - 11 FLORENCE ST EAST  
VANCOUVER, BC V6P 4Z8  
TEL: (604) 377-5472  
FAX: (604) 677-8761  
WWW.AODT.COM



**1 SITE PLAN & MAIN  
N.I.S FLOOR PLAN**

TO: Secretary, Municipal Planning Commission  
FROM: General Manager, Community Services Department  
DATE: November 13, 2012  
SUBJECT: Proposed Rezoning – 414 Avenue F South  
by Agreement  
FILE NO.: PL 4350 – Z16/12



**RECOMMENDATION:**

that the application submitted by Juniper Housing Corporation requesting to amend the Rezoning Agreement contained in Zoning Bylaw No. 8569 to include the property at 414 Avenue F South, as noted in this report, be recommended for approval.

**TOPIC AND PURPOSE**

The purpose of this report is for City Council to consider Juniper Housing Corporation's application to rezone 414 Avenue F South from an R2 District to an RM3 District subject to a zoning agreement. This application will accommodate additional parking for the existing multiple-unit dwelling on the adjacent site at 408 Avenue F South.

**REPORT HIGHLIGHTS**

1. In 2007, City Council rezoned 408 Avenue F South to accommodate a special needs housing development consisting of 43 dwelling units intended for seniors.
2. Parking demand has been greater than was originally anticipated, resulting in on-street parking congestion in the immediate vicinity of this site.
3. This rezoning application will accommodate additional parking for the adjacent site at 408 Avenue F South.

**STRATEGIC GOALS**

This report supports the Strategic Plan in two ways. Supporting the Strategic Goal of Quality of Life by addressing existing neighbourhood concerns; and the Strategic Goal of Sustainable Growth with the preservation of the existing dwelling located on this site.

**BACKGROUND**

In 2007, City Council rezoned 408 Avenue F South to an RM3 District, subject to a zoning agreement, to allow a special needs housing development consisting of 43 dwelling units. The original intent of this development was to provide housing for seniors. Fifteen parking spaces were required for this development.

Since the building opened, there has been minimal demand from seniors; however, there has been significant demand from recent immigrants to reside in this building. This has resulted in a greater demand for parking than originally envisioned, creating on-street parking issues in the immediate vicinity of this property.



To address this concern, the applicants have purchased the subject property for additional parking. The applicants intend to remodel the existing two-unit dwelling and provide 11 parking spaces in the rear yard.

## REPORT

### Compatibility with Adjacent Land Uses

This rezoning will address on street parking concerns which have been identified by neighbours. The block face of Avenue F South will not change as a result of this parking development. Access to the property will be directed through the adjacent property. This rezoning will address parking concerns while minimizing any potential disturbances to the immediate area.

### Official Community Plan Bylaw No. 8769

This proposal addresses the City of Saskatoon's Infill Housing Development Objective 5.2.1(c), which encourages infill residential development that recognizes the interests of local residents and the impact of development on the neighbourhood character and infrastructure.

### Zoning Bylaw No. 8770 Requirements

This proposal will require an amendment to the Rezoning Agreement contained in Zoning Bylaw No. 8569, which rezoned the adjacent property at 408 Avenue F South. This proposed amendment will comply with Zoning Bylaw No. 8770.

### Comments from Other Branches

No concerns were identified by other branches with respect to this proposal. Please refer to Attachment 4 – Comments from Other Branches, for full comments.

### Conclusion

This rezoning will facilitate the development of additional parking for the residents at 408 Avenue F South. This will alleviate on-street parking concerns that have been an issue for residents in the immediate vicinity of this property.

## OPTIONS TO THE RECOMMENDATION

City Council may deny this application.

### **POLICY IMPLICATIONS**

There are no policy implications related to this proposal.

### **FINANCIAL IMPLICATIONS**

There are no financial implications related to this proposal.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

A Public Information Meeting was held on Thursday, September 13, 2012, at White Buffalo Youth Lodge to provide neighbouring residents the opportunity to find out the details of the proposal, and for the applicant to obtain public input on this matter.

Public Notices were distributed to all property owners within a 75 metre radius of the proposed site, with a total of 78 notices being mailed out. The Riversdale Community Association and the Ward Councillor were also notified of the Public Information Meeting. Only one resident attended the meeting and she had no objections to this proposal.

### **COMMUNICATION PLAN**

No further consultation is planned beyond the stakeholder involvement noted above.

### **ENVIRONMENTAL IMPLICATIONS**

There are no greenhouse gas implications; however, the proposed preservation of the two-unit dwelling located on this site will divert construction materials out of the landfill that would have resulted from its demolition. Please note there were no firm numbers at the time of reporting that supported the actual amount of demolition material diverted from the landfill.

### **PRIVACY IMPACT**

There are no privacy impacts related to this proposal.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no safety or CPTED impacts related to this proposal.

### **PUBLIC NOTICE**


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. The Planning and Development Branch will notify the Riversdale Community Association and the Community Consultant of the public hearing date by letter, and a notice

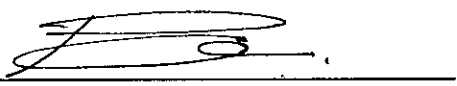
will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will also be placed on the site.

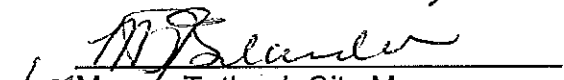
**ATTACHMENTS**

- 1. Fact Summary Sheet
- 2. Site Plan for 414 Avenue F South
- 3. Location Map
- 4. Comments from Other Branches

Written by: Daniel Gray, Planner

Reviewed by:   
 Alan Wallace, Manager  
 Planning and Development Branch

Approved by:   
 Randy Grauer, General Manager  
 Community Services Department  
 Dated: November 15, 2012

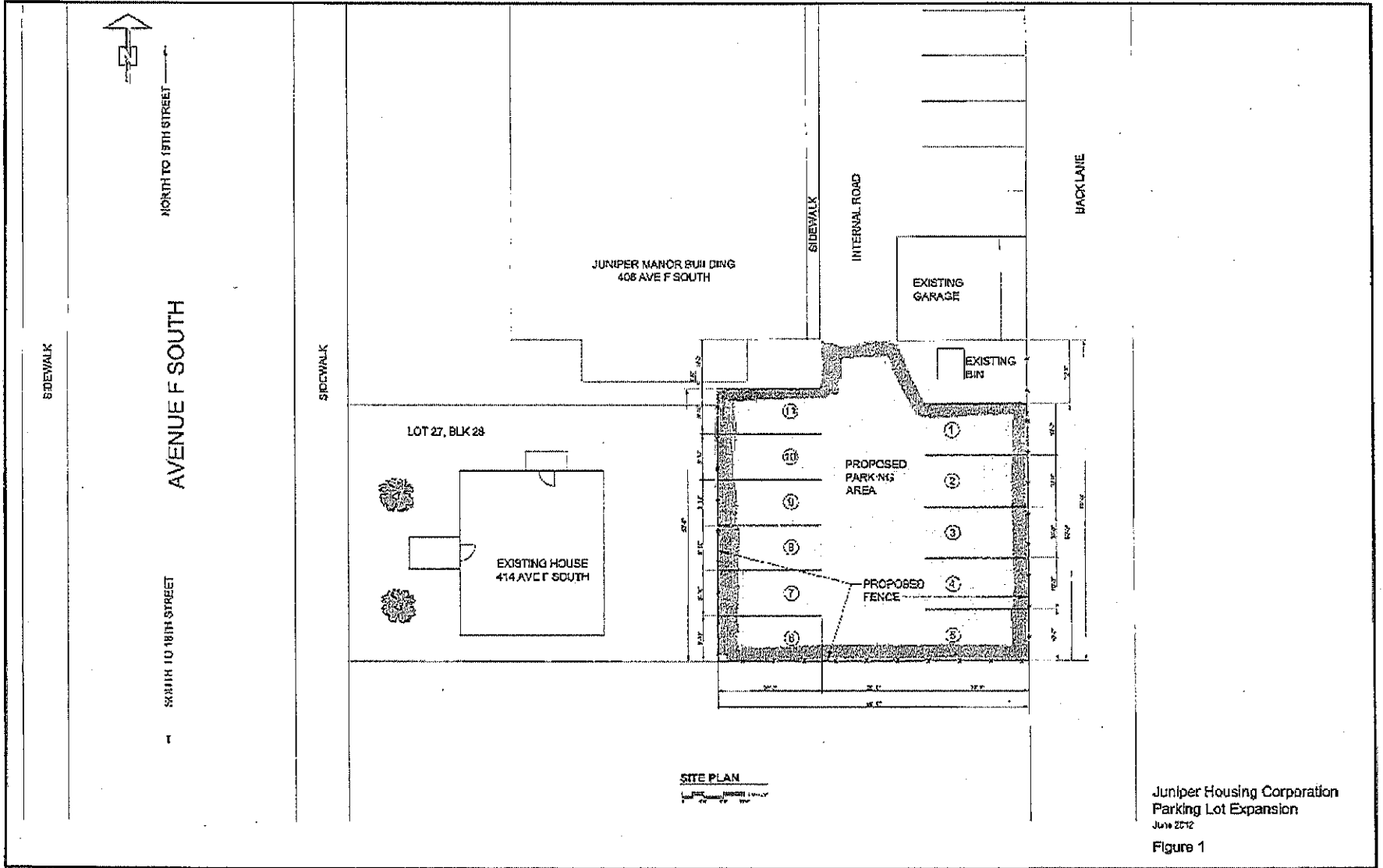
Approved by:   
 Murray Totland, City Manager  
 Dated: Nov 19/12

cc: Murray Totland, City Manager

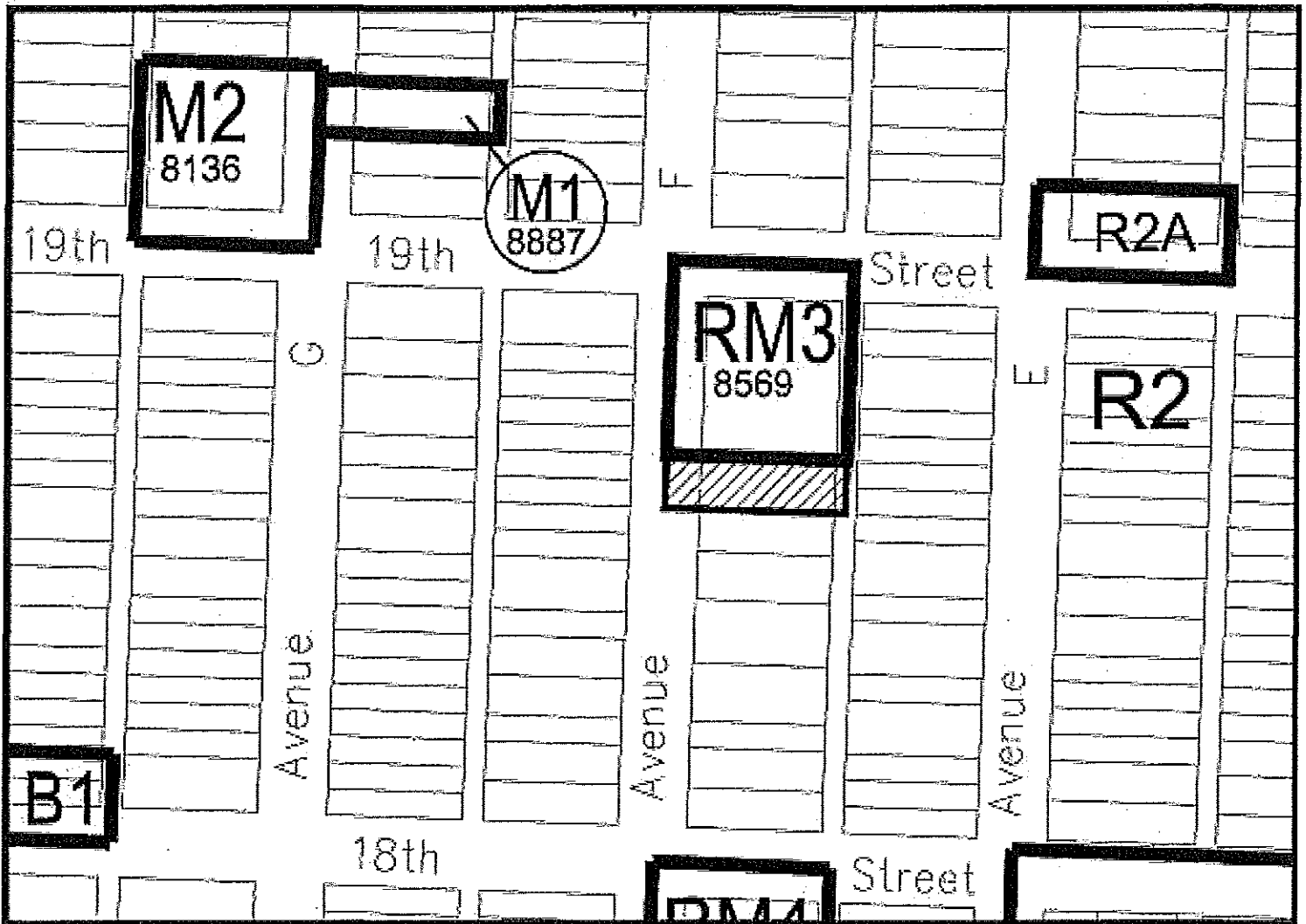
<b>FACT SUMMARY SHEET</b>
---------------------------

<b>A. Location Facts</b>	
1. Municipal Address	414 Avenue F South
2. Legal Description	Lots 27 & 28, Block 28, Plan No. E5618
3. Neighbourhood	Riversdale
4. Ward	2
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Residential
2. Proposed Use of Property	Residential/Parking Station
3. Adjacent Land Uses and Zoning	
North	Residential (RM3)
South	Residential (R2)
East	Residential (R2)
West	Residential (R2)
4. No. of Existing Off-Street Parking Spaces	0
5. No. of Off-Street Parking Spaces Required	0
6. No. of Off-Street Parking Spaces Provided	8
7. Site Frontage	15.24 m
8. Site Area	592.387 m <sup>2</sup>
9. Street Classification	Local Street
<b>C. Official Community Plan Policy</b>	
1. Existing OCP Designation	LAP3 – Low Density Residential – No Conversions
2. Proposed OCP Designation	LAP3 – Low Density Residential – No Conversions
3. Existing Zoning District	R2
4. Proposed Zoning District	RM3 by Agreement

ATTACHMENT 2



Juniper Housing Corporation  
Parking Lot Expansion  
June 27, 12  
Figure 1



# PROPOSED REZONING

From R2 to RM3



File No. RZ16-2012



City of  
**Saskatoon**  
Planning & Development Branch

Comments from Other Branches:

a) Infrastructure Services Branch:

The proposed amendment, as noted above, is acceptable to the Infrastructure Services Department.

If the proposed parking station is to use the lane for access, the lane will require paving. A driveway built onto Avenue F will require an application and permit.

Please also note that a demolition permit is needed and service connections must be abandoned at the main. A deposit for service disconnection and boulevard maintenance deposit must be left with Infrastructure Services.

b) Utility Services – Transit Services Branch

Saskatoon Transit Services has no easement requirements regarding the above referenced property.

At present, Saskatoon Transit's closest bus stop is located on the south side of 19<sup>th</sup> Street, just east of Avenue F South.

Bus service is at 30 minute intervals Monday to Saturday and at 60 minute intervals after 18:00 Monday to Friday, early Saturday mornings, Sundays, and statutory holidays.



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

---

222 - 3rd Avenue North  
Saskatoon, SK S7K 0J5

ph 306•975•3240  
fx 306•975•2784

November 28, 2012

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing  
Proposed Rezoning – 414 Avenue F South  
R2 District to RM3 District by Agreement  
Applicant: Juniper Housing Corporation  
(File No. CK. 4351-012-017)**

The Municipal Planning Commission, at its meeting held on November 27, 2012, considered the report of the General Manager, Community Services Department, dated November 13, 2012, with respect to an application submitted by Juniper Housing Corporation to rezone 414 Avenue F South from an R2 District to an RM3 District, subject to a zoning agreement. As noted in the report, this application will accommodate additional parking for the existing multiple-unit dwelling on the adjacent site at 408 Avenue F South.

The Commission has reviewed the report with the Administration. It was clarified that the parking will be for the two-unit dwelling on the site, as well as the existing multiple-unit dwelling at 408 Avenue F South.

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

“that the application submitted by Juniper Housing Corporation requesting to amend the Rezoning Agreement contained in Zoning Bylaw No. 8569 to include the property at 414 Avenue F South, as noted in the November 13, 2012, report of the General Manager, Community Services Department, be approved.”

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

Yours truly,

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

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

DK:sj  
Attachment



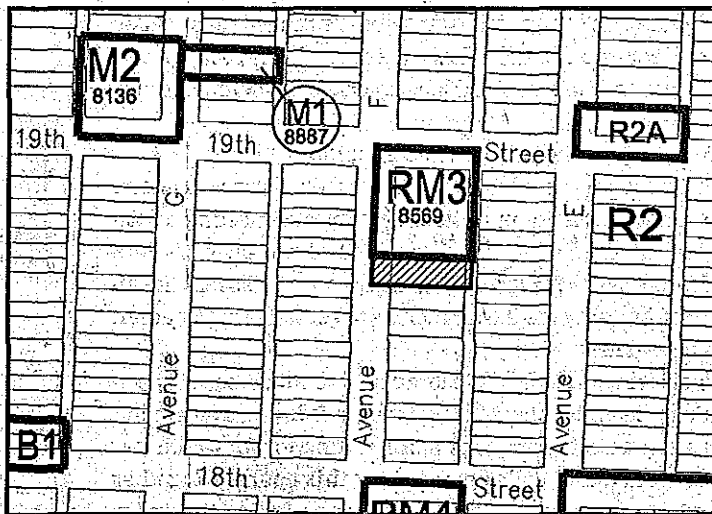
**ZONING NOTICE**

**RIVERSDALE NEIGHBOURHOOD  
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9068**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). By way of Bylaw No. 9068, the Zoning Amendment Bylaw 2012 (No. 23), the property in the Riversdale Neighbourhood, as shown in the map below will be rezoned from R2 - One and Two - Unit Residential District to a RM3 - Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement

**LEGAL DESCRIPTION** – Lots 27-28, Block 28, Plan No. E5618

**CIVIC ADDRESS** – 414 Avenue F South



**PROPOSED REZONING**  
From R2 to RM3

File No. RZ16-2012

**REASON FOR THE AMENDMENT** – The proposed rezoning would include this property within an existing Zoning Agreement (Bylaw No.8569) that facilitated the construction of the adjacent multiple-unit dwelling. The intent is to accommodate the construction of a parking station with eleven parking spaces to serve the adjacent multiple-unit dwelling. The existing two - unit dwelling will also remain on site. An existing controlled access on 19th Street West will provide access to the parking station.

**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  
Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, December 10th, 2012 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 10th, 2012 will be forwarded to City Council.

4a)

**PUBLIC NOTICE  
INTENT TO BORROW**

City Council will be considering a report and proposed Bylaw from the Administration at a Council meeting to be held on **Monday, December 10, 2012 at 6.00 p.m.**, Council Chambers, City Hall recommending:

That City Council authorize the borrowing of \$35.0 million to finance, in whole or in part, the following projects approved through previous capital budgets and capital plans:

- a) Project 1245 WWT Grit and Screen Facility;
- b) Project 1236 UV Disinfection System;
- c) Project 1208 New Water Intake;
- d) Project 1227 WWT Sludge Recovery  
-- Maintenance Facility;
- e) Project 2211 Electrical Redundancy\Standby Generator;
- f) Project 1523 Trunk Radio System\  
Infrastructure; and
- g) Project 0993 Circle Drive South River Crossing  
(Land purchase)

*The Cities Act* and The Public Notice Policy Bylaw, 2003, No. 8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan.

For more information, contact the City Clerk's Office:  
975-3240

## BYLAW NO. 9075

4b)

*A bylaw of The City of Saskatoon to raise by way of loan on debentures the sum of Thirty Five Million (\$35,000,000.00) Dollars to pay a portion of the cost of various water and wastewater projects and transportation projects in the City of Saskatoon*

Whereas *The Cities Act*, S.S. 2002, c. C-11.1 (the "Act") provides that a city may borrow money or incur debt for the purpose of financing capital property;

And whereas the Council of The City of Saskatoon (the "City") has approved through previous capital budgets and capital plans the construction of the following capital projects:

<b>Project No.</b>	<b>Name</b>	<b>Purpose</b>
P1245	WWT Grit and Screen Facility	Expansion of the existing grit and screen facility at the Wastewater Treatment Plant to address process capacity requirements
P1236	WWT – UV Disinfection System	Design and construction of ultra-violet disinfection system to replace existing chlorination system at Wastewater Treatment Plant
P1208	WTP – New Intake Facility	Design and construction of a new upstream intake and eastside pumphouse facility, and new supply main from the new pumphouse to the existing westside supply main
P1227	WWT Sludge Recovery – Maintenance Facility	Various facility upgrades at the remote sludge disposal site, including upgrades to accommodate struvite removal
P2211	WWT – Electrical Redundancy/ Standby Generator	Design and construction of a back up power supply system and added redundancy to eliminate the risk of a single point of failure

P1523	IS - Trunk Radio System/ Infrastructure	Design and construction of infrastructure components and equipment for the City's trunked radio system
P0993	IS -- Circle Drive South River Crossing (Land Purchase)	Land acquisition costs for the construction of the southwest quadrant of Circle Drive, including the south river crossing

(collectively, the "Projects");

And whereas the City proposes, pursuant to this Bylaw, to borrow the sum of \$35,000,000.00 to pay for a portion of the cost of the Projects;

And whereas the Saskatchewan Municipal Board has established and authorized a debt limit of \$414,000,000.00 for the City to have outstanding at any time (the "Debt Limit");

And whereas the outstanding long-term debt of the City, including the borrowing authorized by this Bylaw, as at December 10, 2012, totals \$197,024,511.66, no part of which either as to principal or interest is in arrears;

And whereas the debt to be created pursuant to this Bylaw, together with the current outstanding long-term debt of the City, does not in the aggregate exceed the Debt Limit;

Now therefore, in accordance with sections 134 and 139 of the *Act*, the Council of the City enacts as follows:

### Definitions

1. In this Bylaw and the preamble hereto:

- (a) "**Act**" means *The Cities Act*, S.S. 2002, c. C-11.01;
- (b) "**CDS**" means CDS Clearing and Depository Services Inc.;
- (c) "**City**" means The City of Saskatoon;
- (d) "**Debenture**" or "**Debentures**" means the debentures authorized to be created and issued pursuant to this Bylaw;

- (e) **"Definitive Debenture"** means a Debenture in fully registered form in an amount specified on the face of the Debenture;
- (f) **"Global Debenture"** means the Debenture issued in fully registered global form in the name of CDS & Co., being the nominee of CDS;
- (g) **"Participants"** means the persons who purchase a beneficial interest in the Global Debenture.

### **Authorization to Issue**

- 2. (1) There shall be raised and borrowed by way of unsecured debenture loan based upon the credit and security of the City at large the sum of Thirty-Five Million (\$35,000,000.00) Dollars to pay a portion of the cost to construct the Projects.
- (2) The Debentures to be issued as above mentioned:
  - (a) shall mature and be payable in instalments, in the amounts set forth in Schedule "A", on the 18th day of December in each year from 2013 to 2022, inclusive, and shall bear interest at the rates provided in section 5;
  - (b) will not be redeemable prior to maturity; and
  - (c) shall initially be represented by the Global Debenture.

### **Issuance**

- 3. (1) The Mayor, the General Manager (Corporate Services Department) and the Treasurer of the City, or any or either of them, as may be required, are authorized to:
  - (a) cause any number of Debentures, initially represented by the Global Debenture, to be issued in such principal amounts as may be required from time to time, but not less than One Thousand (\$1,000.00) Dollars and not at any time exceeding in the aggregate the sum of Thirty-Five Million Dollars (\$35,000,000.00);
  - (b) cause the Debentures to be sold at such price or prices as they may determine; and
  - (c) enter into all necessary agreements with fiscal agents and with CDS, and generally to do all things and to execute all documents

and other papers in the name of the City, in order to carry out the creation, issuance and sale of the Debentures as provided in this Bylaw.

- (2) The Treasurer is authorized to affix the City's seal to all documents and papers required by subsection 3(1)(c).

#### **Form of Debentures**

4. (1) The Debentures shall be sealed with the City's seal, and signed by the Mayor and the Treasurer.
- (2) Except for the Treasurer's signature certifying the registration of the Debentures in the Securities Register of the City, the signatures in subsection 4(1) may be reproduced by lithographing or printing or any other method of mechanical reproduction.
- (3) The Debentures shall initially be issued in fully registered global form (represented by the Global Debenture) in the name of the nominee of CDS, being CDS & CO., and CDS & CO. shall be noted in the Securities Register of the City as being the registered holder thereof.

#### **Payment of Principal and Interest**

5. (1) The Debentures shall be dated the 18th day of December, 2012, and shall be expressed as payable, both as to principal and interest, in Canadian dollars.
- (2) The Debentures maturing each year (and in the case of the Global Debenture, the annual amount of principal payable thereunder) shall bear interest from the date of the Debenture, at the following rates:
  - (a) debentures maturing or having principal payable in the year 2013 shall bear interest at the rate of One and Forty One Hundredths percent (1.40%) per annum;
  - (b) debentures maturing or having principal payable in the year 2014 shall bear interest at the rate of One and Fifty-Five One Hundredths percent (1.55%) per annum;
  - (c) debentures maturing or having principal payable in the year 2015 shall bear interest at the rate of One and Seventy-Five One Hundredths percent (1.75%) per annum;

- (d) debentures maturing or having principal payable in the year 2016 shall bear interest at the rate of Two percent (2.00%) per annum;
  - (e) debentures maturing or having principal payable in the year 2017 shall bear interest at the rate of Two and Twenty One Hundredths percent (2.20%) per annum;
  - (f) debentures maturing or having principal payable in the year 2018 shall bear interest at the rate of Two and Forty-Five One Hundredths percent (2.45%) per annum;
  - (g) debentures maturing or having principal payable in the year 2019 shall bear interest at the rate of Two and Sixty-Five One Hundredths percent (2.65%) per annum;
  - (h) debentures maturing or having principal payable in the year 2020 shall bear interest at the rate of Two and Eighty One Hundredths percent (2.80%) per annum;
  - (i) debentures maturing or having principal payable in the year 2021 shall bear interest at the rate of Three percent (3.00%) per annum;
  - (j) debentures maturing or having principal payable in the year 2022 shall bear interest at the rate of Three and Fifteen One Hundredths percent (3.15%) per annum.
- (3) The annual amount of principal payable in respect of the Debentures shall be paid on the 18th day of December in each of the years 2013 to 2022, inclusive, as shown in Schedule "A".
- (4) Interest on the Debentures shall be payable semi-annually on the 18th day of June and the 18th day of December in each year of the term of the Debentures commencing on the 18th day of June, 2013, as shown in Schedule "A", and in each case, to the date of maturity of the respective Debentures and shall be payable both before and after any default.
- (5) Payments of principal and interest in respect of the Global Debenture shall be made by cheque sent through the post to the registered address of the registered holder of the Global Debenture as disclosed in the Securities Register of the City, or if authorized in writing, by electronic transfer.
- (6) The total annual payment set out in the sixth column of Schedule "A" required to pay the principal and interest on the Debentures as and when they become due, shall be levied and raised in the years 2013 to 2022, inclusive, by a special rate sufficient therefor, over and above all other

rates, upon all the rateable property of the City at the same time and in the same manner as other rates.

### **Termination of Book Entry Only Issue**

6. (1) In the event that CDS is unable to continue to hold the Debentures in book entry only form, or if CDS ceases to be a recognized clearing agency under applicable securities legislation and a successor is not appointed by the City, or if the City desires to replace the Global Debenture with Debentures in definitive form, the City shall:
  - (a) prepare Debentures in definitive form;
  - (b) obtain the Global Debenture from CDS;
  - (c) amend the Securities Register to show that CDS & CO. holdings are nil; and
  - (d) issue or cause to be issued, as hereinafter provided, Definitive Debentures in an aggregate principal amount equal to the then outstanding principal amount of the Global Debenture.
- (2) The Definitive Debentures issued in exchange for the Global Debenture shall be registered in the Securities Register of the City in the names of the Participants in accordance with their proportional interest in the Global Debenture as recorded in the book entries maintained by CDS as at the date of issuance of the Definitive Debentures.
- (3) The City shall deliver the Definitive Debentures described in subsection 6(2) to the Participants.
- (4) Payments made with respect to the Definitive Debentures shall be made to the registered holders in accordance with the terms of the Definitive Debentures.

### **Exchange of Global Debenture**

7. (1) In the circumstances provided in section 6, and upon surrender of the Global Debenture to the Treasurer, the Global Debenture shall be exchangeable for Definitive Debentures in denominations of One Thousand (\$1,000.00) Dollars and multiples thereof, provided that there is at least one Definitive Debenture which matures in each of the remaining years of the currency of the Global Debenture.



- (2) The Definitive Debentures described in subsection 7(1) shall, in the aggregate, as compared to the Global Debenture:
  - (a) have the same principal amount as the principal outstanding balance, as at the date of exchange;
  - (b) bear the same interest rates and interest payment dates;
  - (c) have maturity dates corresponding with the principal payment dates of the Global Debenture;
  - (d) bear all unmatured interest obligations; and
  - (e) be substantially the same in every respect, other than as to form.
- (3) In issuing Definitive Debentures, no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture.
- (4) Every Definitive Debenture to be issued under this Bylaw shall contain a provision in the following words:

"This debenture may only be transferred upon presentation for such purpose accompanied by a written instrument of transfer in a form approved by the Treasurer of the City, executed by the registered holder hereof."
- (5) The Definitive Debentures shall be payable as to principal in Canadian dollars upon presentation and surrender thereof at any branch of the Bank of Montreal situate in Canada at holder's option, and the semi-annual interest payments shall be made by cheque sent through the post to the registered address of the registered holder of each such Débenture as disclosed in the Securities Register of the City, or if authorized in writing, by electronic transfer.

### **Nature of Obligation**

8. The Debentures to be issued under this Bylaw shall be direct unsecured obligations of the City, ranking concurrently and proportionately, except as to sinking funds, with all other general unsecured obligations of the City, without preference one above the other by reason of priority of date of issue, currency of payment or otherwise.

### **Exchange of Definitive Debentures**

9. (1) The registered holder of any Definitive Debenture issued pursuant to this Bylaw may exchange such Definitive Debenture for other fully registered Definitive Debentures at any time prior to maturity.
- (2) Applications for exchange of Definitive Debentures as provided in subsection 9(1) shall be accompanied by a written instrument to that effect in a form approved by the Treasurer, which form shall be executed by the registered holder of the Definitive Debenture or by the holder's authorized attorney.
- (3) Definitive Debentures issued in substitution for any Definitive Debenture surrendered shall, with respect to the Definitive Debenture surrendered:
  - (a) bear the same interest rate;
  - (b) bear the same maturity date;
  - (c) bear all unmatured interest obligations; and
  - (d) be the same in every respect except denomination.
- (4) Definitive Debentures will be issued only in denominations of One Thousand (\$1,000.00) Dollars or authorized multiples thereof.
- (5) Exchanges of Definitive Debentures will be permitted provided that the sum of the face value of the Definitive Debentures being surrendered equals the sum of the face value of the replacement Definitive Debentures requested.
- (6) No charge shall be made by the City for exchanges of Definitive Debentures.

### **Transfer of Definitive Debentures**

10. (1) The Definitive Debentures shall be transferable only on presentation for such purpose accompanied by a written instrument of transfer in a form approved by the Treasurer, which instrument shall be executed by the registered holder of the Definitive Debenture or by the holder's authorized attorney.
- (2) Upon receipt of a Definitive Debenture accompanied by a transfer purporting to be signed by the registered holder, and which signature is guaranteed by:

- (a) a bank or credit union;
- (b) a member of the Investment Dealer's Association of Canada;
- (c) a notary public; or,
- (d) any other guarantor approved by the Saskatchewan Municipal Board;

the Treasurer shall register the transfer in accordance with the transfer request.

- (3) Once a transfer has been requested and registered in accordance with this section, neither the City, nor the Treasurer, shall incur any liability to the true owner for any loss caused by the transfer if the transfer was not signed by the owner.
- (4) The Treasurer shall not be required to make any transfer, registration or exchange of any Definitive Debentures for a period of thirty (30) days preceding an interest payment date.
- (5) No charge shall be made by the City for transfers of Definitive Debentures.

### **Replacement of Definitive Debentures**

11. A Definitive Debenture that is defaced, lost or destroyed may be replaced by the City upon the registered holder providing the Treasurer with:
- (a) a sworn affidavit attesting to the defacement, loss or destruction of the Debenture and describing the circumstances under which the Debenture was defaced, lost or destroyed;
  - (b) a bond of indemnity, lost document bond or similar instrument in a form acceptable to the Treasurer; and
  - (c) all costs of replacement of the Debenture, including printing costs.

Should any replaced lost Debenture be found, the registered holder shall immediately deliver such Debenture to the Treasurer; and, any defaced Debenture to be replaced shall be provided to the Treasurer.

**Securities Register**

- 12. (1) The Treasurer shall keep a Securities Register in which shall be entered:
  - (a) the names and addresses of the holders of the Debentures;
  - (b) the particulars of the Debentures held by the holders;
  - (c) the transfers of Definitive Debentures; and
  - (d) particulars of this Bylaw.
  
- (2) Every Debenture to be issued under this Bylaw shall have written, printed or stamped thereon a memorandum, completed and signed by the Treasurer, in the following form:

"Registered in the **Securities Register** as  
 No. \_\_\_\_\_ under Bylaw No. XX,  
 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Treasurer, The City of Saskatoon".

**Coming Into Force**

13. This Bylaw comes into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
 Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
 Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Mayor

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

## Schedule "A"

### Principal and Interest Payment Schedule

Year	Principal	Interest Rate (%)	June 18th Interest	December 18th Interest	Total Annual Payment
2013	\$3,206,000.00	1.40	\$407,990.00	\$407,990.00	\$4,021,980.00
2014	\$3,251,000.00	1.55	\$385,548.00	\$385,548.00	\$4,022,096.00
2015	\$3,301,000.00	1.75	\$360,352.75	\$360,352.75	\$4,021,705.50
2016	\$3,359,000.00	2.00	\$331,469.00	\$331,469.00	\$4,021,938.00
2017	\$3,426,000.00	2.20	\$297,879.00	\$297,879.00	\$4,021,758.00
2018	\$3,501,000.00	2.45	\$260,193.00	\$260,193.00	\$4,021,386.00
2019	\$3,587,000.00	2.65	\$217,305.75	\$217,305.75	\$4,021,611.50
2020	\$3,682,000.00	2.80	\$169,778.00	\$169,778.00	\$4,021,556.00
2021	\$3,787,000.00	3.00	\$118,230.00	\$118,230.00	\$4,023,460.00
2022	\$3,900,000.00	3.15	\$61,425.00	\$61,425.00	\$4,022,850.00
<b>Total</b>	<b>\$35,000,000.00</b>		<b>\$2,610,170.50</b>	<b>\$2,610,170.50</b>	<b>\$40,220,341.00</b>

## **PUBLIC NOTICE INTENT TO BORROW**

City Council will be considering a report and proposed Bylaw from the Administration at a Council meeting to be held on **Monday, December 10, 2012 at 6.00 p.m., Council Chambers, City Hall** recommending:

That City Council authorize the borrowing of \$35.0 million to finance, in whole or in part, the following projects approved through previous capital budgets and capital plans:

- a) Project 1245 WWT Grit and Screen Facility;
- b) Project 1236 UV Disinfection System;
- c) Project 1208 New Water Intake;
- d) Project 1227 WWT Sludge Recovery  
– Maintenance Facility;
- e) Project 2211 Electrical Redundancy\Standby  
Generator;
- f) Project 1523 Trunk Radio System\  
Infrastructure; and
- g) Project 0993 Circle Drive South River Crossing  
(Land purchase)

*The Cities Act* and The Public Notice Policy Bylaw, 2003, No. 8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan.

For more information, contact the City Clerk's Office:  
975-3240

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 Charlie Clark  
Ms. Carole Beitel  
Mr. Laurier Langlois  
Mr. Aditya Garg  
Mr. Al Douma  
Mr. Stan Laba  
Ms. Debbie Marcoux  
Ms. Kathy Weber  
Mr. James Yachyshen  
Ms. Janice Braden  
Mr. Andy Yuen

- 1. Proposed Rezoning from R1A to RMTN and RM3  
Arscott Crescent; Evergreen Boulevard; Johns Road;  
Maningas Bend; Manek Road and Rajput Way  
Evergreen Neighbourhood  
Applicant: City of Saskatoon, Land Branch  
(File No. CK. 4351-012-016)**

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**RECOMMENDATION:**      1)      that City Council approve the advertising respecting the proposal to rezone the properties outlined in the November 13, 2012 report of the General Manager, Community Services Department;

- 2) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
- 4) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the Proposed Amendment Map (Attachment 2 to the November 13, 2012, report of the General Manager, Community Services Department, Parcels AA, BB, CC, DD, S, T, U, W, X, and Z) from R1A – One-Unit Residential District to RMTN - Townhouse Residential District, and RM3 – Medium Density Multiple-Unit Dwelling District, be approved.

Attached is a report of the General Manager, Community Services Department, dated November 13, 2012, regarding an application from the City of Saskatoon, Land Branch to rezone a number of properties located in the east central region of the Evergreen Neighbourhood from R1A – One-Unit Residential District to RMTN – Townhouse Residential Development District, and RM3 – Medium Density Multiple-Unit Dwelling District.

Your Commission has reviewed the above report with the Administration and supports the above recommendations.

Respectfully submitted,

---

Mr. Kurt Soucy, Chair



**TO: Secretary, Municipal Planning Commission**  
**FROM: General Manager, Community Services Department**  
**DATE: November 13, 2012**  
**SUBJECT: Proposed Rezoning from R1A to RMTN and RM3 - Arscott Crescent; Evergreen Boulevard; Johns Road; Maningas Bend; Manek Road; and Rajput Way – Evergreen Neighbourhood**  
**FILE NO.: CK. 4351-012-016 and PL. 4350 – Z20/12**

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

- 1) that City Council approve the advertising respecting the proposal to rezone the properties outlined in this report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
- 4) that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the attached Proposed Amendment Map (see Attachment 2 - Parcels AA, BB, CC, DD, S, T, U, W, X, and Z) from R1A – One-Unit Residential District to RMTN – Townhouse Residential District, and RM3 – Medium Density Multiple-Unit Dwelling District, be approved.

**TOPIC AND PURPOSE**

The purpose of this report is to consider the application from the City of Saskatoon, Land Branch to rezone a number of properties located in the east central region of the Evergreen neighbourhood from R1A – One-Unit Residential District to RMTN – Townhouse Residential Development District, and RM3 – Medium Density Multiple-Unit Dwelling District (see Attachment 3).

**REPORT HIGHLIGHTS**

1. This application is consistent with the approved Evergreen Neighbourhood Concept Plan (Concept Plan).
2. The proposal will accommodate a variety of housing options in the neighbourhood.

## **STRATEGIC GOAL**

This report supports the long-term strategy to encourage a mix of housing types across the city under the Strategic Goal of Quality of Life.

## **BACKGROUND**

During its June 1, 2009 meeting, City Council approved the Evergreen Neighbourhood Concept Plan. This Concept Plan accommodates a wide range of housing options, as well as neighbourhood commercial services to serve the area.

## **REPORT**

### **Consistency with the Neighbourhood Concept Plan**

This proposed amendment will accommodate townhouse and medium density multiple-unit dwellings, providing for a variety of housing options in the Evergreen neighbourhood, which is consistent with the Concept Plan.

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

This area is identified as “Residential” on the Official Community Plan (OCP) – Land Use Map. This application is consistent with that designation.

### **Comments from Other Branches**

No concerns in relation to this proposal were raised. Please refer to Attachment 4 – Comments from Other Branches, for the complete comments.

## **OPTIONS TO THE RECOMMENDATION**

City Council could deny this rezoning application. This would necessitate an amendment to the Concept Plan.

## **POLICY IMPLICATIONS**

There are no policy implications related to this application.

## **FINANCIAL IMPLICATIONS**

There are no financial implications related to this application.

## **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public Notices were mailed to 67 property owners within a 150 metre radius of the subject sites. As this is a new neighbourhood, most of the 140 properties within the 150 metre radius are owned by private home builders and developers, and are currently under development. No concerns have been received to date.

## **COMMUNICATION PLAN**

As this proposal is consistent with the Concept Plan, no further communications with the surrounding property owners are expected or planned, if advertising is approved.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

## **PRIVACY IMPACT**

This application does not have any privacy implications.

## **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

This application does not require a CPTED review, as a review was conducted prior to approval of the Concept Plan.

## **PUBLIC NOTICE**

If this application is approved for advertising by City Council, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Branch will notify the Community Consultant and the Ward Councillor of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing and notice boards will also be placed on the site.

## **ATTACHMENTS**

1. Fact Summary Sheet
2. Proposed Amendment Map
3. Location Plan
4. Comments from Other Branches

Written by: Daniel Gray, Planner

Reviewed by:                                     "Alan Wallace"                    
Alan Wallace, Manager  
Planning and Development Branch

Approved by:                                     "Randy Grauer"                    
Randy Grauer, General Manager  
Community Services Department  
Dated:                             "November 15, 2012"                  

Approved by:                                     "Marlys Bilanski"                    
Murray Totland, City Manager  
Dated:                             "November 19, 2012"

**FACT SUMMARY SHEET**

**A. Location Facts**

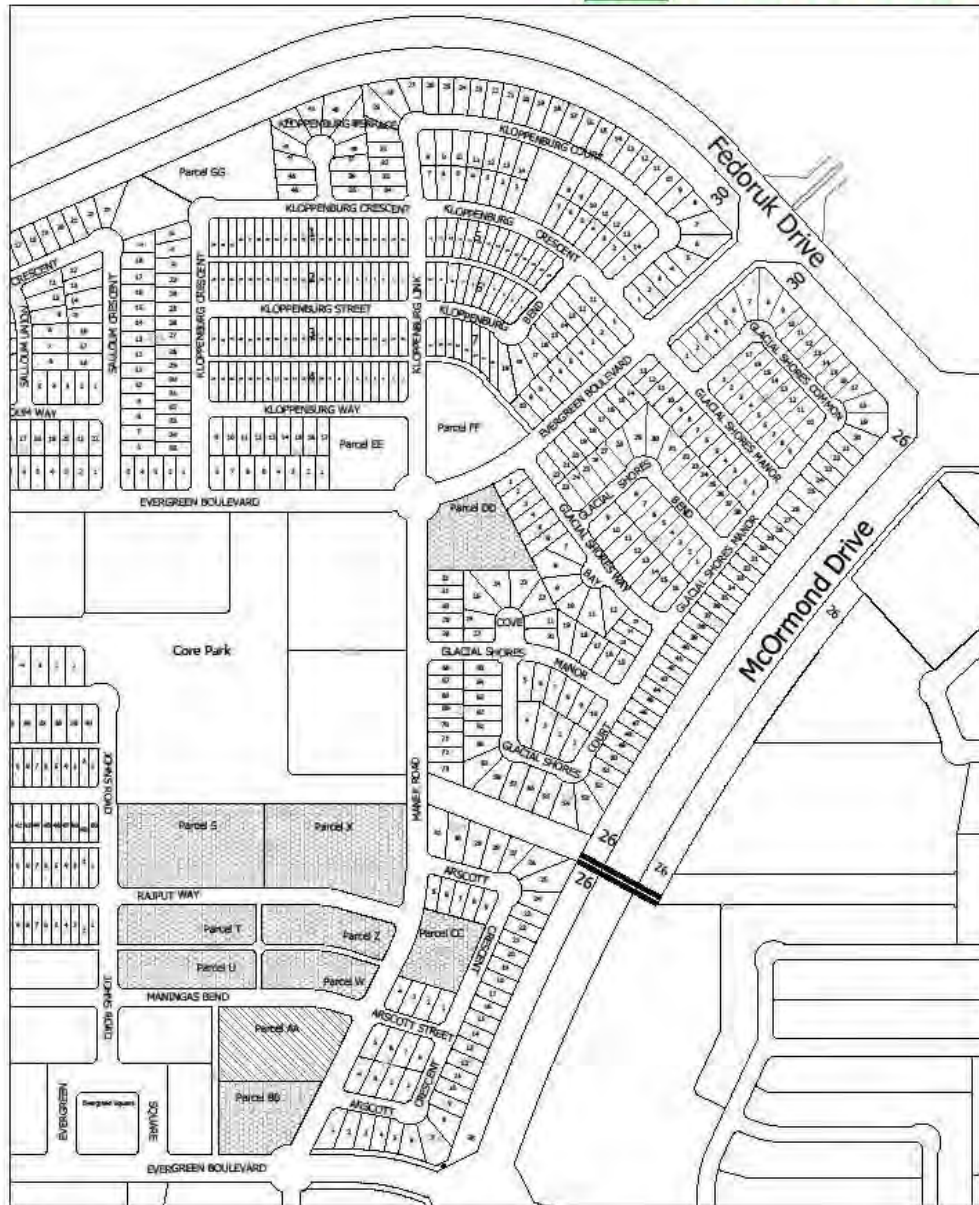
1. Municipal Address	Arcott Crescent; Evergreen Boulevard; Johns Road; Maningas Bend; Manek Road; and Rajput Way
2. Legal Description	Various
3. Neighbourhood	Evergreen
4. Ward	10

**B. Site Characteristics**


1. Existing Use of Property	Undeveloped
2. Proposed Use of Property	Townhouse and Medium Density Multiple-Unit Dwelling Residential
3. Adjacent Land Uses and Zoning	
North	R1A, R1B, RMTN
South	R1A, RMTN, RM3, B1B
East	R1A
West	R1A, R1B, RMTN, RM3
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	Evergreen Boulevard and Manek Road - Major Collector Remaining Streets - Local Streets

**C. Official Community Plan Policy**

1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R1A
4. Proposed Zoning District	RMTN and RM3



**Legend:**

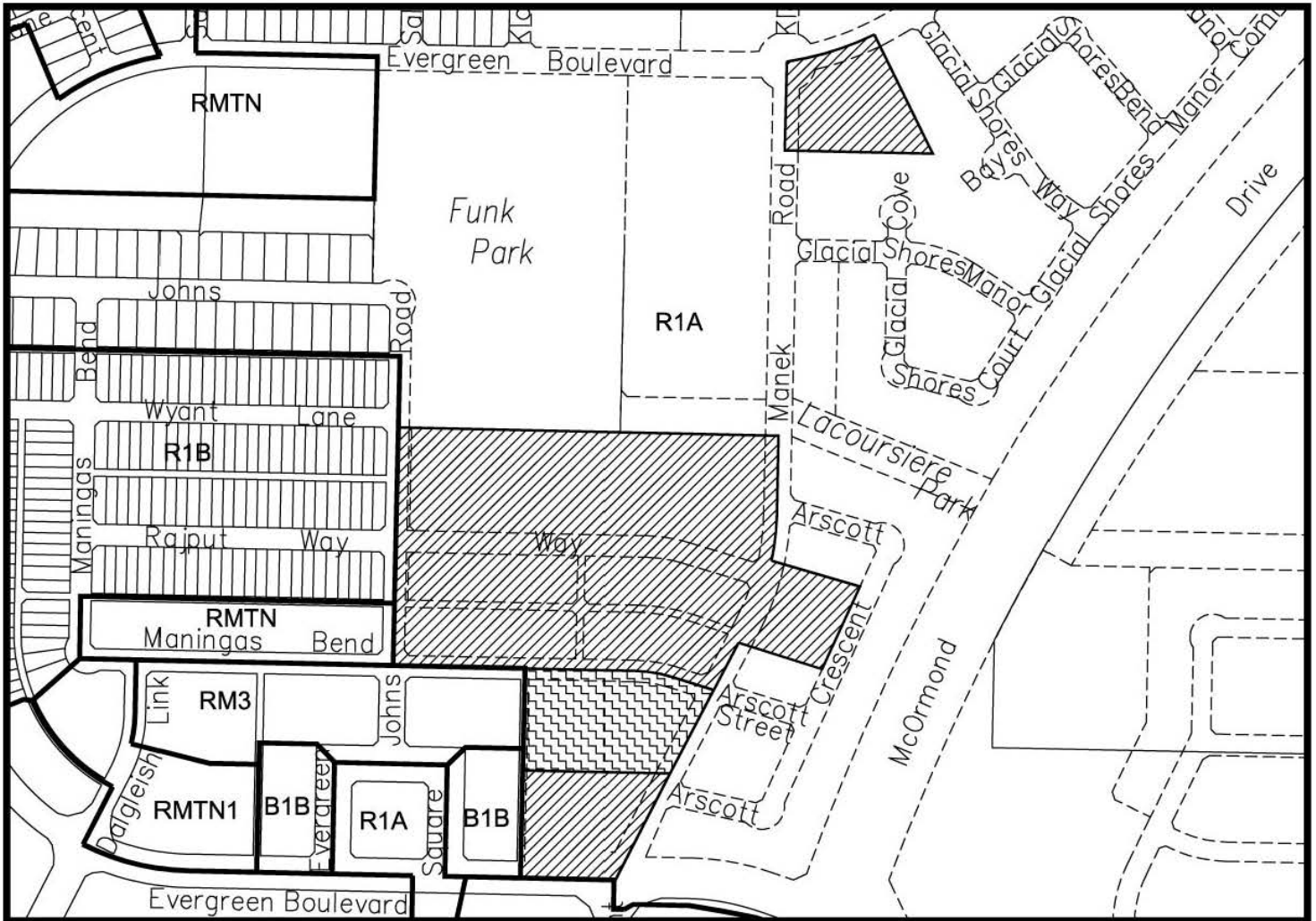
 RMTN

**Parcel DD** - Manek Road & Evergreen Boulevard:  
Part of NW 1/4 7-37-4-W3M & Part of Parcel A  
Registered Plan #78634536  
**Parcels S and T** - Rajput Way & Johns Road,  
**Parcel U** - Maningas Bend & Johns Road,  
**Parcels X and Z** - Rajput Way & Manek Road,  
**Parcel W** - Maningas Bend & Manek Road,  
**Parcel CC** - Manek Road & Arscott Crescent:  
Part of NW Part of NW 1/4 7-37-4-W3M & Part of SW  
1/4 7-37-4-W3M

**Parcel BB** - Evergreen Boulevard & Manek Road:  
Part of SW 1/4 7-37-4-W3M

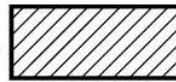
 RM3

**Parcel AA** - Maningas Bend & Manek  
Road:  
Part of NW 1/4 7-37-4-W3M & Part of SW 1/4  
7-37-4-W3M

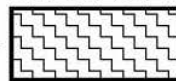


# PROPOSED REZONING

From R1A to RMTN



From R1A to RM3



City of  
Saskatoon

Planning & Development Branch

Comments from Other Branches:

a) Infrastructure Services Department

The proposed Zoning Bylaw amendment, as noted above, is acceptable to the Infrastructure Services Department.

b) Utility Services – Transit Services Branch

Saskatoon Transit Services has no easement requirements regarding the above referenced property.

At present, Saskatoon Transit has no service within 450 metres but has service in this development.



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 November 15, 2012 to November 28, 2012  
(For Information Only)  
(Files CK. 4000-5, PL. 4350 and PL. 4300)**

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

The following applications have been received and are being processed:

#### Rezoning

- Application No. Z23/12: 419 Slimmon Road  
Applicant: Elim Lodge Inc.  
Legal Description: Part of Lot 26, Block 433, Plan No. 101881571  
Current Zoning: RM4  
Proposed Zoning: RM5 by Agreement  
Neighbourhood: Lakewood Suburban Centre  
Date Received: November 19, 2012

#### Subdivision

- Application No. 97/12: 1602 Edward Avenue  
Applicant: GNF Surveys for Ecosmart Devs. Ltd.  
Legal Description: Lot 1, Block 8, Plan No. I196  
Current Zoning: R2  
Neighbourhood: North Park  
Date Received: November 15, 2012
- Application No. 98/12: Kensington Phase 1  
Applicant: Webster Surveys Ltd. for Dundee Realty Corp.  
Legal Description: Part of Parcel D, Plan No. 101709783  
Current Zoning: R1A  
Neighbourhood: Kensington  
Date Received: November 15, 2012

Subdivision

- Application No. 99/12: Kensington Phase 2  
Applicant: Webster Surveys Ltd. for Dundee Realty Corp.  
Legal Description: Part of SW 35-36-4 W3M  
Current Zoning: R1A  
Neighbourhood: Kensington  
Date Received: November 15, 2012
- Application No. 100/12: Bentley Court/Lane/Way and Stromberg Court/Crescent  
Applicant: Digital Planimetrics for City of Saskatoon  
Legal Description: Parts of SE, SW and NW 2-37-6 W3M  
Current Zoning: FUD/R1A  
Neighbourhood: Kensington  
Date Received: November 15, 2012
- Application No. 101/12: 207 McCallum Way  
Applicant: Webster Surveys for Vantage Devs. Corp.  
Legal Description: Parcel Z, Plan No. 101962010  
Current Zoning: RMTN  
Neighbourhood: Hampton Village  
Date Received: November 20, 2012
- Application No. 102/12: 3919 Arthur Rose Avenue  
Applicant: Webb Surveys for Tri-West Ventures  
Legal Description: Lot 3, Block 275, Plan No. 102031186  
Current Zoning: IH2  
Neighbourhood: Marquis Industrial  
Date Received: IH2
- Application No. 103/12: 450/452 Lenore Drive  
Applicant: Meridian Surveys for Neermala Kaavia  
Legal Description: Lot 17, Block 943, Plan No. 78S11222  
Current Zoning: R2  
Neighbourhood: Silverwood Heights  
Date Received: November 21, 2012

Subdivision

- Application No. 104/12: Bentley Manor  
Applicant: Webster Surveys for City of Saskatoon  
Legal Description: Parcel A, Plan No. 98SA07556 and  
Part of SE 2-36-5 W3M  
Current Zoning: R1A  
Neighbourhood: Kensington  
Date Received: November 22, 2012

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Plan of Proposed Rezoning No. Z23/12
2. Plan of Proposed Subdivision No. 97/12
3. Plan of Proposed Subdivision No. 98/12
4. Plan of Proposed Subdivision No. 99/12
5. Plan of Proposed Subdivision No. 100/12
6. Plan of Proposed Subdivision No. 101/12
7. Plan of Proposed Subdivision No. 102/12
8. Plan of Proposed Subdivision No. 103/12
9. Plan of Proposed Subdivision No. 104/12

**A2) Naming Report – Evergreen and Kensington Street Names  
(Files CK. 6310-1 and PL. 4001-5)**

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

**TOPIC AND PURPOSE**

The purpose of this report is to advise City Council that several names have been selected from the Names Master List and applied to roadways in the Evergreen and Kensington neighbourhoods.

## **REPORT HIGHLIGHTS**

1. The names "Akhtar," "Baltzan," "Boykowich," and "Marlatte" have been applied to roadways in the Evergreen neighbourhood.
2. The names "33<sup>rd</sup> Street" and "Forbes" have been applied to roadways in the Kensington neighbourhood.

## **STRATEGIC GOALS**

The Naming of Civic Property and Development Areas Policy No. C09-008 (Naming Policy) supports the City of Saskatoon's (City) Strategic Goals of Sustainable Growth, Moving Around, and Quality of Life. As the City continues to grow and improve by providing new streets, parks, and other facilities, it is necessary to name these amenities. The implementation of the Naming Policy allows this to occur in a way that celebrates heritage, nature, and the contributions of individuals, groups, and businesses in the city, province, and country.

## **BACKGROUND**

According to the Naming Policy, all requests for names from the Names Master List will be selected by His Worship the Mayor. All of the names on the Names Master List have been previously screened by the Naming Advisory Committee and meet City Council's guidelines for name selection. Name suffixes are circulated through the Administration for technical review.

## **REPORT**

The City's Land Branch requested that names from the Names Master List be applied to the subject roadways in the Evergreen neighbourhood (see Attachment 1). His Worship the Mayor has selected and applied the following names:

1. Akhtar Bend – Mr. Shakeel Akhtar has been a board member for Saskatoon Folkfest, and is currently a board member/treasurer for the Parkinson Society of Saskatchewan. Mr. Akhtar has been involved with various groups, councils, and committees, including the City's Cultural Diversity and Race Relations Committee for 11 years. Mr. Akhtar was the recipient of the Saskatchewan Volunteer Medal (2005), Centennial Medal (2006), and the Volunteer Recognition Award from the City (2001 and 2011).

2. Baltzan Boulevard, Cove, Terrace, and Bay – Dr. David Baltzan and his sons Drs. Marc, Donald, and Richard Baltzan have practiced medicine in Saskatoon since the 1920's. Dr. David Baltzan introduced a kidney transplant program in Saskatoon and sons Marc and Richard introduced a dialysis program. They were former owners of the Bessborough Hotel.
3. Boykowich Bend, Crescent, Link, and Street – Dr. Michael Boykowich was the first dentist of Ukrainian decent in Saskatchewan, President of the Mohyla Institute, and was prominent in a number of other fields.
4. Marlatte Crescent, Lane, and Street – Mr. Clarence Marlatte spent four years in the Royal Canadian Naval Volunteer Reserve. He was a Stoker Petty Officer on three ships during the Second World War, working mostly in the bottom of ships where falling asbestos from pipes was not uncommon. Because of the form of cancer Mr. Marlatte had, it is believed it was attributable to his time working on ships. As a result of his Naval Reserve service, Mr. Marlatte was posthumously awarded the Memorial Cross. Mr. Marlatte worked as a fire fighter for 33 years and received an award for exemplary service; he also was a nominee for the Saskatoon Citizen of the Year Award.

The City's Land Branch also requested that names be applied to the subject roadways in the Kensington neighbourhood (see Attachment 2). His Worship the Mayor has selected and assigned the following names:

- a) 33<sup>rd</sup> Street – (as requested by the Land Branch) As a result of the development of Kensington, the current 33<sup>rd</sup> Street West will be realigned. The new roadway is a continuation of 33<sup>rd</sup> Street West and will keep the same name. Signs and civic addresses will be used to ensure that properties on both the existing and new portions of 33<sup>rd</sup> Street West are easy to find. This approach is consistent with the feedback provided by affected property owners.
- b) Forbes Link – Mr. James Forbes was Deputy Police Chief and served for 45 years. Mr. Forbes was also a founder of the SPCA after retirement.

His Worship the Mayor notified the Naming Advisory Committee Administrator of the names selected. Notice of the selections of His Worship the Mayor was forwarded to the City's Land Branch. The individuals and/or families whose names have been assigned have also been notified.

### **OPTIONS TO THE RECOMMENDATION**

There are no options.

### **FINANCIAL IMPLICATIONS**

There are no financial implications at this time.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PUBLIC NOTICE**

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

### **ATTACHMENTS**

1. Evergreen Proposed Street Names
2. Kensington Neighbourhood – Request for Street Name Selection

## **Section E – INFRASTRUCTURE SERVICES**

### **E1) Proposed Lease of City Boulevard 1304 Avenue D North (File No. CK. 4070-2)**

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- RECOMMENDATION:**
- 1) that the City of Saskatoon enter into a Boulevard Lease Agreement with 101099189 Sask. LTD., to lease 69.36 square metres (746.61 square feet) of the boulevard located at 1304 Avenue D North; and
  - 2) that the City Solicitor prepare a bylaw and lease agreement for the proposed Boulevard Lease at 1304 Avenue D North.

### **TOPIC AND PURPOSE**

This report is to obtain approval to lease a portion of the boulevard located at 1304 Avenue D North.

### **REPORT HIGHLIGHTS**

1. An application has been received from Ivan Taledo of 101099189 Sask. LTD. to lease a portion of City-owned boulevard adjacent to 1304 Avenue D North to add a children's play area.
2. The Land Branch has advised that the market value of the land is \$18.50 per square foot.
3. Based on 7% of the market value, the lease would be \$966.85, plus G.S.T. per year.

### **STRATEGIC GOAL**

This report supports the City of Saskatoon Strategic Goal, Quality of Life.

### **REPORT**

The Infrastructure Services Department has received an application from Ivan Taledo of 101099189 Sask. LTD. to lease a portion of City-owned boulevard adjacent to 1304 Avenue D North, as shown on Plan 2400030007r001 (Attachment 1). Mr. Taledo is planning to expand his yard in order to add a children's play area. This area, which is 69.36 metres (746.61 square feet) is currently unused space located between the sidewalk and the adjacent property line, and is zoned R1A.

The Land Branch has advised that the market value of the land adjacent to 1304 Avenue D North is \$18.50 per square foot. Based on the practice of charging 7% of the

market value for boulevard leases, the cost will be \$966.85, plus G.S.T., per year. Infrastructure Services is in agreement with the lease for a term of five years, with a renewal option thereafter. A 30-day written notice is required to cancel the lease by either party. A new rate will be determined at the beginning of each renewal period.

The proposed lease, if approved by City Council, will be subject to the following conditions:

1. Fencing or curbing, straight faced or angled, will be installed to prevent vehicle access between the street and the leased area, 2.7 metres from the face of the curb, except at permitted driveways;
2. Access will only be from the adjacent property;
3. The leased area will be used for additional yard space;
4. No permanent structures will be allowed on the leased area;
5. Upon termination of the lease, the property will be returned to its pre-lease condition;
6. The cost to lease this City boulevard is determined using 7% of the current land value of \$18.50 per square foot, plus G.S.T., per year, for 69.36 square metres (746.61 square feet), which is \$966.85, plus G.S.T.;
7. The applicant will maintain general liability insurance in the amount of \$2,000,000, which will name the City of Saskatoon as an additional insured;
8. The initial term is for a period of five years and can be renewed. This lease can be terminated by either party within one month's written notice; and
9. Any Utility repairs on the boulevard will not be reimbursed to the lessee.

The applicant has agreed that these conditions are acceptable.

#### **OPTIONS TO THE RECOMMENDATION**

No other options were considered.

#### **POLICY IMPLICATIONS**

There are no policy implications.



### **FINANCIAL IMPLICATIONS**

The boulevard lease will generate revenue in the amount of \$966.85, plus G.S.T., per year. This revenue will be allocated to the Dedicated Roadway Reserve for the future purchase of land required for construction of roadways.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

City of Saskatoon internal agencies were consulted with respect to the proposed lease, with no concerns being expressed.

### **COMMUNICATIONS PLAN**

A communications plan is not required.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Plan 2400030007r001

**E2) Award of Contract  
Red Light Camera Enforcement System  
(Files CK. 5300-8 and IS. 6000-4)**

---

- RECOMMENDATION:**
- 1) that the proposal submitted by American Traffic Solutions, for the installation and maintenance of a new red light camera enforcement system at 33<sup>rd</sup> Street and Idylwyld Drive, replacement of the existing system at Avenue C and Circle Drive, and replacement of the other two systems, when their contracts expire in October 2013, be accepted; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the corporate seal.

**TOPIC AND PURPOSE**

This report is to obtain approval for the award of contract to install an automated red light enforcement system at the intersection of 33<sup>rd</sup> Street and Idylwyld Drive, and to replace three existing systems.

**REPORT HIGHLIGHTS**

1. Red light camera systems are leased from a vendor, who is responsible for maintenance and repairs over a five-year term.
2. A Request for Proposal was issued for the replacement of the existing system at Avenue C and Circle Drive, as well as the new system at 33<sup>rd</sup> Street and Idylwyld Drive, which closed on October 18, 2012, with two proposals being submitted.
3. After a comprehensive review, it was determined that the preferred proposal was from American Traffic Solutions.
4. If the City is willing to provide notice to proceed with upgrading the other two existing systems, which expire in October 2013, by March 2013, American Traffic Solutions will reduce their monthly cost by \$250 per approach, which is a savings of \$180,000 over the five-year term.
5. The proposal is an increase of \$700 per approach per month from the current charge at two of the existing locations, which is primarily due to inflation and the cost of new technologies.

## **STRATEGIC GOALS**

The award of the red light enforcement system contract supports the City of Saskatoon Strategic Goal, Moving Around, as it will optimize the flow of people and goods in and around the City.

## **BACKGROUND**

At its meeting held on July 18, 2012, City Council considered a report of the Planning and Operations Committee regarding the installation of a red light camera system at the intersection of Idylwyld Drive and 33<sup>rd</sup> Street, and the replacement of three existing locations when their respective contracts expire (Attachment 1). Council adopted the following recommendation:

- 1) that a red light camera enforcement system be installed at the intersection of 33<sup>rd</sup> Street and Idylwyld Drive; and
- 2) that the Administration proceed to a Request for Proposal for the installation of the new system at 33<sup>rd</sup> Street and Idylwyld Drive, as well as for the replacement of the three existing locations, when their respective contracts expire.

The red light camera systems are not owned by the City; rather they are leased from a vendor, who is responsible for all maintenance and repairs over a five-year term.

## **REPORT**

A Request for Proposal (RFP) was issued for the replacement of the red light camera enforcement system at Avenue C and Circle Drive and the installation of a new system at 33<sup>rd</sup> Street and Idylwyld Drive, which closed on October 18, 2012.

Two proposals were received:

- Redflex Traffic Systems; and
- American Traffic Solutions.

A comprehensive review was conducted, based on the following criteria:

- Price 25%;
- Project Understanding/Methodology 20%;
- Experience and References 15%;
- Equipment/System Technology 15%;
- Customer Support 10%;
- Local Presence for Maintenance 10%; and
- Project Schedule 5%.

Upon evaluation, it was determined that the preferred proposal was from American Traffic Solutions.

The proposal includes:

- A non-invasive sensor technology with an advanced detection and imaging technology system, including a web enabled violation processing system.
- Agreement for a five-year term.
- Minimal involvement of the City's Corporate Information Services (CIS) during the duration of the agreement.
- No additional cost for the services of utility locates. The cost of these services is included in the proposed pricing.
- An online citation video and image viewing by violators and City's authorized personnel.
- A charge of \$3,250 per approach per month for the hardware, plus \$1,300 to \$1,500 for citation preparation (depending on specific duties required) per approach, which also applies to any new intersection added during the duration of the agreement.

In addition, if the City is willing to provide notice to proceed with upgrading the other two existing systems by March 2013, American Traffic Solutions is willing to reduce their monthly cost by \$250 per month per approach for the existing systems. This is a savings of \$180,000 over the five-year term. The current contract for the two systems expires in October 2013, and will require upgrading at that time.

The proposal is an increase of \$700 per approach per month from the current charge for the cameras at two of the existing locations, which is primarily due to inflation and the cost of new technologies.

### **OPTIONS TO THE RECOMMENDATION**

No other options were considered.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

All costs associated with the red light camera enforcement systems are funded from the City's portion of ticket revenues, which is \$180 per ticket. Therefore, there is no financial implication. Any additional funds are deposited into the Traffic Safety Reserve to fund projects to improve the safety on the City's road network, which are estimated at \$500,000 on an annual basis.

The overall goal of the red light camera enforcement program is to reduce collisions and achieve zero infractions. If the infractions drop to a point where mill rate support is required for operations, the Administration will review the program with Council.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

Should the recommendations be approved, the Administration will work with the Communications Branch to develop an educational program, prior to the installation of the cameras at the intersection of Idylwyld Drive and 33<sup>rd</sup> Street. In addition, the City's website will be updated and public service announcements will be released.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Excerpt from the minutes of meeting of City Council held on July 18, 2012.

## **Section F – UTILITY SERVICES**

### **F1) Landfill Gas Project – Consulting Services Contract Extension Saskatoon Light & Power Capital Project #2305 Electrical Supply Options – Landfill Gas (Files CK. 2000-5 and US. 2000-10-7)**

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**RECOMMENDATION:** that the contract extension for engineering services submitted by Comcor Environmental Limited (Comcor) for an additional \$83,030.00 including applicable taxes, be approved.

### **TOPIC AND PURPOSE**

Your Administration is requesting that City Council approve the awarding of a contract extension for engineering services for the Landfill Gas Project. Since the total value of contract extensions is in excess of 25% of the original contract price, City Council approval is being requested as per Administrative Policy A02-027 – Corporate Purchasing Procedure.

### **REPORT HIGHLIGHTS**

1. Drilling of the well fields for the landfill gas collection system is progressing slower than anticipated.
2. A contract extension for Comcor Environmental Limited is required.

### **STRATEGIC GOALS**

The recommendation in this report supports the long-term strategy to increase revenue sources and reduce reliance on residential property taxes under the Strategic Goal of Asset and Financial Sustainability. It also supports the long-term strategy to create new sources of green energy where feasible under the Strategic Goal of Environmental Leadership.

### **BACKGROUND**

Saskatoon Light & Power has been working with the Environmental Services Branch since early 2008 to develop a Landfill Gas Collection System and Power Generation Facility. This project was identified as an action in the City's Energy and Greenhouse Gas Management Plan adopted by City Council in June 2009 to achieve a diverse and environmentally sustainable energy system using local renewable energy supplies. This project is part of the Green Energy Park, which currently has two active construction projects: the Landfill Gas Project and the Turboexpander Project.

On April 26, 2010, City Council approved the recommendation to accept the proposal submitted by Comcor Environmental Limited (Comcor) for the Supply of Engineering

Services for the Landfill Gas Collection System and Blower/Flare Station project. Their contract includes system design and engineering, construction supervision, and commissioning and start-up services.

Construction of the project began in April of this year, with installation of the landfill gas well field. This work requires drilling and installing wells in the landfill and installing underground piping connecting the wells to a blower/flare station. Comcor is responsible for overseeing this work on behalf of the City.

### **REPORT**

Construction activities on the well field development have been progressing slower than anticipated due to weather related delays. The original schedule anticipated completion of this phase of work by the end of August 2012. The anticipated completion date is now expected to be January of 2013.

Comcor is working on behalf of the City to conduct the quality assurance/quality control (QA/QC) work on this project and is supervising the work of the contractor. They are ensuring that all aspects of the contract drawings and technical specifications are being adhered to including proper health and safety protocols. The cost of their work is directly proportional to the duration of the work.

Since the construction delays are beyond the control of Comcor, it is recommended that their engineering services agreement be extended to account for the delays. Full-time construction supervision must be maintained while the underground piping is being completed.

### **OPTIONS TO THE RECOMMENDATION**

An option could be to discontinue the quality assurance/quality control portion of this project. This is not recommended. Comcor is uniquely qualified to conduct supervision for this type of specialized construction. There are many health and safety concerns when conducting construction within and adjacent to landfills.

### **POLICY IMPLICATIONS**

There are no known policy implications.



### **FINANCIAL IMPLICATIONS**

Adequate funding is available in SL&P's Capital Project #2305. The net cost to the City for Comcor's engineering services agreement is as follows:

Total Bid Price	\$ 353,000.00
Total Contract Extensions	213,530.50
Taxes	<u>56,653.05</u>
<b>Total Cost to the City</b>	<b>\$623,183.55</b>
GST Rebate (5%)	<u>28,326.53</u>
<b>Net Cost to the City</b>	<b><u>\$594,857.02</u></b>

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

SL&P hosted an open house on November 24, 2010 at Montgomery School. The open house provided participants with information, answered questions, addressed concerns, and gathered input on the Landfill Gas Project and the Turboexpander Project. Approximately 30 people attended the open house.

### **COMMUNICATION PLAN**

A number of communication activities have been completed over the last three years while developing this project. Information on the project, blog articles, a City Beat video, an animation of the technology, as well as Frequently Asked Questions articles have been developed and are available on the City's website.

A communication plan was developed in early 2012 working with Reach Communications, and covers all of the projects to be developed at Saskatoon's Green Energy Park.

### **ENVIRONMENTAL IMPLICATIONS**

The Landfill Gas Project will generate electricity by combusting the methane emitted from the landfill, producing electricity and converting the gas to carbon dioxide (CO<sub>2</sub>), which is 20 times less harmful for the environment than methane.

The recommendation has positive greenhouse gas emissions implications. The electricity generated will lead to GHG emissions reductions estimated at 45,000 tonnes CO<sub>2</sub>e, which is the equivalent of removing 9,000 cars from the road each year.

An Environmental Screening was completed for the project by the Environmental Assessment Branch of the Saskatchewan Ministry of Environment. The Ministry does not require any further assessment of environmental impacts for the project.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

Saskatoon Light & Power presented the design for its Landfill Gas Power Generation Facility to the Crime Prevention through Environmental Design (CPTED) Review Committee on April 5, 2012. The CPTED Review Committee completed its review on May 5, 2012.

**PUBLIC NOTICE**

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

Respectfully submitted,

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Randy Grauer, General Manager  
Community Services Department

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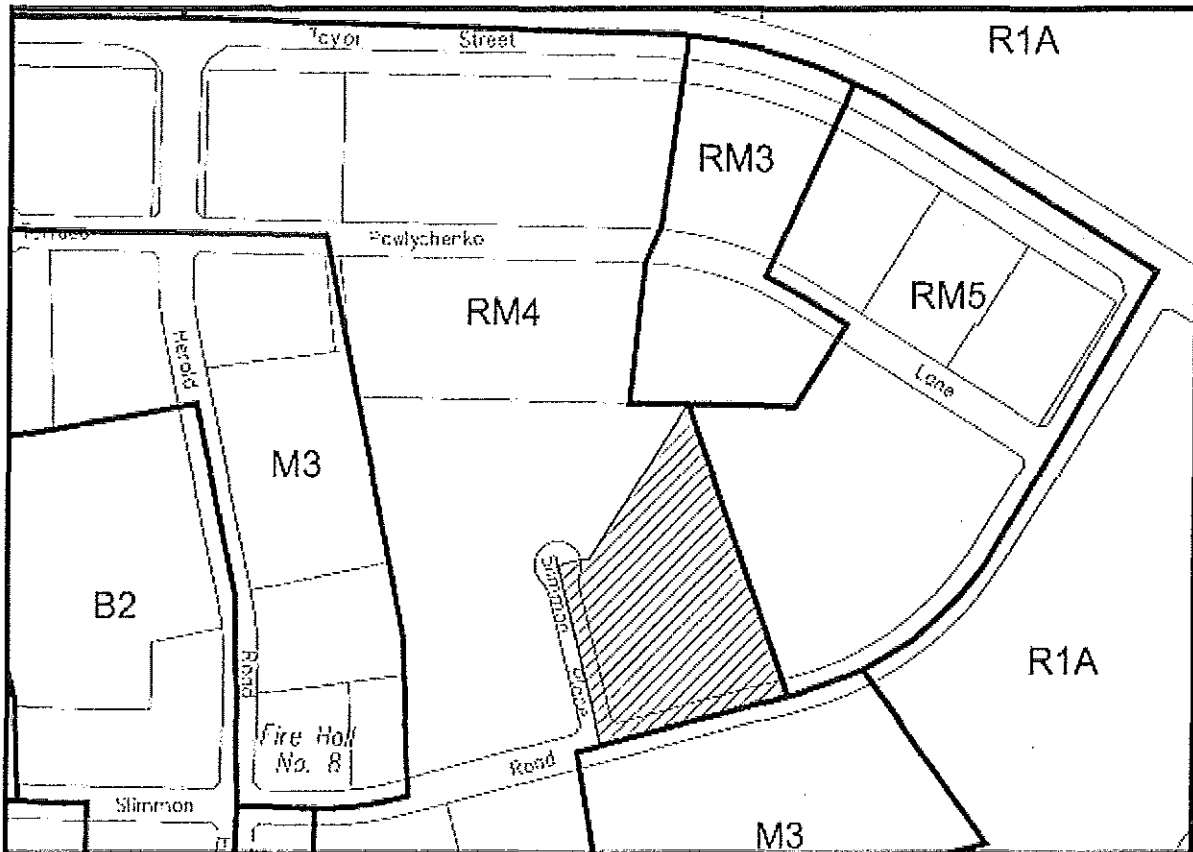
Mike Gutek, General Manager  
Infrastructure Services Department

---

Jeff Jorgenson, General Manager  
Utility Services Department

AI

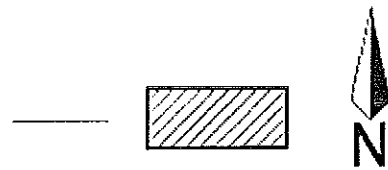
Proposed Rezoning No. Z23/12



PROPOSED REZONING

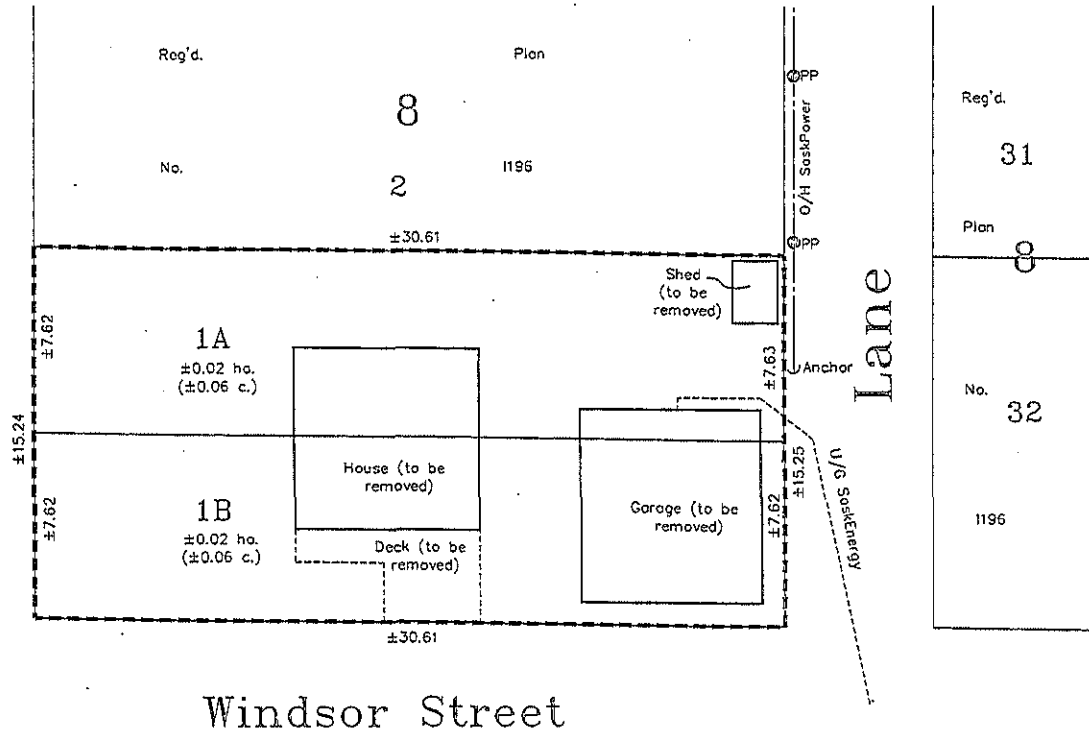
From RM4 to RM5 by Agreement

File No. RZ23-2012



City of  
Saskatoon  
Planning & Development Branch

1602 Edwards Avenue



Plan Showing Proposed  
Surface Subdivision

of All of  
Lot 1, Block 8  
Reg'd. Plan No. I196  
in  
S.W. 1/4 Sec. 3  
Twp. 37 Rge. 5 W. 3rd Mer.  
Saskatoon, Saskatchewan.

By: W.C. Soroski S.L.S.

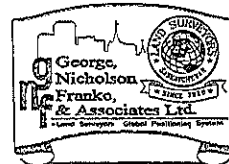
August / September 2012

Scale 1:200

- > Measurements are in metres and decimals thereof.
- > Area to be subdivided is outlined in a bold dashed line and contains ±0.04 ha. (±0.12 acres)
- > Date of preliminary survey July 24, 2012.
- > All Distances are approximated and may vary by ±5.0 m

*W.C. Soroski*  
Saskatchewan Land Surveyor

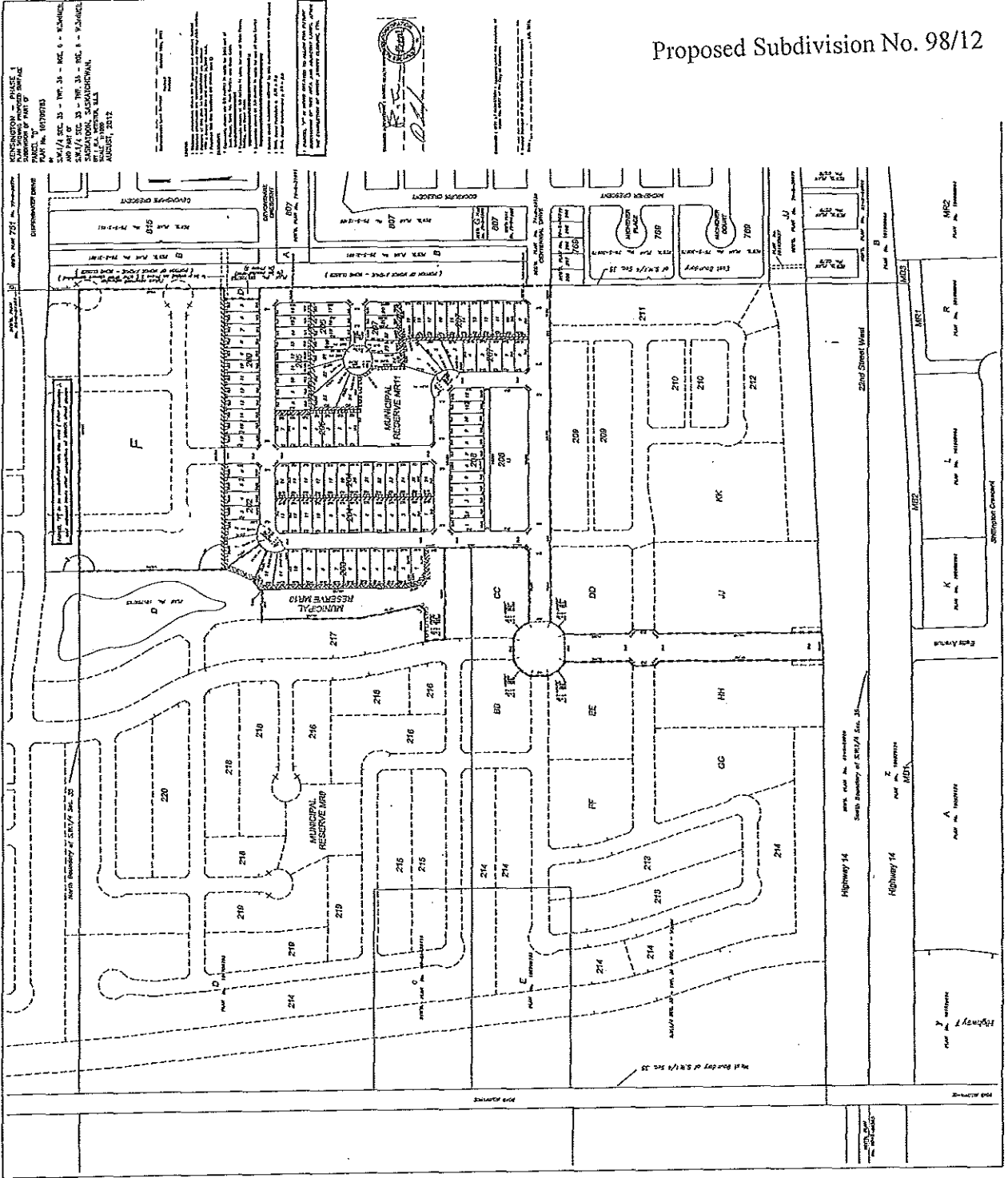
*[Signature]*  
Owner / Agent



REVISION DATE	BY		
September 18th, 2012		DRAWN BY: V.Matt	DATE: August
September 25th, 2012			
		CHECKED BY: W.C.S	DRAWING NO.: E
		JOB NO.: 1206-56	SHEET 1

Proposed Subdivision No. 97/12

Proposed Subdivision No. 98/12



MUNICIPAL RESERVE AREA - PART 1  
 PART 1 OF PART 1  
 PART 1, 10/1/2012  
 S1/4 SEC. 35 - TWP. 34 - RGE. 6 - R40Z  
 AND PART OF  
 S2/4 SEC. 35 - TWP. 34 - RGE. 6 - R40Z  
 CITY OF WINDSOR, ONTARIO  
 REGISTERED PLAN  
 AUGUST, 2012



1. The lots shown on this plan are intended to be divided into lots of the following areas:  
 2. The lots shown on this plan are intended to be divided into lots of the following areas:  
 3. The lots shown on this plan are intended to be divided into lots of the following areas:  
 4. The lots shown on this plan are intended to be divided into lots of the following areas:  
 5. The lots shown on this plan are intended to be divided into lots of the following areas:  
 6. The lots shown on this plan are intended to be divided into lots of the following areas:  
 7. The lots shown on this plan are intended to be divided into lots of the following areas:  
 8. The lots shown on this plan are intended to be divided into lots of the following areas:  
 9. The lots shown on this plan are intended to be divided into lots of the following areas:  
 10. The lots shown on this plan are intended to be divided into lots of the following areas:

FILE / APPLICATION - PLANNING/DEVELOPMENT

Highway 14 with east side easements

Highway 14 with west side easements

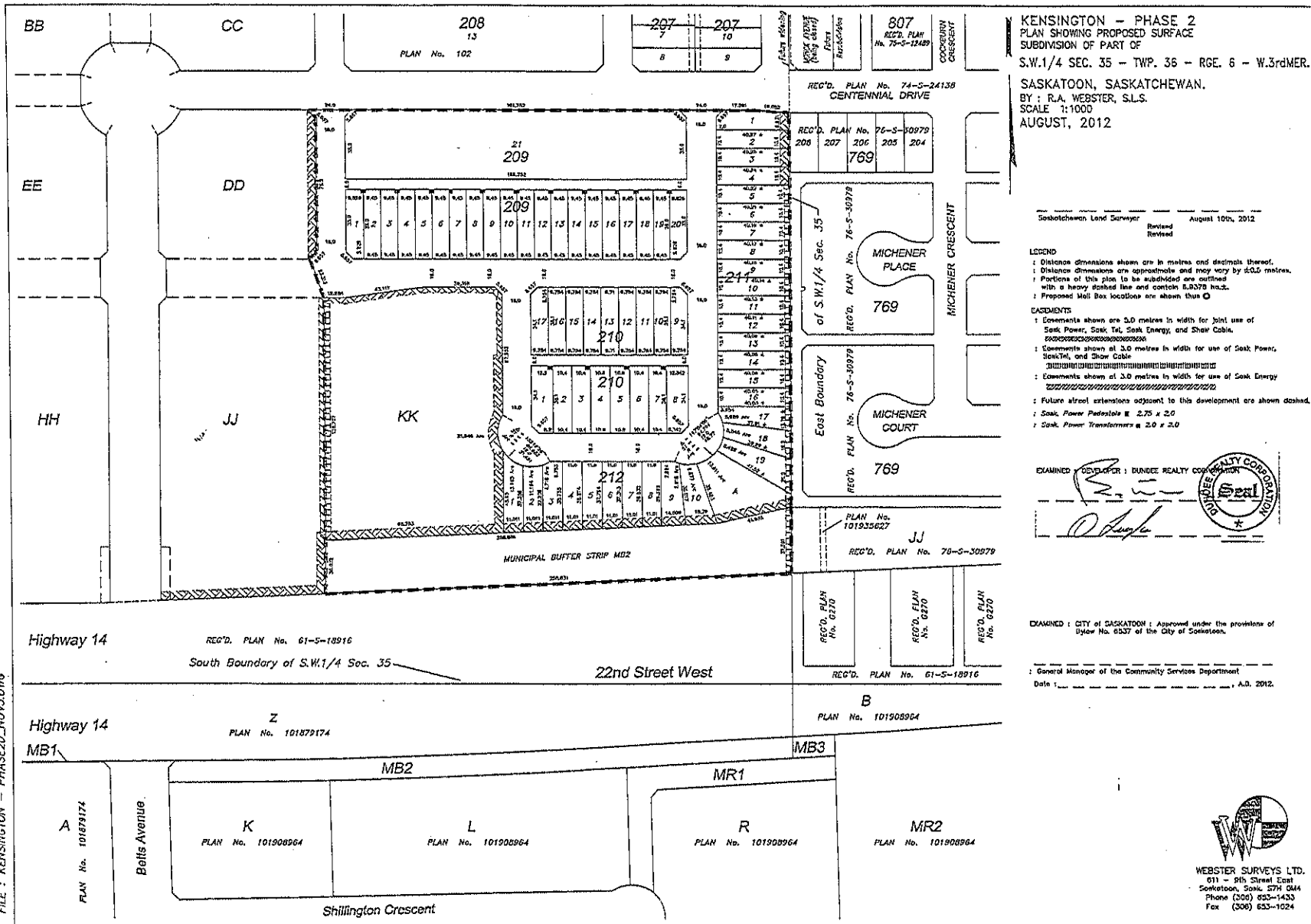
Highway 14

East Avenue

22nd Street West

Highway 14

FILE : KENSINGTON - PHASE2D\_NOV5.01WG



**KENSINGTON - PHASE 2**  
 PLAN SHOWING PROPOSED SURFACE  
 SUBDIVISION OF PART OF  
 S.W.1/4 SEC. 35 - TWP. 36 - RGE. 6 - W.3rdMER.  
 SASKATOON, SASKATCHEWAN.  
 BY : R.A. WEBSTER, S.L.S.  
 SCALE 1:1000  
 AUGUST, 2012

Saskatchewan Land Surveyor  
 Revised August 10th, 2012  
 Revised

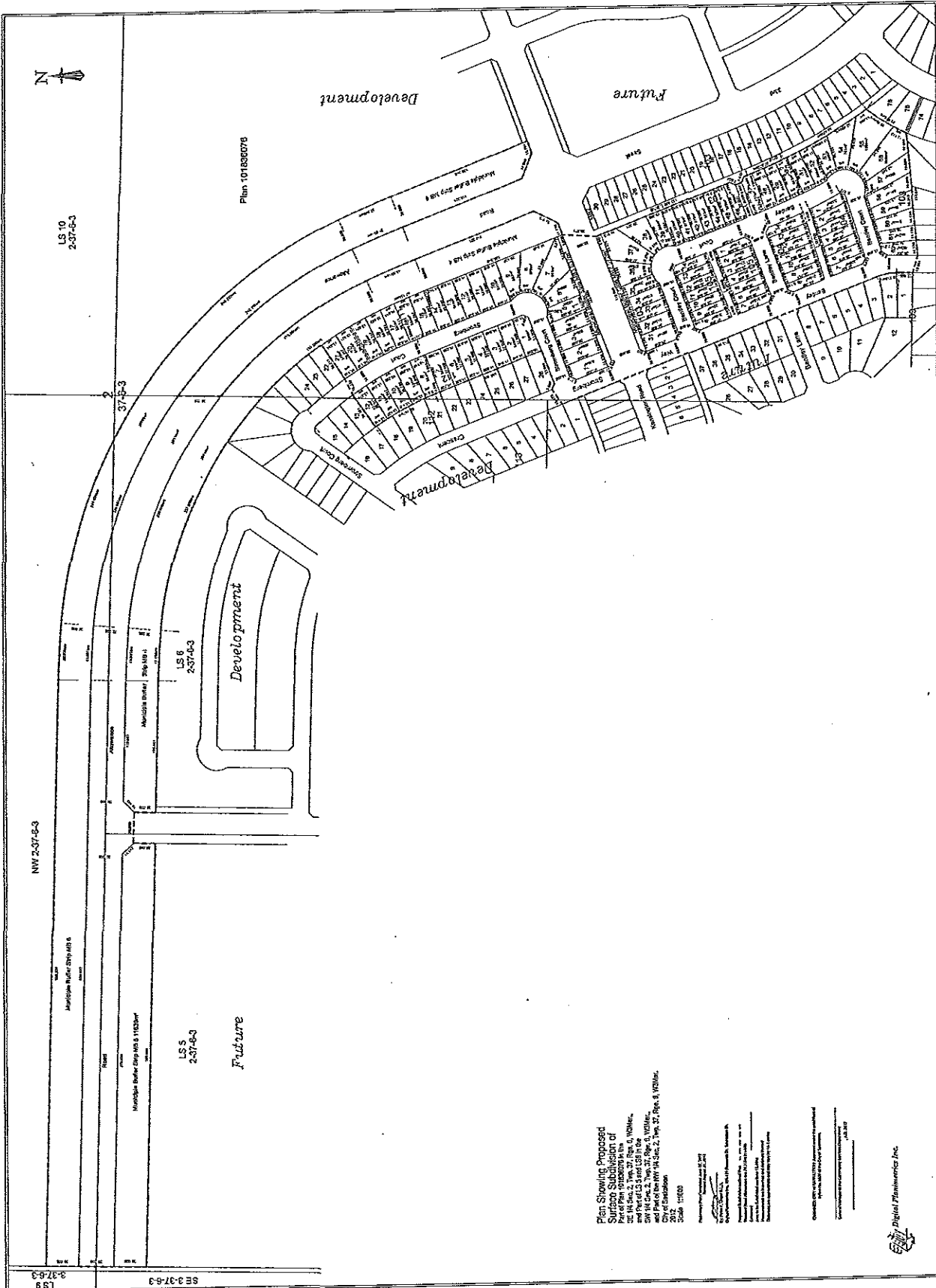
- LEGEND**
- Distance dimensions shown are in metres and decimals thereof.
  - Distance dimensions are approximate and may vary by ±0.2 metres.
  - Portions of this plan to be subdivided are outlined with a heavy dashed line and contain L.S.378 text.
  - Proposed Mail Box locations are shown thus
- EASEMENTS**
- Easements shown are 3.0 metres in width for joint use of Sask Power, Sask Tel, Sask Energy, and Shaw Cable.
  - Easements shown at 3.0 metres in width for use of Sask Power, SaskTel, and Shaw Cable.
  - Easements shown at 3.0 metres in width for use of Sask Energy.
- Future street extensions adjacent to this development are shown dashed.
  - Sask Power Pedestals @ 2.75 x 2.0
  - Sask Power Transformers @ 2.0 x 2.0

EXAMINED FOR: DUNDEE REALTY CORPORATION

EXAMINED: CITY OF SASKATOON: Approved under the provisions of  
 Bylaw No. 6537 of the City of Saskatoon.  
 General Manager of the Community Services Department  
 Date: \_\_\_\_\_, A.D. 2012.

**WEBSTER SURVEYS LTD.**  
 611 - 2th Street East  
 Saskatoon, Saskatchewan S7N 3M4  
 Phone (306) 653-1433  
 Fax (306) 653-1024

Proposed Subdivision No. 99/12



Plan Showing Proposed  
 Survey and Subdivision of  
 Part of Plan 100/12000 in the  
 22<sup>nd</sup> 1/4 Sec. 2, Twp. 27, Rge. 6, W. 1/2, S.  
 20<sup>th</sup> 1/4 Sec. 3, Twp. 27, Rge. 6, W. 1/2, S.  
 and Part of the NW 1/4 Sec. 2, Twp. 27, Rge. 6, W. 1/2, S.  
 City of Sanction  
 Scale 1:1000

Prepared by  
 Surveyed and  
 Subdivided by  
 Checked by  
 Approved by  
 Date

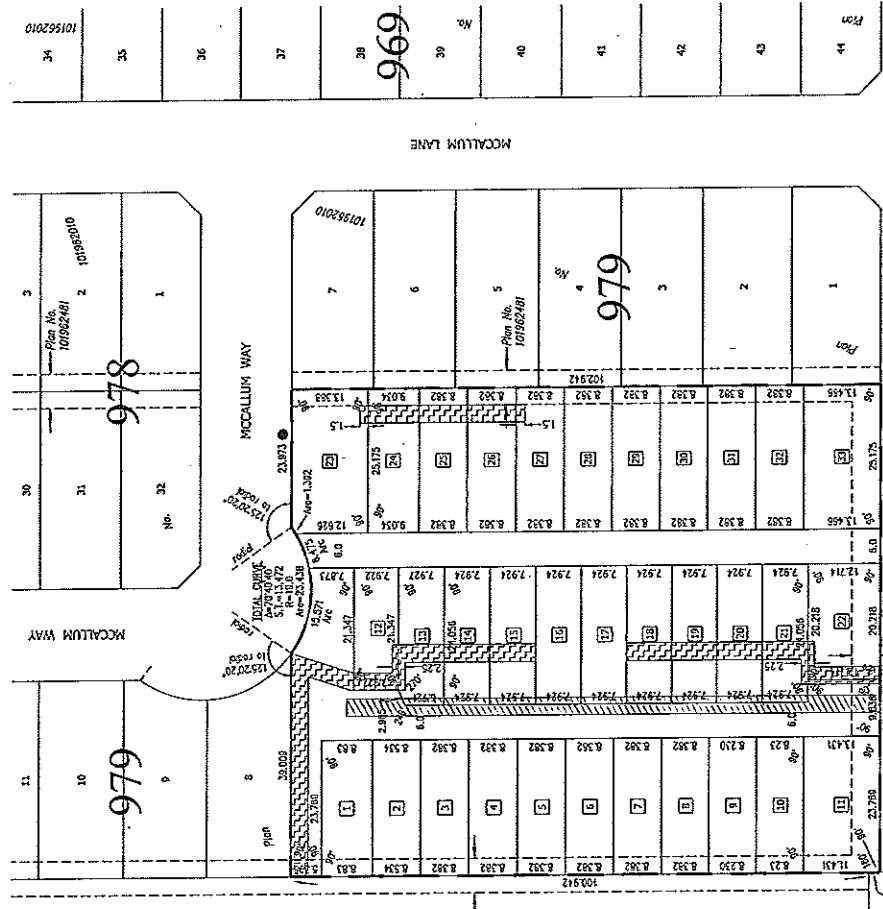


Digital Planners Inc.

**PROPOSED PLAN OF SURVEY**  
**SHOWING**  
**SURFACE BARE LAND**  
**CONDOMINIUM**  
**OF**  
**PARCEL A**  
**PLAN NO. 101962010**  
**N.W. 1/4 SEC. 1 -**  
**TWP. 37 - RGE. 6 - W. 3rd MER.**  
**SASKATOON, SASKATCHEWAN**  
**BY: R.A. WEBSTER, S.L.S.**  
**AUGUST 2012**  
**SCALE 1 : 500**

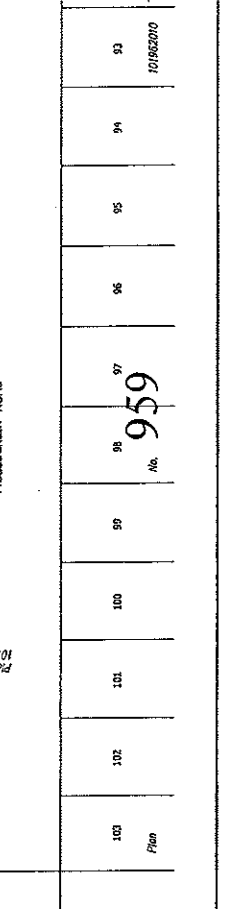
**LEGEND**  
 (1) Measurements are in metres and decimal thereof. Distances may vary by 0.0 metres.  
 (2) Bare Land Unit numbers are shown thus: [1][2][3]  
 (3) ♦ indicates found iron-pipe.  
 (4) ♦ indicates painted iron-pipe.  
 (5) ♦ indicates established iron-pipe.  
 (6) Unit corners are marked by 0.013 for 0.450 long, small iron pipes.  
 (7) Area to be approved is outlined by a heavy dashed line. Area = 0.37 ha. (2.15 acres)  
 (8) All parcels within this line of approval have an Extension of 0.  
 (9) All areas not designated with a unit number are common property.  
 (10) Paving areas are in accordance with Section 11 (2) of the Condominium Property Act.

3m SmaPower, SaskTel, and Shaw Cablesystems, unless otherwise shown, are shown in relation to building on units 12 & 13 and units 21 & 22.  
 3m SmaEnergy  
 Mail Box locations are shown thus: ●  
 R.A. Webster, Saskatchewan Land Surveyor  
 Date: August 20th, A.D. 2012.



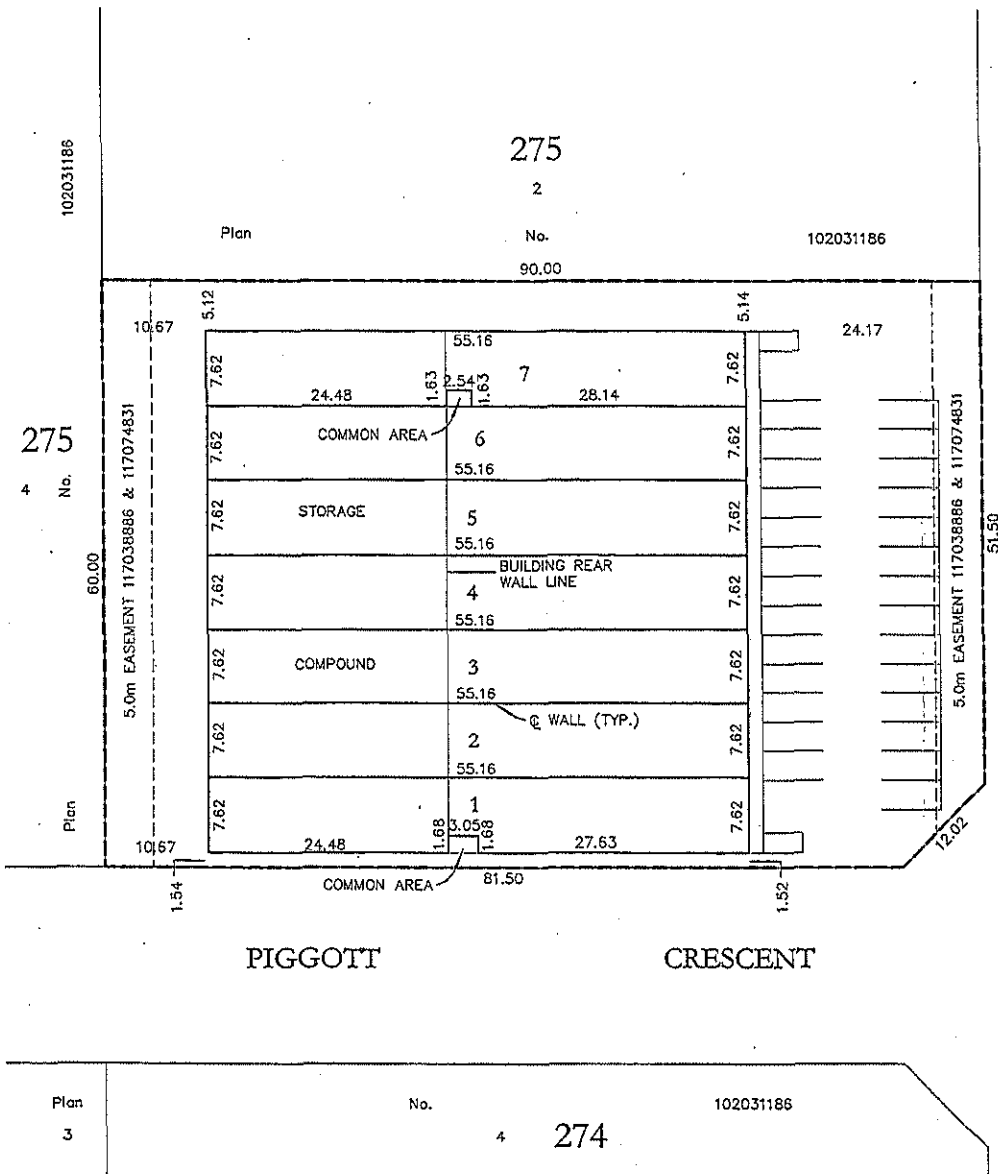
UNIT NUMBER	UNIT FACTOR	Approximate Bare Land Site Area in Square Metres	UNIT TYPE
1	303	210	Bare Land/Res
2	303	203	Bare Land/Res
3	303	199	Bare Land/Res
4	303	199	Bare Land/Res
5	303	199	Bare Land/Res
6	303	199	Bare Land/Res
7	303	199	Bare Land/Res
8	303	199	Bare Land/Res
9	303	199	Bare Land/Res
10	303	199	Bare Land/Res
11	303	210	Bare Land/Res
12	303	199	Bare Land/Res
13	303	188	Bare Land/Res
14	303	191	Bare Land/Res
15	303	191	Bare Land/Res
16	303	191	Bare Land/Res
17	303	191	Bare Land/Res
18	303	191	Bare Land/Res
19	303	191	Bare Land/Res
20	303	191	Bare Land/Res
21	303	191	Bare Land/Res
22	303	227	Bare Land/Res
23	303	337	Bare Land/Res
24	303	227	Bare Land/Res
25	303	211	Bare Land/Res
26	303	211	Bare Land/Res
27	303	211	Bare Land/Res
28	303	211	Bare Land/Res
29	303	211	Bare Land/Res
30	303	211	Bare Land/Res
31	303	211	Bare Land/Res
32	303	211	Bare Land/Res
33	304	339	Bare Land/Res

Owner: \_\_\_\_\_  
 EXAMINED: CITY OF SASKATOON  
 Approved under the provisions of Bylaw No. 6537 of the City  
 General Manager of the Community Services Department  
 Date: \_\_\_\_\_, A.D. 2012.



UNIT NUMBER	UNIT FACTOR	Approximate Bare Land Site Area in Square Metres	UNIT TYPE
959	304	339	Bare Land/Res
969	304	339	Bare Land/Res





PLAN OF PROPOSED SURFACE  
 BARE LAND CONDOMINIUM FOR  
 LOT 3, BLOCK 275,  
 PLAN NO. 102031186  
 N.E. 1/4 SEC. 22  
 TWP. 37, RGE. 5, W. 3RD MER.  
 3919 ARTHUR ROSE AVENUE  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.  
 SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Constructed buildings are wholly within the proposed unit boundaries as shown.

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.54± ha (1.33± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m.

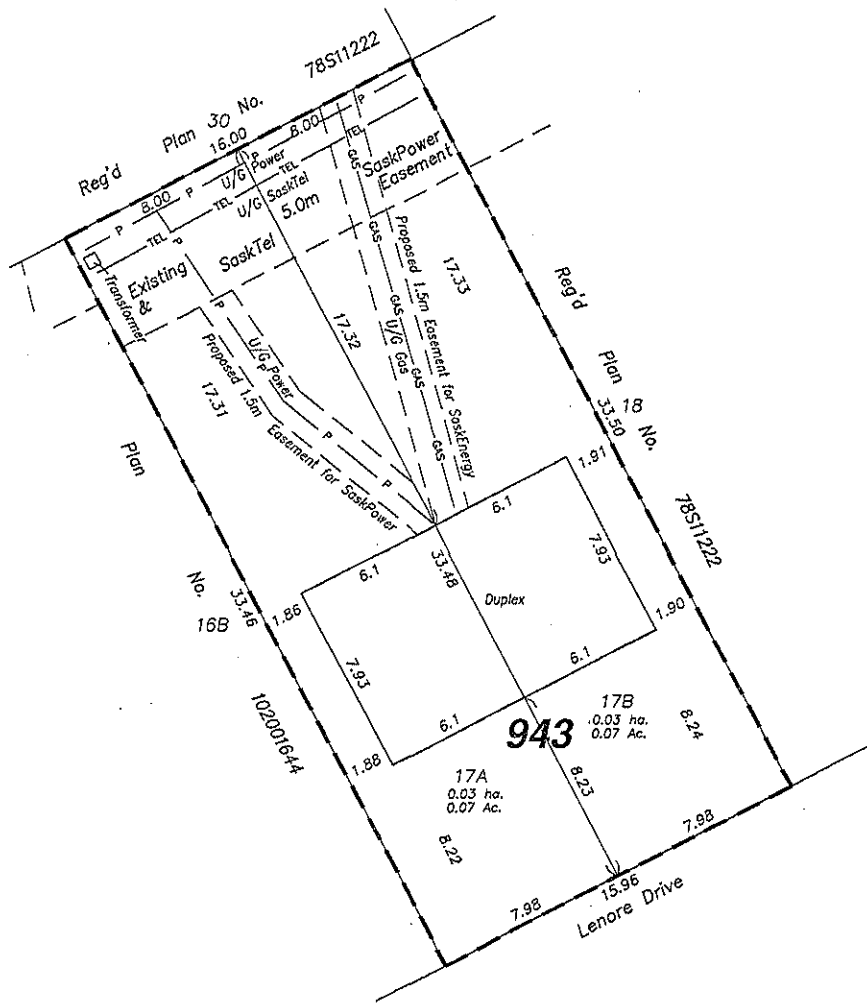
*T.R. Webb*  
 T.R. Webb November 20, 2012  
 Saskatchewan Land Surveyor

Approved under the provisions of  
 Bylaw No. 6537 of the  
 City of Saskatoon

\_\_\_\_\_  
 Date  
 Community Services Department

Prepared  
  
 © 2012  
 12-2410sj

Proposed Subdivision No. 102/12



Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon

Community Services Department

Date

Examined and Approved:

*[Signature]*  
 Owner

Sept-06/2012  
 Date

By: *[Signature]*  
 SASKATCHEWAN LAND SURVEYOR

NOTES

- Portion to be surveyed is outlined by a heavy broken line and contains 0.06 Hectares more or less.
- Measurements are in metres and decimals thereof.
- Meridian Surveys Ltd. makes no guarantee as to the exact location of the underground facilities shown. The location of underground facilities must be verified by the owner of said facilities prior to any construction

**Plan Of Proposed Subdivis**

showing subdivision of all of  
 Lot 17 - Block 943 - Reg'd Plan No. 78S112;  
 S.E. 1/4 Sec. 15-Twp. 37-Rge. 5-W3rdMer

**Saskatoon, SASK.**

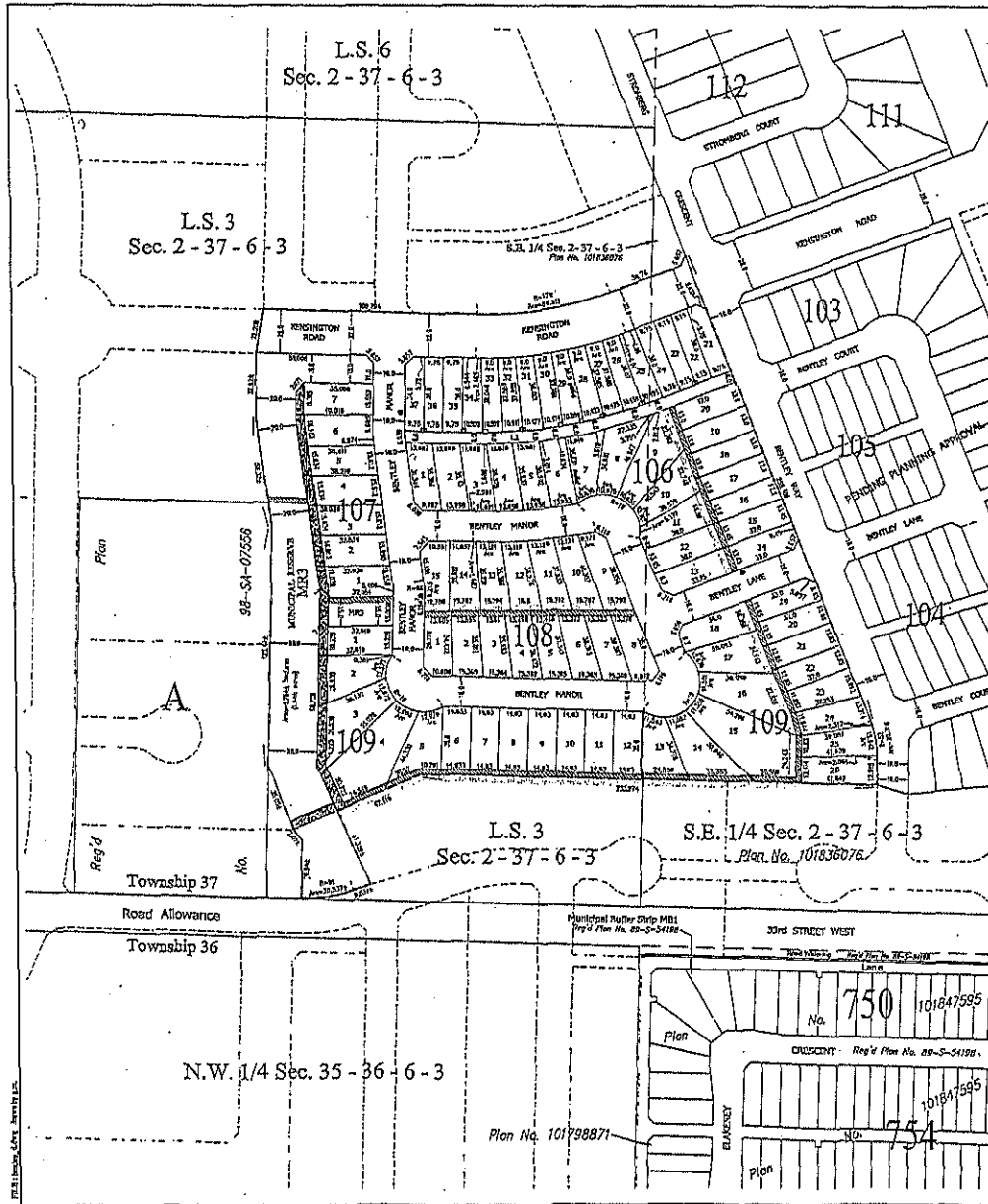
Scale : 1 : 200

No.	Date	Revision
1	Oct, 29, 12	Added Proposed Easements

Drawn By:	Checked By:	Date:	File No.	Drawing Name:	Rev
gor	ba	July 27, 2012	S12124	S12124Dev-R1.dwg	0

Proposed Subdivision No. 103/12



### Kensington

PLAN SHOWING PROPOSED SUBDIVISION OF PARTS OF  
 PARCEL A, REG'D PLAN  
 NO. 98-SA-07556 & L.S.D. 3  
 IN  
 S.W. 1/4 SEC. 2,  
 AND PART OF  
 S.E. 1/4 SEC. 2 ON PLAN NO. 101836076  
 ALL IN  
 TWP. 36 - RGE. 6 - W.3rd MER.  
 SASKATOON, SASKATCHEWAN.  
 BY: R.A. WEBSTER, S.L.S.

Saskatchewan Land Surveyor August 14th, 2012

**NOTE:**  
 Distances shown are in metres and decimals thereof.  
 Distances are approximate and may vary by 25.00 metres.  
 Areas shown are approximate and may change upon completion of survey.  
 Portions of this plan prepared for subdivision in addition to a long term fee, and  
 include all fees payable to the City of Saskatoon.  
 Distances on curves are arc lengths.

- 1 Existing easements are shaded grey
- 2 5m SteelEnergy
- 3 3m SteelPower, SteelTel, and Other CableSystems
- 4 5m SteelEnergy, SteelPower, SteelTel, and Other CableSystems
- 5 1.5m SteelPower
- 6 City of Saskatoon - for water & sewer
- 7 2.0m x 5.0m SteelPower easement for transformer
- 8 2.0m x 2.0m SteelPower easement for pedestal
- 9 Inductance Mail Box location

EXAMINED: CITY OF SASKATOON (Owner- S.E. 1/4 Sec. 2)

Senior Planner, Land Branch of the Community Services Department.  
 \_\_\_\_\_, A.D. 2012.

EXAMINED: WEST CANADIAN DEVELOPMENT KENSINGTON PROJECT LTD.  
 (Owner- L.S.D. 3)

EXAMINED: MULTANI, LAKHINDER SINGH (Owner- Parcel A)

EXAMINED: CITY OF SASKATOON  
 Approved under the provisions of Bylaw No. 8537  
 of the City of Saskatoon.

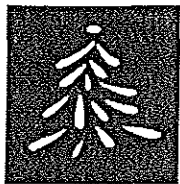
General Manager of the Community Services Department  
 Date: \_\_\_\_\_, A.D. 2012.



WEBSTER SURVEY  
 811 - 21st Street  
 Saskatoon, Sask. S7N  
 Phone (306) 922-1111  
 Fax (306) 922-1111

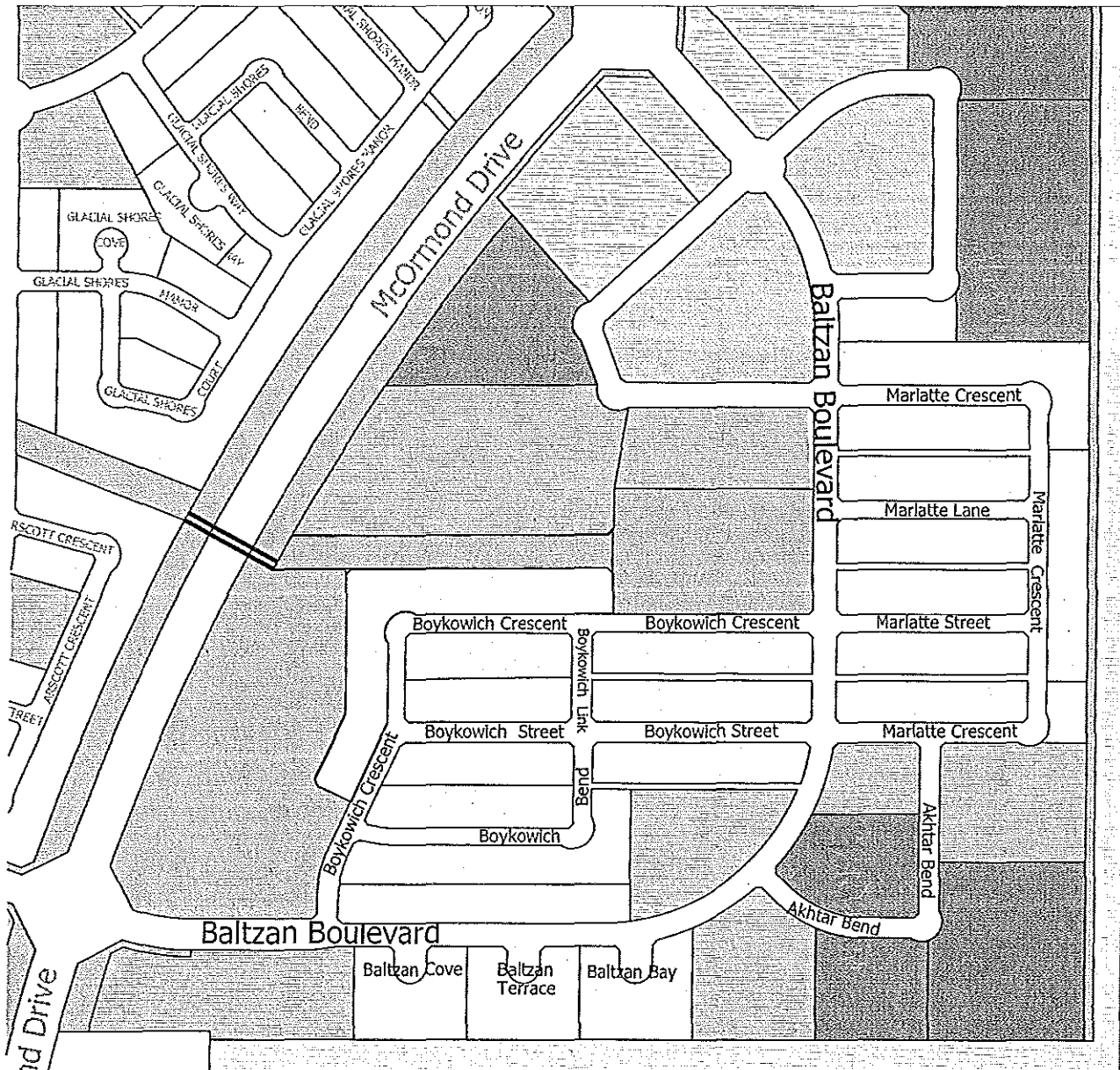
Proposed Subdivision No. 104/12

A2



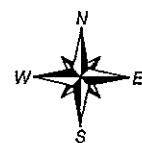
# EVERGREEN

## Proposed Street Names



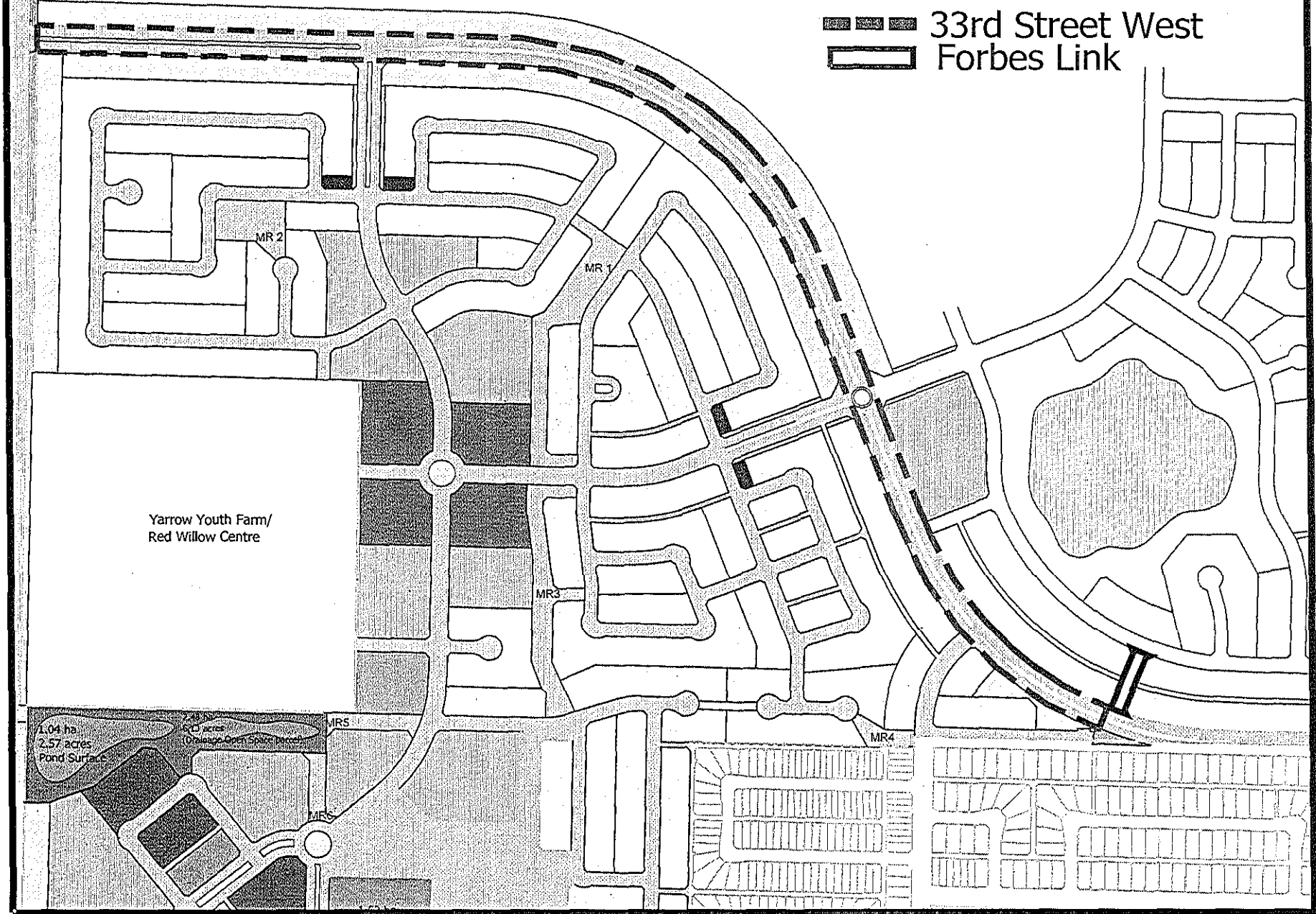
### LEGEND

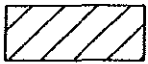
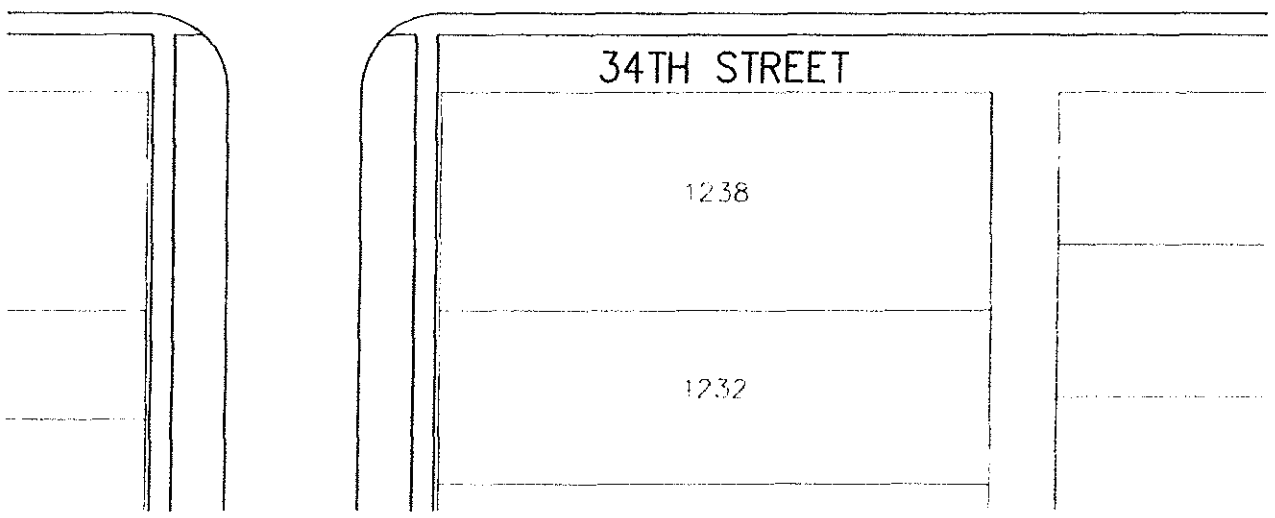
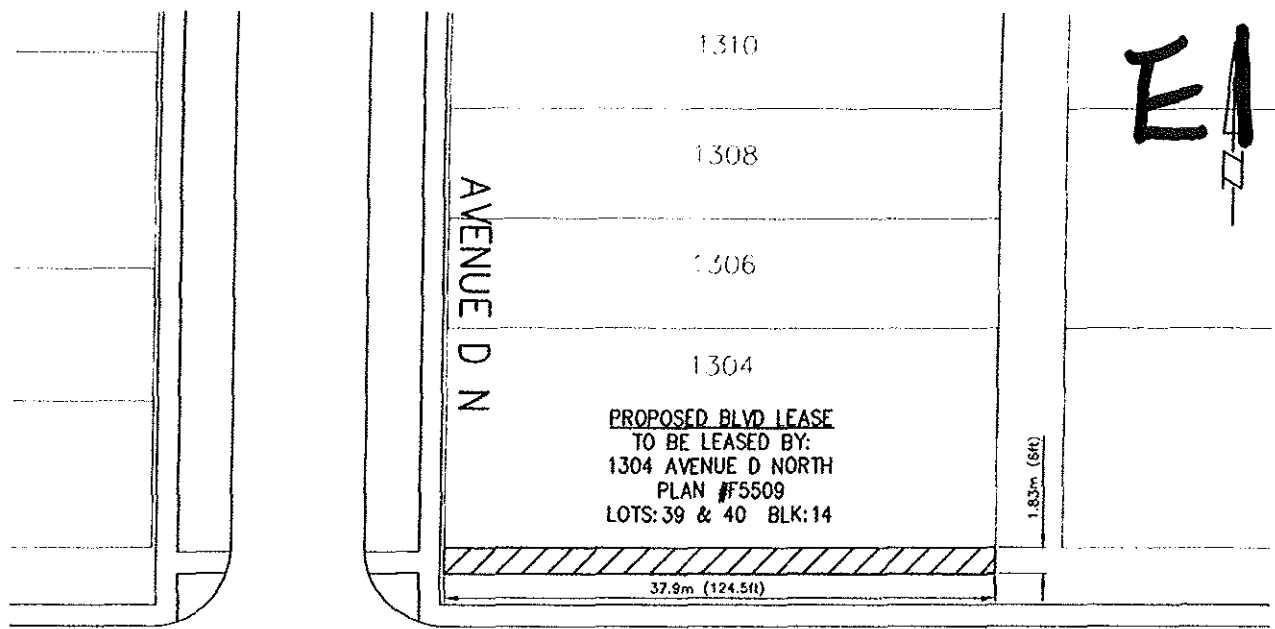
- |  |               |  |                                       |
|--|---------------|--|---------------------------------------|
|  | Single Family |  | Institutional                         |
|  | Multi-Family  |  | Community Centre and Possible Schools |
|  | RM3 & RM5     |  | Commercial                            |



# Kensington Neighbourhood Request for Street Name Selection

33rd Street West  
Forbes Link





**PROPOSED BOULEVARD LEASE**  
 AREA = 69.36m<sup>2</sup> (746.61ft<sup>2</sup>)

PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	
DRAWN BY <u>JMR</u>	
DATE <u>2012-JUL-30</u>	
SCALE : HOR. <u>1:500</u> VERT. _____	



**PROPOSED BLVD LEASE**  
 1304 AVENUE D NORTH

APPROVED  
*[Signature]* Nov 28, 12  
 GENERAL MANAGER  
*[Signature]*  
 ENGINEER  
*[Signature]*  
 ENGINEER  
 PLAN NO. 2400030007r001\_c98

The following is a copy of **Clause 6, Report No. 12-2012** of the **Planning and Operations Committee**, which was **ADOPTED** by City Council at its meeting held on **July 18, 2012**:

EV

**6. Red Light Camera Enforcement Systems  
at New and Existing Locations  
(Files CK. 5300-8 and IS. 5300-8)**

- RECOMMENDATION:**
- 1) that a Red Light Camera Enforcement system be installed at the intersection of 33<sup>rd</sup> Street and Idylwyld Drive; and
  - 2) that the Administration proceed to a Request for Proposal for the installation of the new system at 33<sup>rd</sup> Street and Idylwyld Drive, as well as for the replacement of the three existing locations, when their respective contracts expire.

Attached is a report of the General Manager, Infrastructure Services Department dated June 28, 2012, with respect to the above matter.

Your Committee has reviewed the report with the Administration and supports the above recommendations.

*The City Clerk distributed copies of a letter from Todd Trann, dated July 17, 2012, submitting comments.*

*IT WAS RESOLVED: that the recommendation of the Planning and Operations Committee be adopted.*

**TO: Secretary, Planning and Operations Committee**  
**FROM: General Manager, Infrastructure Services Department**  
**DATE: June 28, 2012**  
**SUBJECT: Red Light Camera Enforcement Systems**  
**at New and Existing Locations**  
**FILE NO: CK. 5300-8 and IS. 5300-8**

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**RECOMMENDATION:** that the following report be submitted to City Council recommending:

- 1) that a Red Light Camera Enforcement system be installed at the intersection of 33<sup>rd</sup> Street and Idylwyld Drive; and
- 2) that the Administration proceed to a Request for Proposal for the installation of the new system at 33<sup>rd</sup> Street and Idylwyld Drive, as well as for the replacement of the three existing locations, when their respective contracts expire.

### **BACKGROUND**

The Infrastructure Services Department continues to investigate and pursue safety initiatives to reduce the number of collisions throughout Saskatoon. Red light running is the leading cause of urban crashes, particularly right-angle and left-turning collisions, which can result in serious injury or death. One method of reducing these collisions is the installation of Red Light Camera Enforcement systems.

Red Light Camera Enforcement systems capture images or videos of vehicles entering an intersection after a traffic signal turns red. This produces evidence to assist authorities in the enforcement of traffic laws. The presence of cameras, 24 hours a day, 7 days a week, is often sufficient to discourage motorists from running red lights.

The City of Saskatoon currently has Red Light Camera Enforcement systems installed at three intersections. Due to the fact that the City does not own the current systems (i.e. they operate under a third party lease and revenue sharing agreement) and because of the age of the technology, the existing systems will need to be entirely replaced upon expiration of their existing contracts.

The current service agreements for these systems expire as follows:

- Avenue C and Circle Drive - expires August 2012;
- 51<sup>st</sup> Street and Warman Road – expires October 2013; and
- 8<sup>th</sup> Street and Preston Avenue – expires October 2013.

A request was received from the Board of Police Commissioners in 2011 to investigate the possibility of installing red light cameras at the intersection of Central Avenue and Attridge Drive. This intersection, in addition to other high collision intersections, as outlined in the



following report, were reviewed to evaluate the potential benefit of installing red light camera systems.

In addition, a review was recently conducted at Avenue C and Circle Drive to compare statistics before and after the installation of the red light cameras. This intersection was chosen for the review as it was the first location in the city to have cameras installed, and, therefore, provided the best analytical range of years of data collection. The review indicated that, although the overall number of collisions remained the same, the number of serious right-angle and opposite left-turn collisions has significantly reduced since the installation of the cameras. The collision history (2005 to 2009) at this intersection shows a 31% reduction in serious collisions.

## **REPORT**

In order to determine if any intersections could be improved by installing Red Light Camera Enforcement systems, a traffic study was conducted in Spring 2012, wherein traffic data was analyzed at the six intersections listed below, which had been identified to have a high collision/injury/fatality rate, with particular emphasis on those intersections experiencing a high collision frequency due to red light violations.

- 22<sup>nd</sup> Street and Diefenbaker Drive;
- 8<sup>th</sup> Street and Acadia Drive;
- 22<sup>nd</sup> Street and Idylwyld Drive;
- College Drive and Preston Avenue;
- Central Avenue and Attridge Drive; and
- 33<sup>rd</sup> Street and Idylwyld Drive.

Attachment 1 shows the Collision Report at intersections based on the five year collision data (2005 – 2009). Attachment 2 shows the test results for red light violations at the six selected intersections. The red light violation testing was conducted on the two busiest approaches at each of the six intersections over a 36-hour period, with 12 hours of monitoring for each of the three days.

Based on the test results, 33rd Street and Idylwyld Drive had the highest number of red light violations. This intersection is also ranked as one of the top five intersections in the city for collisions recorded in the five year collision data (2005 – 2009).

The intersection of 33<sup>rd</sup> Street and Idylwyld Drive was reviewed to determine the potential for geometric improvements to address the ongoing safety concerns. Due to the limited amount of right-of-way and adjacent land uses, geometric improvements are not feasible without significant land acquisition. Therefore, to reduce the number of collisions, red light running violations and to improve the overall safety at 33<sup>rd</sup> Street and Idylwyld Drive, a Red Light Camera Enforcement system is recommended at this intersection.

A review of the intersection of Central Avenue and Attridge Drive was also conducted, due to traffic safety concerns and a formal request from the Board of Police Commissioners to install red light cameras at that location. Based on the results of the collision analysis and testing for

red light violations, it has been determined that, due to the limited number of red light violations, the installation of red light cameras at this location will provide minimal benefit to improve the safety at this intersection. The installation of red light cameras is, therefore, not being recommended at the intersection of Central Avenue and Attridge Drive.

The Administration will explore other potential safety measures at the intersection of Central Avenue and Attridge Drive, as well as other high collision intersections, such as traffic signal timing adjustments, improving visibility and signage.

The Administration is requesting approval to proceed with a Request for Proposals for the installation of a new Red Light Camera Enforcement system for the intersection of 33<sup>rd</sup> Street and Idylwyld Drive, as well as for the replacement of the three existing systems, when their respective contracts expire.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

All costs associated with the Red Light Camera Enforcement systems are funded from the City's portion of ticket revenues. Therefore, there is no financial implication. Any additional funds are deposited into the Traffic Safety Reserve to fund projects to improve the safety on the City's road network.

### **COMMUNICATIONS PLAN**

Should the recommendations be approved, the Administration will work with the Communications Branch to develop an educational program, prior to the installation of the red light cameras at the intersection of Idylwyld Drive and 33<sup>rd</sup> Street. In addition, the City's website will be updated and public service announcements will be released.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PUBLIC NOTICE**

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

### **ATTACHMENTS**

1. 5 Year Intersection Collision Report (2005 - 2009); and
2. Test Results for Red Light Violations.

Written by: Lanre Akindipe, P.Eng., Traffic Systems Engineer  
Transportation Branch

Approved by: Angela Gardiner, Manager  
Transportation Branch

Approved by: "Ross Johnson"  
FOR Mike Gutek, General Manager  
Infrastructure Services  
Dated: "July 9, 2012"

Approved by: "Jeff Jorgenson"  
FOR Murray Totland  
City Manager  
Dated: "July 9, 2012"

PO LA RLC New Locations

His Worship the Mayor and City Council  
The City of Saskatoon

## **LEGISLATIVE REPORTS**

### **Section A – OFFICE OF THE CITY CLERK**

#### **A1) Appointment of Deputy Mayor - 2013 (File No. CK. 255-3)**

**RECOMMENDATION:** that the following be appointed Deputy Mayor for the months indicated:

Councillor Z. Jeffries	-	January 2013
Councillor A. Iwanchuk	-	February 2013
Councillor D. Hill	-	March 2013
Councillor R. Donauer	-	April 2013
Councillor T. Davies	-	May 2013
Councillor C. Clark	-	June 2013
Councillor T. Paulsen	-	July 2013
Councillor E. Olauson	-	August 2013
Councillor P. Lorje	-	September 2013
Councillor M. Loewen	-	October 2013
Councillor Z. Jeffries	-	November 2013
Councillor A. Iwanchuk	-	December 2013

Pursuant to *The Cities Act*, City Council is required to appoint a Deputy Mayor.

In the past, Council has appointed the Deputy Mayor on a reverse alphabetical basis with a monthly rotation. This report is being submitted in order to appoint the Deputy Mayor for 2013.

### **PUBLIC NOTICE**

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

## **Section B – OFFICE OF THE CITY SOLICITOR**

### **B1) Proposed 2013 Woodlawn Cemetery Fees (File No. CK. 1720-4)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 9069.

#### **TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9069 which implements City Council's decision to increase the fees charged for services provided at Woodlawn Cemetery effective January 1, 2013.

#### **REPORT**

City Council, at its special meeting held on December 4 and 5, 2012, considered a report of the General Manager, Infrastructure Services Department dated November 28, 2012, requesting approval to increase the fees charged for services provided at Woodlawn Cemetery. City Council resolved that the fees charged for services provided at Woodlawn Cemetery be increased as outlined in the General Manager's report and that the City Solicitor prepare the necessary bylaw amendment.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9069, *The Cemeteries Amendment Bylaw, 2012*, for Council's consideration.

#### **ATTACHMENT**

1. Proposed Bylaw No. 9069, *The Cemeteries Amendment Bylaw, 2012*.

### **B2) Landfill Rate Review 2012 and Residential Recycling Program Implementation (Files CK. 1905-1, x CK. 7830-5)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 9071.

#### **TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9071 which implements City Council's decision to increase the fees charged for services provided at the Waste Management Centre effective January 1, 2013, and to provide for rates for the residential recycling program.

## REPORT

City Council, at its special meeting held on December 4 and 5, 2012, considered Clause 6, Report No. 8-2012 of the Administration and Finance Committee from its meeting held November 13, 2012, requesting approval to increase the fees charged for services provided at the Waste Management Centre. City Council resolved that the fees charged for services provided at the Waste Management Centre be increased as outlined in the Committee's report and that the City Solicitor prepare the necessary bylaw amendment.

In addition, City Council, at its meeting held on November 13, 2012, considered Clause 5, Report No. 8-2012 of the Administration and Finance Committee from its meeting held October 22, 2012, requesting approval to set the fees charged for residential recycling services. City Council resolved that the fees charged for residential recycling services be set as outlined in the Committee's report and that the City Solicitor prepare the necessary bylaw amendment.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9071, *The Waste Amendment Bylaw, 2012 (No. 2)*, for Council's consideration.

## ATTACHMENT

1. Proposed Bylaw No. 9071, *The Waste Amendment Bylaw, 2012 (No. 2)*.

**B3) Water, Wastewater and Infrastructure Rates 2013  
Amendment to *The Waterworks Bylaw, 1996*  
(File No. CK. 1905-2)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 9073.

## TOPIC AND PURPOSE

The purpose of this report is to provide City Council with Bylaw No. 9073 which implements City Council's decision to increase the fees charged for water supply services effective January 1, 2013.

## REPORT

City Council, at its special meeting held on December 4 and 5, 2012, considered a report of the General Manager, Utility Services Department dated November 23, 2012,

requesting approval to increase the fees charged for water supply services. City Council resolved that the fees charged for water supply services be increased as outlined in the General Manager's report and that the City Solicitor prepare the necessary bylaw amendment.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9073, *The Waterworks Amendment Bylaw, 2012*, for Council's consideration.

### **ATTACHMENT**

1. Proposed Bylaw No. 9073, *The Waterworks Amendment Bylaw, 2012*.

### **B4) Water, Wastewater and Infrastructure Rates 2013 Amendment to *The Sewage Works Control Bylaw* (File No. CK. 1905-2)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 9074.

### **TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9074 which implements City Council's decision to increase the sewer service charges effective January 1, 2013.

### **REPORT**

City Council, at its special meeting held on December 4 and 5, 2012, considered a report of the General Manager, Utility Services Department dated November 23, 2012, requesting approval to increase the sewer service charges. City Council resolved that the sewer service charges be increased as outlined in the General Manager's report and that the City Solicitor prepare the necessary bylaw amendment.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9074, *The Sewage Works Control Amendment Bylaw, 2012*, for Council's consideration.

### **ATTACHMENT**

1. Proposed Bylaw No. 9074, *The Sewage Works Control Amendment Bylaw, 2012*.

**B5) Transit Fares**  
**(File No. CK. 1905-4)**

**RECOMMENDATION:** that City Council consider Bylaw No. 9076.

**TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9076 which implements City Council's decision to increase the fees charged for transit services effective February 1, 2013.

**REPORT**

City Council, at its special meeting held on December 4 and 5, 2012, considered a report of the General Manager, Utility Services Department dated November 23, 2012, requesting approval to increase the fees charged for transit services. City Council resolved that the fees charged for transit services be increased as outlined in the General Manager's report and that the City Solicitor prepare the necessary bylaw amendment.

In accordance with City Council's instructions, we are pleased to submit Bylaw No. 9076, *The Transit Fares Amendment Bylaw, 2012*, for Council's consideration.

**ATTACHMENT**

1. Proposed Bylaw No. 9076, *The Transit Fares Amendment Bylaw, 2012*.

Respectfully submitted,

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Joanne Sproule, City Clerk

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Patricia Warwick, City Solicitor



BI

## BYLAW NO. 9069

**The Cemeteries Amendment Bylaw, 2012**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Cemeteries Amendment Bylaw, 2012*.

**Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 6453, being *A bylaw of The City of Saskatoon to provide for the management and control of cemeteries within The City of Saskatoon*, to provide for changes in the fees charged for services rendered at Woodlawn Cemetery.

**Bylaw No. 6453 Amended**

3. Bylaw No. 6453 is amended in the manner set forth in this Bylaw.

**Schedule "C" Amended**

4. Schedule "C" is repealed and the schedule marked as Schedule "A" to this Bylaw is substituted.

**Coming Into Force**

5. This Bylaw shall come into force on the 1<sup>st</sup> day of January, 2013.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Mayor

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City Clerk

## Schedule "A" to Bylaw No. 9069

## SCHEDULE "C"

## Schedule of Fees for Use at Woodlawn Cemetery

**Interment Rights**

## Cemetery plots (including care &amp; maintenance fund charges)

## Casket

Adult casket grave	
New areas.....	\$1,325.00
Established areas.....	1,735.00
Jewish area.....	1,735.00
Field of Honour grave.....	490.00
Child grave (up to a 4 foot casket).....	410.00
Infant grave (up to 30 days).....	125.00

## Cremation

Cremation only grave	
New areas.....	\$855.00
Established areas.....	975.00
University of Saskatchewan - Department of Anatomy	
Cremation only grave.....	130.00

## Columbarium niche (including care &amp; maintenance fund charges)

Columbarium #3 - Middle Unit Bottom Half.....	\$2,255.00
Columbarium #3 - Middle Unit Top Half.....	2,545.00
Columbarium #4.....	2,255.00
Columbarium #5.....	2,255.00

**Cemetery Services**

## Opening and closing a grave (including interring human remains or cremated human remains)

Adult casket includes fibre dome.....	\$1,425.00
Adult casket with funeral home supplied dome.....	1,315.00
Child casket (up to a 4 foot casket).....	400.00
Infant (up to 30 days).....	95.00
Cremated remains including vault.....	530.00

**SCHEDULE "C"**  
(Continued)

Cremated remains outside supplied vault .....	490.00
Two interment one opening including vault .....	715.00
University of Saskatchewan - Department of Anatomy Cremated remains .....	525.00
 Opening and closing a niche in a columbarium	
One interment in niche .....	\$200.00
Two interment in same niche .....	300.00
 Handling and Placement of Casket or Cremation Urn.....	n/c
 Constructing or installing a concrete foundation for a memorial	
Base up to 42 inches .....	\$295.00
Base over 42 inches .....	575.00
 Removing a concrete foundation for a memorial .....	\$160.00
 Installing a flat marker	
Up to 24 inches .....	\$170.00
Over 24 inches .....	220.00
Infant area only .....	70.00
 Adding a concrete border around a flat marker in addition to cost to install flat marker .....	\$160.00
 Installing Field of Honour marker (in strip) .....	\$275.00
 Lowering device rental charge.....	\$70.00
 Supplying ground cover (greens).....	n/c
 Columbarium inscription	
First inscription .....	\$380.00
Added inscription.....	300.00
 Bronze marker refurbishing .....	\$150.00
 Monument cleaning (power washing) .....	\$65.00

**SCHEDULE "C"**  
(Continued)

Installing permanent in-ground vase (in concrete) .....	\$220.00
Deepening grave	
Adult casket .....	\$490.00
Field of Honor casket .....	490.00
Installing outside supplied burial vaults	
Install lightweight vault .....	\$250.00
Install concrete vault .....	300.00
Install basic urn vault .....	n/c
Wilbert Way setup .....	\$2,165.00
Disinterring human remains or cremated human remains	
Standard casket disinterment (with or without vault) .....	\$1,700.00
Standard child casket disinterment .....	815.00
Standard infant casket disinterment .....	410.00
Standard cremains disinterment (with or without vault) .....	430.00
Columbarium disinterment .....	215.00
Winter surcharge (November 1 - March 15)	
Cremation .....	\$ 95.00
Adult casket .....	175.00
Additional services (additional cost for grave preparation/closing outside regular cemetery hours)	
Saturday surcharge (9:00 a.m. - 3:00 p.m.)	
Casket service .....	\$430.00
Cremation service .....	215.00
Sunday or Statutory Holiday surcharge (9:00 a.m. - 3:00 p.m.)	
Casket service .....	\$610.00
Cremation service .....	305.00
Late funeral surcharge	
Weekdays (per ½ hour after 4:00 p.m.) .....	\$105.00
Weekends and Statutory Holidays (per ½ hour after 3:00 p.m.) .....	105.00

**SCHEDULE "C"**  
(Continued)

Short notice opening (November 1 - March 15)	
Casket .....	\$180.00
Cremation.....	95.00
Administration fee for grave transfer.....	\$85.00
Providing and Establishing Sod .....	\$125.00
Tent Rental.....	\$80.00
 <b>Cemetery Supplies</b>	
Interment vaults	
Lightweight dome only .....	\$ 375.00
Oversized lightweight dome .....	680.00
Lightweight base only.....	75.00
Non-sealing concrete .....	950.00
Sealing concrete .....	1,100.00
Basic urn vault .....	75.00
 Monument	
Field of Honour.....	\$ 505.00
University of Saskatchewan – Department of Anatomy.....	1,025.00
 Memorial tree – military	
Stand .....	\$185.00
Plaque.....	255.00
 Memorial tree – non-military	
Without plaque .....	\$580.00
With plaque.....	830.00
Memorial bench (including plaque).....	\$2,205.00
Winter wreath (including GST & PST) .....	\$65.00

**SCHEDULE "C"**  
(Continued)

**Care and Maintenance Fund Charges**

Second and third generation burials.....	\$200.00
Second and third cremation interments.....	\$150.00

**Memorials**

Upright (<1.22 metres high) .....	\$180.00
Upright (>1.22 metres high) .....	350.00
Flat markers (>439 centimetres <sup>2</sup> ).....	90.00

B2

**BYLAW NO. 9071****The Waste Amendment Bylaw, 2012 (No. 2)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Waste Amendment Bylaw, 2012 (No. 2)*.

**Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 8310, *The Waste Bylaw, 2004* to:
  - (a) set new rates for depositing waste at the Waste Management Centre; and
  - (b) provide a system and rates for the collection of recyclable materials from residences.

**Bylaw No. 8310 Amended**

3. *The Waste Bylaw, 2004* is amended in the manner set forth in this Bylaw.

**Part VII Amended**

4. Part VII is repealed and the following substituted:

**“Part VII  
Collection of Recyclable Material**

**Division I**

**General**

62. (1) No person shall dispose of recyclable material anywhere in the City except in accordance with the terms of this Bylaw.
- (2) A person who has disposed of recyclable material in a manner contrary to the provisions of this Bylaw shall remove the recyclable material or cause the recyclable material to be removed upon being directed to do so by:

- (a) the owner or occupant of the land where the recyclable material was deposited;
  - (b) the Utility Services Manager;
  - (c) a medical health officer for the Saskatoon Health Region;
  - (d) the General Manager of the Fire and Protective Services Department; or
  - (e) a peace officer.
- (3) Unless otherwise specified, the owner or occupant of a residence shall be responsible for complying with the terms of this Bylaw.
- (4) No person shall:
- (a) overfill a recycling container so that recyclable material may fall to the ground;
  - (b) pile recyclable material above the top of a recycling container;
  - (c) place recyclable material on the ground at or near the base of a recycling container or anywhere at a recycling depot other than in a recycling receptacle;
  - (d) place any recyclable material in a recycling container not designated for the type of recyclable material or as specified in Schedule "E";
  - (e) place any waste in, on or around a recycling container or recycling depot; or
  - (f) being a person other than the owner of a recycling container or a person permitted by the owner or the Utility Services Manager, disrupt or disturb the contents of a recycling container or remove any recyclable material from a recycling container, a recycling depot or a collection vehicle.

## **Division II**

### **Residential Recycling Collection**

63. (1) The Utility Services Manager shall establish a program to provide for the collection of recyclable material from residences in the City.



- (2) The Utility Services Manager shall determine the type of recycling collection to be provided to each residence in the City.
- (3) Council shall determine the frequency of recycling collection provided to each residence in the City.
- (4) The owner or occupant of residences with scheduled collection shall be provided with a collection schedule.
- (5) The owner or occupant of each residence that receives residential recycling collection shall pay the monthly rate set out in Schedule "D" in respect of residential recycling collection.

#### **Automated Recycling Collection from Roll-Out Carts**

64. (1) Where automated recycling collection from roll-out carts is in effect, each residence shall be provided with one roll-out cart for the sole use of the owner or occupant of the residence.
- (2) Where automated recycling collection from roll-out carts is in effect, roll-out carts shall not be removed from the residence or used for any purpose other than as permitted in this Bylaw.
- (3) Unless otherwise directed by the Utility Services Manager, roll-out carts shall be:
  - (a) set out at the curb by 7:00 a.m. on collection day and placed:
    - (i) at least 1.3 metres from any obstructions such as parked vehicles; and
    - (ii) so that they will not be likely to overturn;
  - (b) removed from the street as soon as possible, and in any event within the time prescribed in subsection 12(b); and
  - (c) stored on the property of the residence when not placed out for collection.
- (4) The City may, at the time of collection or any other time, remove, repair or replace any obsolete, damaged or non-serviceable roll-out cart.
- (5) Where the Utility Services Manager has prescribed a special collection area:

- (a) a special collection area layout plan for roll-out cart placement shall be provided to the owner or occupant of each residence of the special collection area; and
- (b) owners or occupants shall store and set out roll-out carts in accordance with the special collection area plan. In the event of an inconsistency between the special collection area plan and this Bylaw, the provisions of the special collection area plan shall prevail.

### **Division III**

#### **Recycling Depot**

- 65. (1) The Utility Services Manager may establish recycling depots in the City.
- (2) Groups, organizations or businesses wishing to place recycling containers at City recycling depots shall enter into an agreement with the City.
- (3) The Utility Services Manager is hereby authorized to enter into recycling depot agreements on behalf of the City.
- (4) The Utility Services Manager shall set such conditions for site development, site maintenance and recycling promotion as the Utility Services Manager may deem appropriate.

#### **Recycling Containers**

- 66. (1) All recycling containers at City recycling depots must be:
  - (a) clearly marked with the identity of the collection agency, the type of material accepted, and instructions for preparation of recyclable material; and
  - (b) placed on the site as directed by the Utility Services Manager.
- (2) Recycling containers at City recycling depots shall be for residential users only.”

**Section 75 Amended**

5. Section 75 is repealed and the following substituted:

**“Offences**

75. (1) Every person commits an offence who:

- (a) allows waste of any kind to accumulate on or in any land or building other than as permitted in this Bylaw;
- (b) places or disposes of waste other than as permitted in this Bylaw;
- (c) fails to take proper measures to prevent waste from escaping from a vehicle used to transport waste, or allows waste to escape from a vehicle used to transport waste;
- (d) being the owner or operator of a vehicle used in carrying out the construction, alteration or demolition of any building, structure or landscaping allows any earth or waste to be deposited upon a street or sidewalk by or from such vehicle, or fails to remove such earth or waste from the street or sidewalk;
- (e) being a person other than the owner, operator or occupant of a business or residence to which a waste container is assigned or a person permitted by Utility Services Manager disturbs or disrupts the contents of a waste container;
- (f) being a person other than the owner, operator or occupant of a business or residence to which a waste container is assigned or a person permitted by Utility Services Manager removes any waste, object or material from a waste container, a Waste Management Centre or collection vehicle;
- (g) causes or permits any loss of or damage to a City owned waste container;
- (h) leaves a waste container on a public right-of-way for more than 24 hours;
- (i) fails to maintain a waste container in a sanitary state; and
- (j) places waste in a recycling container or at a recycling depot.

(2) Every person commits an offence who:

- (a) allows excessive recyclable material of any kind to accumulate on or in any land or building other than as permitted in this Bylaw;

- (b) places or disposes of recyclable material other than as permitted in this Bylaw;
- (c) fails to take proper measures to prevent recyclable material from escaping from a vehicle used to transport recyclable material, or allows recyclable material to escape from a vehicle used to transport recyclable material;
- (d) being a person other than the owner, operator or occupant of a business or residence to which a recycling container is assigned or a person permitted by Utility Services Manager disturbs or disrupts the contents of a recycling container;
- (e) being a person other than the owner, operator or occupant of a business or residence to which a recycling container is assigned or a person permitted by Utility Services Manager removes any recyclable material from a recycling container or collection vehicle;
- (f) causes or permits any loss of or damage to a City owned recycling container;
- (g) leaves a recycling container on a public right-of-way for more than 24 hours; and
- (h) fails to maintain a recycling container in a sanitary state.”

**Schedule “B” Amended**

6. Schedule “B” is repealed and the schedule marked as Schedule “A” to this Bylaw is substituted.

**Schedule “D” Added**

7. The schedule marked as Schedule “B” to this Bylaw is added as Schedule “D”.

**Schedule "E" Added**

8. The schedule marked as Schedule "C" to this Bylaw is added as Schedule "E".

**Coming into Force**

9. This Bylaw shall come into force on January 1, 2013.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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

## Schedule "A" to Bylaw No. 9071

## Schedule "B"

## Waste Management Centre Fees

## Entry Fees

An entry fee shall be paid each time a vehicle enters the Waste Management Centre. The entry fee shall be \$10.00 per trip.

The number of trips shall be based upon how many times a particular vehicle has entered the Waste Management Centre, regardless of who owns or operates the vehicle at the time of entry.

## Additional Charges

In addition to the Entry Fees provided herein, the following additional pro-rata charges (based upon the weight or type of waste being disposed of) shall be paid in respect of each delivery:

1. Solid Waste of the general household or commercial type and not requiring special handling.....\$90.00 per tonne
2. Gasoline Contaminated Soil .....\$28.00 per tonne
3. Clean Earth Fill .....n/c
4. Dead Animals:
  - Pigs, sheep, calves.....\$10.00 per carcass
  - Horses, cows, or other large animals .....\$20.00 per carcass
  - Small animals from commercial establishments such as kennels.....\$10.00 per carcass
5. Approved special waste requiring special handling, including, but not limited to:
  - Manure, pig hair, wire and bottles
    - Rate .....\$98.00 per tonne
    - Minimum charge.....\$235.00 per load
  - Liquid waste containing grit .....\$65.00 per 1000 gallons
6. Roof Shingles
  - Rate .....\$99.00 per tonne

**Schedule "B"**  
(Continued)

- 7. Asbestos (**Only** if originating within the City of Saskatoon)
  - Rate per standard plastic garbage bag or part thereof.....\$24.00 per bag
  - Minimum charge.....\$176.00 per load
  
- 8. Appliances containing refrigerants (eg. chlorofluorocarbons), including, but not limited to:
  - Refrigerators, freezers and air conditioners ..... \$15.00 each
  
- 9. Surcharged Material:
  - Loads containing more than 10% by weight of material that can be recycled at the landfill site or alternate recycling facilities (eg. cardboard, paper, metal, yard waste, etc.)
  - Rate of Surcharge..... 100% of total load charge
  
- 10. Other materials as may be agreed in writing with the Utility Services Manager.

Schedule "B" to Bylaw No. 9071

**Schedule "D"**

**Residential Recycling Collection Fees**

<b>Type of Collection</b>	<b>Rates</b>
Roll-out Cart - Single Family Residential .....	\$4.66 per month



**Schedule "C" to Bylaw No. 9071**

**Schedule "E"**

**Permitted Recyclable Material**

**Recyclable Materials Permitted in Residential Roll-Out Carts:**

- (a) Aluminum and tin cans;
- (b) Aluminum foil and pie plates;
- (c) Corrugated cardboard;
- (d) Mixed paper, newspaper, polycoat, fine paper and magazines;
- (e) Boxboard;
- (f) Recyclable plastic containers #1 through #7 that have contained non-hazardous products; and
- (g) All provincial legislated beverage containers, milk cartons and jugs and glass food and beverage containers.

B3

## BYLAW NO. 9073

## The Waterworks Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Waterworks Amendment Bylaw, 2012*.

**Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 7567, *The Waterworks Bylaw, 1996*, to provide rates for the provision of services for 2013.

**Bylaw No. 7567 Amended**

3. Bylaw No. 7567 is amended in the manner set forth in this Bylaw.

**Schedule "A" Amended**

4. Schedule "A" is repealed and the schedule marked as Schedule "A" to this Bylaw is substituted.

**Schedule "C" Amended**

5. Schedule "C" is repealed and the schedule marked as Schedule "B" to this Bylaw is substituted.

**Coming Into Force**

6. This Bylaw shall come into force on January 1, 2013.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Mayor

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City Clerk

Schedule "A" to Bylaw No. 9073

Schedule "A"

Part I

Residential Property (i.e., four dwelling units or less)

Service Charges (per month, per meter)

Meter Size	
5/8" .....	\$ 8.07
3/4" .....	12.11
1" .....	24.21
1 1/2" .....	48.42
2" .....	80.70

Volumetric Charges (per 100 cubic feet)

First 600 cubic feet per month .....	\$2.565
Next 600 cubic feet per month.....	2.857
All in excess of 1,200 cubic feet per month.....	3.760

Infrastructure Charges (per 100 cubic feet)

First 600 cubic feet per month .....	\$1.232
Next 600 cubic feet per month.....	1.232
All in excess of 1,200 cubic feet per month.....	1.232

Minimum Monthly Charge..... service charges per meter per month

All consumer accounts within this classification shall be based upon a quarterly reading of the meter taken to the nearest 100 cubic feet, and shall be billed monthly.

**Part II**  
**Multi-Unit Residential Property (i.e., more than four dwelling units)**

- A. Where the ratio of dwelling units to meters is less than or equal to four, the following rate shall apply:

**Service Charges (per month, per meter)**

Meter Size	
5/8" .....	\$ 8.07
3/4" .....	12.11
1" .....	24.21
1 1/2" .....	48.42
2" .....	80.70

**Volumetric Charges (per 100 cubic feet)**

First 600 cubic feet per month .....	\$2.565
Next 600 cubic feet per month.....	2.857
All in excess of 1,200 cubic feet per month.....	3.760

**Infrastructure Charges (per 100 cubic feet)**

First 600 cubic feet per month .....	\$1.232
Next 600 cubic feet per month.....	1.232
All in excess of 1,200 cubic feet per month.....	1.232

**Minimum Monthly Charge** ..... service charges per meter per month

All consumer accounts within this classification shall be based upon a quarterly reading of the meter taken to the nearest 100 cubic feet, and shall be billed monthly.

**Irrigation Metered Service**

Individually metered condominiums with separately metered irrigation services shall pay the residential volumetric and infrastructure charges per meter for the irrigation service as follows:

**Volumetric Charges (per 100 cubic feet)**

Constant unit charge .....	\$2.857
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**Infrastructure Charges (per 100 cubic feet)**

Constant unit charge .....\$1.232

There shall be no service charge per meter charged for the irrigation meters.

- B. Where the ratio of dwelling units to meters is greater than four, the following rate shall apply:

**Service Charges (per month, per meter)**

Meter Size	
5/8" .....	\$ 21.32
3/4" .....	31.98
1" .....	63.96
1 1/2" .....	127.92
2" .....	213.20
3" .....	490.36
4" .....	874.12
6" .....	1,961.44
8" .....	3,496.48
10" .....	5,457.92

**Volumetric Charges (per 100 cubic feet)**

Constant unit charge .....\$2.160

**Infrastructure Charges (per 100 cubic feet)**

First 1,000 cubic feet per month .....	\$1.190
Next 2,000 cubic feet per month.....	1.038
Next 10,000 cubic feet per month.....	1.006
All in excess of 13,000 cubic feet per month.....	0.925

**Minimum Monthly Charge** ..... service charges per meter per month

All consumer accounts within this classification shall be based upon a monthly reading of the meter taken to the nearest 100 cubic feet, and shall be billed monthly.

**Part III**  
**Commercial and Industrial Property**

**Service Charges (per month, per meter)**

Meter Size	
5/8" .....	\$ 21.32
3/4" .....	31.98
1" .....	63.96
1 1/2" .....	127.92
2" .....	213.20
3" .....	490.36
4" .....	874.12
6" .....	1,961.44
8" .....	3,496.48
10" .....	5,457.92

**Volumetric Charges (per 100 cubic feet)**

Constant unit charge .....\$2.160

**Infrastructure Charges (per 100 cubic feet)**

First 1,000 cubic feet per month .....	\$1.190
Next 2,000 cubic feet per month.....	1.038
Next 10,000 cubic feet per month.....	1.006
All in excess of 13,000 cubic feet per month.....	0.925

**Minimum Monthly Charge** ..... service charges per meter per month

All consumer accounts within this classification shall be based upon a monthly reading of the meter taken to the nearest 100 cubic feet, and shall be billed monthly.

## Schedule "B" to Bylaw No. 9073

## Schedule "C"

## Deposits, Service Charges and Miscellaneous Fee Schedule

Application Fee .....\$25.00

High-Risk Credit History Residential and  
Multi-Unit Residential Deposit.....2x estimated monthly bill

Commercial and Industrial Service Deposit .....2x estimated monthly bill

Service Connect for Arrears.....\$65.00

Temporary Service  
(inactive account status - no monthly minimum charge).....\$10.00

Removal, Re-installation, Turn On or Turn Off  
Curb Stop Valve of Service Meters  
(not for demolition of building)

5/8" to 1" meter .....\$ 65.00

1 1/2" and larger meter.....104.00

## Installation and Removal of Hydrant Meters for Construction Purposes

Initial installation .....\$100.00

Each additional location install .....50.00

Monthly rental (1" meter) .....35.00

Monthly rental (2" meter) .....65.00

## Customer Requested Meter Testing

If found to be accurate (5/8" to 1" meter) .....\$ 60.00

If found to be accurate (1 1/2" meter).....77.00

If found to be accurate (2" meter).....111.00

If found to be accurate (3" and larger meter)..... At Cost

If found to be inaccurate ..... No Charge

## Installation of Larger than Standard Meter

Up to 3/4" .....\$45.00

Up to 1" .....90.00

Greater than 1" ..... At Cost

Installation of Fire Service Meter ..... At Cost

Repair of Damaged or Frozen Meter

5/8" .....	\$100.00
3/4" .....	150.00
1" .....	205.00
Larger than 1" .....	At Cost

Special Read (Customer Requested).....\$25.00

Research Billing History (Customer Requested).....\$25.00

Commercial or High-Risk Credit History Residential and Multi-Unit Residential accounts shall be required to submit a Deposit in the amount of 2x estimated monthly billing. The Deposit will be credited back to the customer's account following a two-year satisfactory account credit history.



B4

**BYLAW NO. 9074**

**The Sewage Works Control Amendment Bylaw, 2012**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Sewage Works Control Amendment Bylaw, 2012*.

**Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 5115, *The Sewage Works Control Bylaw*, to provide rates for the provision of services for 2013.

**Bylaw No. 5115 Amended**

3. Bylaw No. 5115 is amended in the manner set forth in this Bylaw.

**Schedule "B" Amended**

4. Schedule "B" is repealed and the schedule marked as Schedule "A" to this Bylaw is substituted.

**Coming Into Force**

6. This Bylaw shall come into force on January 1, 2013.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Mayor

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City Clerk

Schedule "A" to Bylaw No. 9074

Schedule "B"

Part I

Residential Property (i.e., four dwelling units or less)

Service Charges (per month, per meter)

Meter Size	
5/8" .....	\$ 8.07
3/4" .....	12.11
1" .....	24.21
1 1/2" .....	48.42
2" .....	80.70

Volumetric Charges (per 100 cubic feet)

First 600 cubic feet per month .....	\$1.43
Next 600 cubic feet per month.....	1.59
All in excess of 1,200 cubic feet per month.....	2.09

Minimum Monthly Charge ..... service charges per meter per month

Part II

Multi-Unit Residential Property (i.e., more than four dwelling units)

A. Where the ratio of dwelling units to meters is less than or equal to four, the following rate shall apply:

Service Charges (per month, per meter)

Meter Size	
5/8" .....	\$ 8.07
3/4" .....	12.11
1" .....	24.21
1 1/2" .....	48.42
2" .....	80.70

**Volumetric Charges (per 100 cubic feet)**

First 600 cubic feet per month .....	\$1.43
Next 600 cubic feet per month.....	1.59
All in excess of 1,200 cubic feet per month.....	2.09

**Minimum Monthly Charge** ..... service charges per meter per month

**Irrigation Metered Service**

Individually metered condominiums with separately metered irrigation services shall pay the residential volumetric and infrastructure charges per meter for the irrigation service as follows:

**Volumetric Charges (per 100 cubic feet)**

Constant unit charge .....	\$1.59
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There shall be no service charge per meter charged for the irrigation meters.

- B. Where the ratio of dwelling units to meters is greater than four, the following rate shall apply:

**Service Charges (per month, per meter)**

Meter Size	
5/8" .....	\$ 21.32
3/4" .....	31.98
1" .....	63.96
1 1/2" .....	127.92
2" .....	213.20
3" .....	490.36
4" .....	874.12
6" .....	1,961.44
8" .....	3,496.48
10" .....	5,457.92

**Volumetric Charges (per 100 cubic feet)**

Constant unit charge .....	\$1.853
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### Part III Commercial and Industrial Property

#### Service Charges (per month, per meter)

Meter Size	
5/8" .....	\$ 21.32
3/4" .....	31.98
1" .....	63.96
1 1/2" .....	127.92
2" .....	213.20
3" .....	490.36
4" .....	874.12
6" .....	1,961.44
8" .....	3,496.48
10" .....	5,457.92

#### Volumetric Charges (per 100 cubic feet)

Constant unit charge .....	\$1.853
----------------------------	---------

#### Surcharges

Industrial and commercial users shall pay, in addition to the volumetric charge, a monthly charge for sewer service calculated in accordance with the following formula:

$$R = 6.8 \frac{(X)}{300} + 112.3 \frac{(Y)}{300} + 22.6 \frac{(Z)}{100} + 26.6 \frac{(P)}{10}$$

Where: R = the monthly surcharge for sewer service expressed in cents per 100 cu. ft. of water

X means the Biochemical Oxygen Demand concentration in the sewage effluent in excess of 300 parts per million. If the Biochemical Oxygen Demand concentration is equal to or less than 300 parts per million, X shall be deemed to be zero.

Y means the Suspended Solids concentration in the sewage effluent in excess of 300 parts per million. If the Suspended Solids concentration is equal to or less than 300 parts per million, Y shall be deemed to be zero.

Z means the Grease concentration in the sewage effluent in excess of 100 parts per million. If the Grease concentration is equal to or less than 100 parts per million, Z shall be deemed to be zero.

P means the Phosphorous concentration in the sewage effluent in excess of 10 parts per million. If the Phosphorous concentration is equal to or less than 10 parts per million, P shall be deemed to be zero.

The values for X, Y, Z and P in the formula shall be based on the average strength of sewage discharged by the property concerned as determined by tests conducted by the City.

Notwithstanding the foregoing, no monthly charge for commercial and industrial consumers shall be less than the service charge per meter per month.

**Part IV**  
**Liquid Waste Service**

The following charges shall be applicable to all users delivering liquid waste directly to The City of Saskatoon's sewage treatment facilities.

Industrial, Commercial and Septic Wastes (per 1,000 gallons).....\$50.00

B5

## BYLAW NO. 9076

## The Transit Fares Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Transit Fares Amendment Bylaw, 2012*.

**Purpose**

2. The purpose of this Bylaw is to amend Bylaw No. 8370, *The Transit Fares Bylaw, 2004*, to set new transit fares for The City of Saskatoon transit system.

**Bylaw No. 8370 Amended**

3. Bylaw No. 8370, *The Transit Fares Bylaw, 2004* is amended in the manner set forth in this Bylaw.

**Section 3 is Amended**

4. Clause 3(b.2) is amended by striking out "\$24.00" after "amounts to" and substituting "\$24.50".

**Schedule "A" Amended**

5. Schedule "A" is repealed and the schedule marked as Schedule "A" to this Bylaw is substituted.

**Coming Into Force**

6. This Bylaw shall come into force on February 1, 2013.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Mayor

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City Clerk

## Schedule "A" to Bylaw No. 9076

## Schedule "A"

## Transit Fares

## General Fare Structure

	Adult	Student	Post- Secondary Student	Child	Senior
Cash	\$ 3.00	\$ 2.50	\$ 3.00	\$ 2.00	\$ 3.00
Tickets/Rides	\$ 2.30	\$ 1.70	\$ 2.30	\$ 1.30	\$ 2.30
Passes:					
Daily	\$ 7.85	\$ 7.85	\$ 7.85	\$ 7.85	\$ 7.85
Weekend Family	\$ 7.85	\$ 7.85	\$ 7.85	\$ 7.85	\$ 7.85
Monthly	\$ 78.00	\$ 56.00	\$ 78.00	\$ 47.00	\$ 26.00
Semester	---	---	\$253.00	---	---
3 month	---	---	---	---	\$ 78.30
6 month	---	---	---	---	\$150.20
Annual	\$858.00	\$616.00	\$858.00	\$517.00	\$280.85

## Special Arrangements

1. Access Transit 20-Ride passes are available for \$46.00 and are available to Registered Access Transit Customers for use on Access Transit buses and Low-Floor buses, and are exempt from paying the fee for the transit pass card.
2. U-Pass transit passes for University of Saskatchewan undergraduates are available for \$73.51 for the 2013 winter semester, and \$36.76 for each of the 2013 spring and summer terms.
3. U-Pass transit passes for post-secondary students attending the Saskatchewan Indian Institute of Technologies are available for \$124.70 for the 2013 winter semester.
4. U-Pass transit passes for students attending Oskayak High School:
  - (a) from January 28, 2013 to April 17, 2013 are available for \$112.32; and
  - (b) from April 18, 2013 to June 30, 2013 are available for \$113.88.
5. The rate for Discounted Bus Passes is \$26.00.

6. The rate for Eco Bus Passes is based on a 20% discount of the cost of 12 monthly adult passes.
7. The rate for Low Income Passes is based on a 20% discount of the cost of a monthly adult, student or child pass.
8. The fee for a reloadable transit pass card is \$5.00.

\*\* Preschool child rides free.



His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
of the  
**PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor C. Clark, Chair  
Councillor P. Lorje  
Councillor R. Donauer  
Councillor Z. Jeffries  
Councillor T. Davies

**1. Increase to Municipal Impound Lot Fees**  
**(Files CK. 1720-1 and IS. 6120-1)**

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

Attached is a report of the General Manager, Infrastructure Services Department dated November 20, 2012, providing an update on the impact of increased entrance fees and daily rates at the Municipal Impound Lot since they were implemented in May 2011.

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

**2. Youth Sport Subsidy Program 2011 to 2012 Year End Report**  
**(Files CK. 1720-3-1 and LS. 1720-8-1)**

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

Attached is a report of the General Manager, Community Services Department dated November 19, 2012, summarizing expenditures for the 2011 to 2012 Youth Sport Subsidy budget.

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

**3. Applications for Funding – Youth Sport Subsidy Program  
Special Events Policy No. C03-007  
(Files CK. 1870-15 and LS. 1720-8-1)**

- RECOMMENDATION:** that eligible Youth Sport Subsidy Program sport organizations receive a Special Event Hosting Grant as outlined below:
- 1) that the Saskatoon Lasers Swim Club receive a grant of up to \$5,044.00 to host the Winter Blast Meet January 19 and 20, 2013;
  - 2) that the Saskatoon Goldfins Swim Club receive a grant of up to \$11,973.00 to host the Western Canadian Championships February 12 to 17, 2013;
  - 3) that the Saskatoon Figure Skating Club receive a grant of up to \$18,295.20 to host the Jean Norman Open Free-Skate and Dance Competition March 1 to 3, 2013;
  - 4) that the Saskatoon Aqualenes Synchronized Swim Club receive a grant of up to \$2,624.81 to host the Sandra Roberts National Stream Provincial Championships March 2 and 3, 2013;
  - 5) that the Saskatoon Lasers Swim Club receive a grant of up to \$5,044.00 to host the Septathlon Meet April 20 and 21, 2013; and
  - 6) that the Saskatoon Diving Club receive a grant of up to \$4,814.40 to host the Toon Town Western Classic May 3 to 5, 2013.

Report No. 17-2012  
Planning and Operations Committee  
Monday, December 10, 2012  
Page 3

Attached is a report of the General Manager, Community Services Department dated November 21, 2012, recommending approval of Special Event Hosting Grants for eligible Youth Sport Program sport organizations for events they are hosting in Saskatoon in 2013.

Your Committee has reviewed the report with the Administration and is supporting the above recommendations.

**4. Three-Year Land Development Program 2013 - 2015**  
**(Files CK. 4110-1 and LA. 440-3)**

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

Attached is a report of the General Manager, Community Services Department dated November 26, 2012, providing the Three-Year Land Development Program 2013 – 2015.

Copies of the Three-Year Land Development Program 2013 – 2015 have already been provided to City Council members. A copy is also available online as part of this report.

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

Respectfully submitted,

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Councillor C. Clark, Chair

**TO: Secretary, Planning and Operations Committee**  
**FROM: General Manager, Infrastructure Service Department**  
**DATE: November 20, 2012**  
**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 for its information.

**TOPIC AND PURPOSE(S)**

This report is to provide an analysis of the impact that the increased entrance fees and daily rates at the Municipal Impound Lot have had since May, 2011, which was requested by the Planning and Operations Committee.

**REPORT HIGHLIGHTS**

1. City Council approved an increase to the Municipal Impound Lot entrance fee from \$25 to \$50 per vehicle, and the daily rate from \$10 to \$15, in April 2011, which was effective May 1, 2011.
2. When the increased impounding rates were approved in 2011, there was concern regarding to the potential that it may affect the number of vehicles that are retrieved by registered owners.
3. In 2011, 84% of registered owners retrieved their vehicle from the Municipal Impound Lot, compared to 78% in 2010.
4. The Municipal Impound Lot is now financially sustainable.

**STRATEGIC GOAL**

Ensuring that the impound lot is financially sustainable supports the City of Saskatoon's Strategic Goal, Asset and Financial Sustainability, as it reduces the reliance on residential property taxes.

**BACKGROUND**

City Council, at its meeting held on April 4, 2011, considered the attached report of the Planning and Operations Committee, dated March 15, 2011 (Attachment 1), and approved the following recommendations:

- "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.”

Towing fees are in addition to the Impound Lot fees, and actual costs are charged to the customer.

### **REPORT**

When the increased impounding rates were approved in 2011, there was concern regarding to the potential that it may affect the number of vehicles that are retrieved by registered owners. The table below shows a comparison of the number of vehicles impounded and the number of vehicles retrieved by registered owners over an eight month period, from May 1 to December 31 for the years 2010 and 2011, and from January 1 to August 31, 2012:

<b>Period</b>	<b>Total Vehicles. Received</b>	<b>Total Auctioned</b>	<b>Total Scrapped</b>	<b>Total Retrieved</b>	<b>Percentage % Retrieved</b>
Jan 1-Aug. 31/12	2360	150	242	1968	83%
May 1-Dec. 31/11	1944	232	84	1628	84%
May 1-Dec. 31/10	2101	95	357	1649	78%

In 2011, the number of vehicles retrieved by registered owners increased by 6% from 2010, even with the increase in rates. When compared to the first eight months of 2012, retrieval rates remain consistent at 83%.

Another positive impact from the fee increase is that the Municipal Impound Lot is now generating the required revenue to sustain and maintain itself.

Further improvements have also been carried out at the site to improve safety and accessibility for both staff and customers, such as replacing steps and handrails; interior appearance and working conditions; and rodent proofing. In addition, a defibrillator is now on site and the construction of a wheelchair accessible entrance is in progress.

### **PUBLIC NOTICE**

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

**ATTACHMENT**

1. Excerpt from the minutes of meeting of City Council held on April 4, 2011.

Written by: Roxanne Christian, Parking Enforcement Coordinator  
Transportation Branch

Approved by:  Angela Gardiner, Manager  
Transportation Branch

Approved by: \_\_\_\_\_  
Mike Gutek, General Manager  
Infrastructure Services Department  
Dated: Nov 20, 2012

PO RC Impound Lot fees

The following is a copy of **Clause 2, Report No. 5-2011** of the **Planning and Operations Committee**, which was **ADOPTED** by City Council at its meeting held on **April 4, 2011**:

**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.

**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**

---

**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)**

<b>Year</b>	<b>Budget Variance</b>
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) (Pro-rated for 2011)
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"  
Mike Gutek, General Manager  
Infrastructure Services  
Dated: "March 18, 2011"

Approved by: "Murray Totland"  
Murray Totland  
City Manager  
Dated: "March 21, 2011"

PO RC Impound Rate Increase

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** November 19, 2012  
**SUBJECT:** Youth Sport Subsidy Program 2011 to 2012 Year End Report  
**FILE NO.:** LS 1720-8-1

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**RECOMMENDATION:** that a copy of this report be forwarded to City Council for information.

**TOPIC AND PURPOSE**

This report summarizes the expenditures for the 2011 to 2012 Youth Sport Subsidy (YSSP) budget.

**REPORT HIGHLIGHTS**

1. Final subsidy payments have been processed for 33 eligible youth sport organizations for the 2011 to 2012 program year, which recognized a \$64,807 under expenditure. There are a number of factors contributing to the under expenditure; the under expenditure will be transferred to the Special Event Reserve.
2. In 2012, there were six Special Event Hosting Grant applications approved for funding, for a total of \$23,686. A number of these events experienced a profit in hosting their event and as such, 10 percent of event profits were returned to the Special Event Reserve to be used for future events.

**STRATEGIC GOAL**

This report supports the long-term strategy to support community building through direct investment under the City of Saskatoon's Strategic Goal of Quality of Life.

**REPORT**

**2011 to 2012 YSSP Program Results**

The Administration received applications from two new youth sport organizations for the 2011 to 2012 subsidy year. In reviewing these applications, only one of these organizations was deemed eligible; this organization was Volleyball Saskatoon Inc. This brings the total eligible youth sport organizations to 33.

The Administration has now processed the final payments to the 33 eligible youth sport organizations for the program year and wishes to report that the 2011 to 2012 YSSP has experienced an under expenditure of \$64,807. Attachment 1 shows the actual subsidy each organization received and each organization's remaining subsidy balance.

For further information, this under expenditure is a result, in part, of the following factors:

1. A new youth sport organization that applied to the YSSP was not able to provide documentation of their non-profit status and as such, chose to withdraw their application to the program after the budget had been approved. Given the withdrawal of their application, no subsidy payment was processed for this group which resulted in \$9,218 in unexpended funds.
2. A number of youth sport organizations had fewer members participating in their program which resulted in a decrease in program hours. This was related, in many cases, to decreases in competitive level participants which are typically the level of participants who have the most program hours. This decrease in program hours resulted in less rental space being required; therefore, less rental facility cost subsidy.
3. One youth sport organization, Willow Ridge Pony Club, did not have a facility available to run their program for part of their program season and as such, did not have rental costs for which to receive the full allocated subsidy that they were eligible to receive.

This under expenditure of \$64,807 will be transferred to the Special Events Reserve, which was established under Reserves for Future Expenditures Policy No. C03-003 to provide funding assistance to youth sport groups when hosting major competitions.

#### 2012 YSSP Special Event Hosting Grants Summary

The Special Event Reserve funds are used by eligible youth sport organizations to offset the rental facility costs when hosting an event in Saskatoon.

In 2012, there were a total of six Special Event Hosting Grant Applications received from eligible YSSP sport organizations. A total of \$56,072 was available in the Special Event Reserve to fund the rental facility costs to host these events. During its December 5, 2011, February 27, 2012, and April 30, 2012 meetings, City Council approved a total of \$23,686 in grants to assist eligible youth sport organizations in hosting events in Saskatoon.

At the time of writing this report, the actual amount of hosting grants paid is \$15,849, based on actual rental costs associated with these events. There are currently two events for which the hosting grant has not been paid as the Administration is awaiting the post event evaluation report from these groups.

A summary of the events hosted and amount of grant received by these eligible youth sport organizations for 2012 is as follows:

1. Sadie Caulder Knight Provincial Stream Provincial Championships, hosted by the Saskatoon Aqualenes Synchronized Swim Club (\$2,713);
2. Provincial Baton Twirling Championships, hosted by Optimist Twirling Connection Inc. (\$2,321);

3. 22 and Under Women's National Club Championships, hosted by Water Polo Saskatoon Inc. (\$2,720);
4. Speedo Junior Nationals, hosted by the Saskatoon Diving Club (\$8,095);
5. Baseball Canada Pee Wee Western Regional Championships, hosted by Saskatoon Baseball Council. This event has not yet been paid its hosting grant as indicated above. Saskatoon Baseball Council has informed the Administration that the post event evaluation report will be submitted by November 30, 2012; and
6. Under 15 Cadet, Junior and Veteran National Championships, hosted by the Saskatoon Fencing Club. This event has not yet been paid its hosting grant as indicated above. Saskatoon Fencing Club has informed the Administration that given that this event was hosted in partnership with the national governing body; they are experiencing some challenges in obtaining information and documents needed to submit a post event evaluation report.

In the event that the Saskatoon Baseball Council and the Saskatoon Fencing Club are not able to submit a post event evaluation report, the approved grants for these organizations will remain in the Special Event Reserve for the hosting of future events.

The Saskatoon Aqualenes Synchronized Swim Club, Water Polo Saskatoon Inc., and the Saskatoon Diving Club have all experienced a profit in hosting their event. As such, 10 percent of event profits are returned to the Special Event Reserve to be put towards future events. A total of \$575 from event profits was returned to this reserve in 2012.

The estimated ending balance for the Special Event Reserve, assuming that the two outstanding grant payments are made to Saskatoon Baseball Council and Saskatoon Fencing Club prior to year end, will be \$32,961.

### **FINANCIAL IMPLICATIONS**

During its March 24, 2003 meeting, City Council approved an additional \$13,000 to be added each year to the YSSP budget for the rental of facilities by youth sport organizations to host special events. Accordingly, this amount is transferred to the Special Event Reserve each year.

Currently, the Special Event Reserve has a balance of \$32,961 in uncommitted funds, as outlined above. Transferring \$77,807, which is comprised of the \$64,807 under expenditure from the YSSP and the \$13,000 annual contribution approved by City Council, to the Special Event Reserve will result in a total opening balance of \$110,768; these resources will fund special events in the upcoming year.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
\$ 0	\$ 0	\$ 0	\$110,768	\$ 0	\$ 0

**PUBLIC NOTICE**

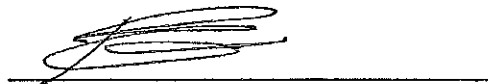
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

**ATTACHMENT**

- 2011-2012 Youth Sport Subsidy Sport Organization Expenditures

Written by: Loretta Odorico, Supervisor, Customer Services

Reviewed by:   
 Cary Humphrey, Branch Manager  
 Leisure Services Branch

Approved by:   
 Randy Grauer, General Manager  
 Community Services Department  
 Dated: November 23/12

cc: Murray Totland, City Manager



## ATTACHMENT 1

## 2011-2012 Youth Sport Subsidy Sport Organization Expenditures

	SPORT ORGANIZATION	2011-2012 APPROVED SUBSIDY	SUBSIDY PAID BASED ON ELIGIBLE RENT	BALANCE REMAINING
1	Aqualenes Synchro Swim Club	\$18,973.18	\$18,973.18	\$0
2	Can Am Gymnastics Club	\$25,334.02	\$25,334.02	\$0
3	Curl Saskatoon	\$15,138.00	\$15,138.00	\$0
4	Hub City Boxing Club	\$3,695.33	\$3,695.33	\$0
5	Hub City Track Council	\$11,523.52	\$11,523.52	\$0
6	Jook-Am TaeKwon-Do Inc.	\$1,223.64	\$1,223.64	\$0
7	Lions Speedskating Club	\$12,211.11	\$12,211.11	\$0
8	Marian Gymnastics Club	\$27,643.14	\$27,643.14	\$0
9	Myracles Baton Twirling Club	\$4,423.31	\$587.26	\$3,836
10	North Saskatchewan Rugby Union	\$1,867.75	\$1,867.75	\$0
11	Optimist Twirling Connection	\$6,682.20	\$4,921.62	\$1,761
12	Orca Synchro Swim Club	\$1,318.35	\$1,232.00	\$86
13	Riverside Badminton/Tennis	\$8,018.68	\$6,037.58	\$1,981
14	Saskatoon Baseball Council	\$13,365.72	\$13,365.72	\$0
15	Saskatoon Box Lacrosse	\$12,191.38	\$12,191.38	\$0
16	Saskatoon Diving Club	\$10,859.14	\$10,859.14	\$0
17	Saskatoon Fencing Club	\$15,949.99	\$15,949.99	\$0
18	Saskatoon Figure Skating Club	\$93,001.63	\$93,001.63	\$0
19	Saskatoon Freestyle Skiing	\$998.40	\$907.20	\$91
20	Saskatoon Goldfins Swim Club	\$105,075.57	\$73,496.04	\$31,580
21	Saskatoon Lasers Swim Club	\$23,605.86	\$17,224.71	\$6,381
22	Saskatoon Minor Basketball Association	\$19,573.28	\$17,826.62	\$1,747
23	Saskatoon Minor Hockey Association	\$688,340.88	\$688,340.88	\$0
24	Saskatoon Minor Softball League	\$7,344.10	\$7,344.10	\$0
25	Saskatoon Pony Club	\$3,672.00	\$3,672.00	\$0
26	Saskatoon Ringette Association	\$35,645.49	\$35,645.49	\$0
27	Saskatoon South Zone Tae Kwon Do	\$1,972.36	\$1,972.36	\$0
28	Saskatoon Tae Kwon Do West Inc.	\$3,527.96	\$3,527.96	\$0
29	Saskatoon Youth Soccer Inc.	\$228,308.98	\$228,308.98	\$0
30	Taiso Gymnastics Club	\$20,044.39	\$20,044.39	\$0
31	Volleyball Saskatoon Inc.	\$8,208.00	\$1,320.00	\$6,888
32	Water Polo Saskatoon	\$3,518.42	\$3,518.42	\$0
33	Willow Ridge Pony Club	\$1,320.00	\$82.00	\$1,238
34	New Applicant--Ineligible	\$9,217.98	\$0.00	\$9,218
	<b>TOTAL</b>	<b>\$1,443,793.76</b>	<b>\$1,378,987.16</b>	<b>\$64,807</b>

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** November 21, 2012  
**SUBJECT:** Applications for Funding—Youth Sport Subsidy Program  
Special Events Policy No. C03-007  
**FILE NO.:** LS 1720-8-1

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**RECOMMENDATION:** that a report be submitted to City Council recommending that eligible Youth Sport Subsidy Program sport organizations receive a Special Event Hosting Grant as outlined below:

- 1) that the Saskatoon Lasers Swim Club receive a grant of up to \$5,044.00 to host the Winter Blast Meet January 19 and 20, 2013;
- 2) that the Saskatoon Goldfins Swim Club receive a grant of up to \$11,973.00 to host the Western Canadian Championships February 12 to 17, 2013;
- 3) that the Saskatoon Figure Skating Club receive a grant of up to \$18,295.20 to host the Jean Norman Open Free-Skate and Dance Competition March 1 to 3, 2013;
- 4) that the Saskatoon Aqualenes Synchronized Swim Club receive a grant of up to \$2,624.81 to host the Sandra Roberts National Stream Provincial Championships March 2 and 3, 2013;
- 5) that the Saskatoon Lasers Swim Club receive a grant of up to \$5,044.00 to host the Septathlon Meet April 20 and 21, 2013; and
- 6) that the Saskatoon Diving Club receive a grant of up to \$4,814.40 to host the Toon Town Western Classic May 3 to 5, 2013.

### **TOPIC AND PURPOSE**

The purpose is to recommend that a report go to City Council asking for approval of Special Event Hosting Grants for eligible Youth Sport Subsidy Program (YSSP) sport organizations for events they are hosting in Saskatoon in 2013.

### **REPORT HIGHLIGHTS**

1. A total of six Special Event Hosting Grant applications were received from eligible YSSP sport organizations for events taking place in 2013. These applications were then reviewed by the Special Event Adjudication Committee (Committee).

2. One of the six Special Event Hosting Grant applications will involve participants who are over 18 years of age, and as such, the eligible grant has been reduced to reflect the eligible percentage of participants. The total eligible grant amount for these six events is \$47,795.41.

### STRATEGIC GOAL

This report supports the long term strategy to support community-building through direct investment under the Strategic Goal of Quality of Life.

### BACKGROUND

During its March 24, 2003 meeting, City Council approved changes to the Special Events Policy No. C03-007, where eligible sport organizations must apply for a grant to host an event that takes place from January 1 to December 31 of the upcoming year. In addition, City Council supported establishing a Special Event Adjudication Committee (Committee) comprised of eligible YSSP sport organizations. This Committee assists the Administration in reviewing grant applications, and to recommend Special Event Hosting Grants to City Council for the upcoming year.

The Special Events Policy states, in part:

#### "Section 3.2.1 Unexpended Youth Sport Subsidy Funds

The following additional criteria shall be used for grants made from the unexpended funds remaining in the Youth Sport Subsidy Program:

- a) Eligible applicants will be restricted to those organizations receiving funding under the Youth Sport Subsidy Program.
- b) As indicated in the special events definition, funding must be applied to events that are non-recurring on an annual basis. However, groups applying for seed money to host recurring events for the first time would be eligible to apply on a one-time basis. Events that are now held on an annual basis would not be eligible for this funding.
- c) Funding must be used for the rental cost of facilities only.
- d) Events that have an operating budget of less than \$100,000 are eligible for funding.
- e) Youth Sport Subsidy Program events are not required to have an event legacy component and are not required to submit a business plan as outlined in Appendix B."

## REPORT

### Adjudication Committee Review

The Committee met on October 25, 2012, and reviewed six Special Event Hosting Grant applications received from eligible YSSP sport organizations. The organizations include Saskatoon Lasers Swim Club, Saskatoon Goldfins Swim Club, Saskatoon Figure Skating Club, Saskatoon Aqualenes Synchronized Swim Club, and Saskatoon Diving Club. The total grant amount requested, based on estimated rental costs from these six applications was \$48,087.06.

The 2013 Youth Sport Subsidy Special Event Grant Application Summary (see Attachment 1) presents an overview of each YSSP Special Event Hosting Grant application reviewed by the Committee and also recommends the grant amount, based on eligible rental costs, that each youth sport organization should receive in 2013.

All six applications meet the Special Events Policy No. C03-007 eligibility criteria required to receive a grant from the unexpended YSSP funds.

### Eligible Participants

One of the Special Event Hosting Grant applications will involve participants who are over 18 years of age. As per Special Events Policy No. C03-007, only those 18 years of age and under are eligible for this grant. As such, the Committee has determined that the following grant request be reduced to reflect the eligible percentage of participants 18 years of age and younger.

1. The Sandra Roberts National Stream Provincial Championships, being hosted by Saskatoon Aqualenes Synchronized Swim Club, will have 90 percent of event participants who are 18 years of age and under.

Table 1 summarizes the Committee's recommended grant amounts for each youth sport organization, based on the above eligible participant percentages.

Table 1—Recommended Grant Amounts

Youth Sport Organization	Event	Eligible Rental Costs
Saskatoon Lasers Swim Club	Winter Blast Meet	\$5,044.00
Saskatoon Goldfins Swim Club	Western Canadian Championships	\$11,973.00
Saskatoon Figure Skating Club	Jean Norman Open Free-Skate and Dance Competition	\$18,295.20
Saskatoon Aqualenes Synchronized Swim Club	Sandra Roberts National Stream Provincial Championships	\$2,624.81
Saskatoon Lasers Swim Club	Septathlon Meet	\$5,044.00
Saskatoon Diving Club	Toon Town Western Classic	\$4,814.40
	<b>Total Recommended Grants</b>	<b>\$47,795.41</b>

The YSSP Special Event Hosting Grant will be paid out after the event, upon submission of a post-event evaluation report, to the maximum amount outlined above.

Should the actual rental costs for the event be less than the approved amount, the grant payment will be reduced to reflect actual rental costs.

### OPTIONS TO THE RECOMMENDATION

The only option would be to deny the recommendations outlined in this report.

### POLICY IMPLICATIONS

There are no policy implications.

### FINANCIAL IMPLICATIONS

The Special Event Reserve, which includes the unexpended youth sport subsidy funds, has an uncommitted balance of \$110,768.00. This reserve balance will accommodate the six Special Event Hosting Grant requests recommended for approval in this report, which represents \$47,795.41 in total funding.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
\$ 0	\$ 0	\$ 0	\$47,795.41	\$ 0	\$ 0

### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

The Administration received YSSP Special Event Hosting Grant Applications from six YSSP sport organizations by the October 15, 2012, deadline. These applications were reviewed by the Committee and recommendations made as outlined in this report.

### COMMUNICATION PLAN

The Administration will inform each YSSP sport organization, as well as the Committee, of City Council's decision regarding the outcome of the recommendations outlined in this report.

### ENVIRONMENTAL

The recommendation may have resource consumption (energy and water) and waste implications relating to the increased intensity of facility usage during the events indicated above. The potential impacts on resources and associated greenhouse gas emissions have not been quantified at this time.

### PRIVACY IMPACT

There are no privacy implications.

**PUBLIC NOTICE**


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

**ATTACHMENT**

1. 2013 Youth Sport Subsidy Special Event Hosting Grant Application Summary

Written by: Loretta Odorico, Facility Supervisor—Customer Service,  
Leisure Services Branch

Reviewed by:   
Cary Humphrey, Manager  
Leisure Services Branch

Approved by:   
Randy Grauer, General Manager  
Community Services Department  
Dated: Nov 26/12

cc: Murray Totland, City Manager

2013 Youth Sport Subsidy Special Event Hosting Grant Application Summary

Organization	Event/Dates	Rental Cost	Economic Impact	Participation	Benefits	
Saskatoon Lasers Swim Club	Winter Blast Meet January 19-20, 2013  (this is a short course event)	\$5044.00 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 200  Estimated economic impact: 1 night x 150 rooms = 150 Estimated # of meals 900 x 2 days = 1800 Estimated vehicle rentals = 0	Total # Athletes = 300 # Athletes 18 years of age and under = 300 (100%)  Spectators - 400 Volunteers - 80 Coaches - 20	This event will provide athletes with another opportunity for competition during the short course swim season.  Events such as this heighten the profile of the sport in the local community which may lead to increased membership.  Events such as this provide critical opportunities for the local club to host training clinics with its volunteers in order to broaden the skill and knowledge of the volunteers in all areas such as timing, operating electronic timing equipment, etc.  This event will provide an opportunity for coaches to learn techniques from each other and enhance their own skills and abilities as coaches.	
<b>RECOMMENDED GRANT</b>						<b>\$5,044.00</b>
Saskatoon Goldfins Swim Club	2013 Western Canadian Championships  February 12-17, 2013	\$11,973.00 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 800  Estimated economic impact: 5 nights x 300 rooms = 1500 Estimated # of meals 1600 x 5 days = 8000 Estimated vehicle rentals = 0	Total # Athletes = 500 # Athletes 18 years of age and under = 500 (100%)  Spectators = 400 Volunteers = 200 Coaches = 100	This event will provide athletes with the opportunity to represent their province at the national level and for the potential to qualify for the national team.  Events such as this provide opportunity for coaches to analyze performance of athletes which will assist in the planning and development of training strategies. It will also provide senior coaches with an opportunity to mentor junior coaches and network with coaches from other provinces and from the national team.	
<b>RECOMMENDED GRANT</b>						<b>\$11,973.00</b>
Saskatoon Figure Skating Club	Jean Norman Open Free-Skate and Dance Competition  March 1-3, 2013	\$18,295.20 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 275  Estimated economic impact: 3 nights x 250 rooms = 750 Estimated # of meals 800 x 3 days = 2400 Estimated vehicle rentals = 0	Total # Athletes = 400 # Athletes 18 years of age and under = 395 (100%)  Spectators = 375 Volunteers = 100	This event is the largest open figure skating competition in the province and as such will provide a highly competitive opportunity for those competing in this event.  This event is an opportunity for skaters in the province to showcase their skills and abilities and strive for continued success as they move to the interprovincial and national level of competition.  This event will allow interested volunteers to mentor with experienced volunteers to build capacity in knowledge, skill and ability to continue to host events in Saskatoon.	
<b>RECOMMENDED GRANT</b>						<b>\$18,295.20</b>
Saskatoon Aqualenes Synchronized Swim Club	Sandra Roberts National Stream Provincial Championships  March 2-3, 2013	\$2624.81 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 100  Estimated economic impact: 2 nights x 35 rooms = 70 Estimated # of meals 300 x 2 days = 600 Estimated vehicle rentals = 0	Total # Athletes = 80 # Athletes 18 years of age and under = 72 (90%)  Spectators = 100 Volunteers = 55 Coaches = 15	This event is a qualifying meet for those athletes wishing to represent the province at either of the two national championships to be held in the spring of 2013.  This event is a high caliber event providing a high level of competition for those participating.  Events such as this will provide opportunities to involve and train local volunteers needing for hosting not only this event but those events to be held in the future, some of which will be national events.	
<b>RECOMMENDED GRANT</b>						<b>\$2,624.81</b>
Saskatoon Lasers Swim Club	Septathlon Meet April 20-12, 2013  (this is a long course event)	\$5044.00 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 200  Estimated economic impact: 1 night x 150 rooms = 150 Estimated # of meals 900 x 2 days = 1800 Estimated vehicle rentals = 0	Total # Athletes = 300 # Athletes 18 years of age and under = 300 (100%)  Spectators - 400 Volunteers - 80 Coaches - 20	This event will provide athletes with another opportunity for competition during the long course swim season.  Events such as this heighten the profile of the sport in the local community which may lead to increased membership.  Events such as this provide critical opportunities for the local club to host training clinics with its volunteers in order to broaden the skill and knowledge of the volunteers in all areas such as timing, operating electronic timing equipment, etc.  This event will provide an opportunity for coaches to learn techniques from each other and enhance their own skills and abilities as coaches.	
<b>RECOMMENDED GRANT</b>						<b>\$5,044.00</b>
Saskatoon Diving Club	Toon Town Western Classic May 3-5, 2013	Estimated rental costs = \$6000.00  100% eligible athletes = \$6000.00 eligible rental costs	Estimated number of participants/spectators/coaches volunteers from outside S'toon (80 km away) = 70  Estimated economic impact: 3 nights x 40 rooms = 120 Estimated # of meals 150 x 3 days = 450 Estimated vehicle rentals = 12 rental vehicles x 3 days x \$40.00/day rental fee = \$1440 cost of vehicle rentals	Total # Athletes = 90 # Athletes 18 years of age and under = 90 (100%)  Spectators = 300 Volunteers = 30 Coaches = 20	This event is both a Canada Games and Junior Nationals qualifier event.  This event will provide a high level of competition for those participating in it.  Coaches from across the province will be able to network and share ideas on how to train and develop strong athletes within their respective clubs.  Events such as this will provide opportunities to involve and train local volunteers needing for hosting not only this event but those events to be held in the future.	
<b>RECOMMENDED GRANT</b>						<b>\$4,814.40</b>

**TO: Secretary, Planning and Development Committee**  
**FROM: General Manager, Community Services Department**  
**DATE: November 26, 2012**  
**SUBJECT: Three-Year Land Development Program 2013 - 2015**  
**FILE NO: CK. 4110-1 and LA. 440-3**

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

**TOPIC AND PURPOSE**

The Three-Year Land Development Program Report provides a summary of developer servicing plans for residential and non-residential lands within Saskatoon, comparing it to potential population growth scenarios.

**REPORT HIGHLIGHTS**

1. Population and Housing Demand – This report includes projections on City population growth rates ranging from 2.0 to 4.0 percent and the corresponding number of new suburban dwelling units needed to accommodate these growth rates.
2. Land Inventory – This report identifies residential and non-residential land holdings, held by builders and developers. In the last two years, builder inventories of developable lots have increased, even though construction continues at record levels.
3. Servicing Projections – When combined with builder and developer inventory levels at the start of 2012 and planned servicing for 2012, servicing forecasts for 2013 to 2015 indicate that developers are poised to accommodate growth rates of up to 4.0 percent through the servicing of 11,214 dwelling units.

**STRATEGIC GOALS**

Servicing of land noted in this report will support the Asset and Financial Sustainability Strategic Goal. Servicing and subsequent sale of land in City ownership areas will continue to provide financial returns on investment for allocation towards civic projects and programs.

The City's new suburban neighbourhoods have seen a significant increase in density, compared to neighbourhoods planned in the 1980's and 1990's and support the City's Sustainable Growth and Environmental Leadership Strategic Goals. New suburban neighbourhoods are more compact and have a higher dwelling unit per acre density. They contain a greater mix of housing choices, land uses and retail amenities which promote local shopping and reduce vehicle trips. New suburban neighbourhoods include multi-use trail linear park systems that encourage active transportation such as



cycling and walking and are more public transit focused from the concept planning stage.

The land development industry responds to the needs of a variety of customers in the housing, commercial, institutional and industrial sectors. This supports the City's Economic Diversity and Prosperity Strategic Goal. Servicing plans noted in this report result in considerable capital investment in the provision of municipal infrastructure, which provides the base upon which immediate and future growth will thrive.

## **BACKGROUND**

The Three-Year Land Development Program is an annual report forecasting the servicing of residential and non-residential lands within Saskatoon, comparing it to potential population growth scenarios.

This report will provide information on servicing plans and projected absorption based on various growth scenarios forecasted over the next three years.

## **REPORT**

A healthy land development industry has an important role to play within an expanding economy. Land development in Saskatoon has been undertaken by a variety of land developers and has provided opportunities for new homes to be built, and for businesses to expand or move to Saskatoon. This adds value to the economy and encourages job growth, positive net migration and other important multiplier effects.

### **Population and Housing Demand**

Population in Saskatoon has been growing over the past several years, with a growth rate of approximately 2.0 percent in 2010, 2011 and continuing in 2012. With a strong economy, this continued growth is expected in the years to come and the land development industry must be prepared to accommodate the resulting demand for residential, commercial and industrial land.

### **Land Inventory**

The City's Land Bank Program is mandated to operate on a level playing field with the private sector, and to ensure adequate levels of serviced inventory for both residential and industrial land are maintained to meet demand. The City's mandate in land development is detailed in Attachment 1. For the past two years, the City has undertaken aggressive servicing plans to ensure an adequate supply of serviced land. Even with the aggressive servicing strategy, developer inventory over the past two years, both City and private, has been limited. While developer inventory has been low, there has been a healthy supply of builder inventory. At the beginning of 2012, builder inventory was 1,484 single-family lots and 2,011 multi-family units. Builder inventory can act as a buffer in situations of low developer inventory, as developers continue to service land to meet demands brought about by high population growth rates and

servicing days lost due to inclement weather.

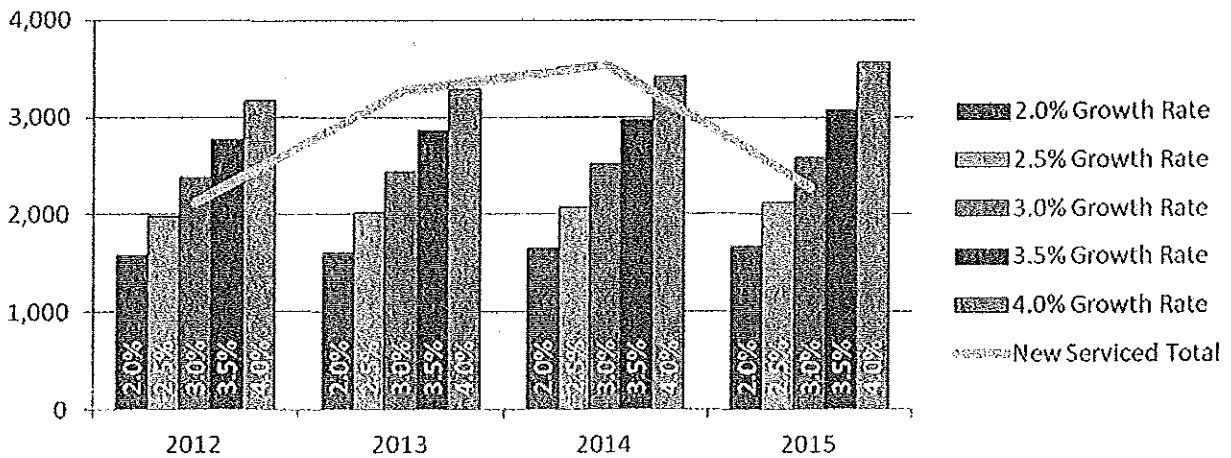
The high levels of rainfall Saskatoon received this spring hampered the ability of developers to meet their servicing projections for 2012. This is reflected throughout the figures contained in Attachment 1, with servicing completions for some neighbourhood phases originally planned for 2012, being carried over to 2013.

Servicing Projections

Land developers in Saskatoon are poised to accommodate significant population increases in the coming years. From 2012 to 2015 developers plan to service land for a total of 11,214 dwelling units. Including developer and builder inventories of 5,659 dwelling units as of January 1, 2012, 16,873 potential dwelling units will be available to the Saskatoon market over the next few years. This would support an average population growth rate of up to 4.0 percent, which is double our current rapid pace of growth. Depending upon absorption rates for multi-family land in 2013 and 2014, options would be available to increase the supply of serviced multi-family land in 2015. Figure 1a shows suburban dwelling unit demand required for various population growth rates over the next three years and the supply of new servicing planned by land developers from 2012 to 2015. Figure 1b demonstrates the resulting year-end builder and developer inventory levels each year based on the various population growth scenarios.

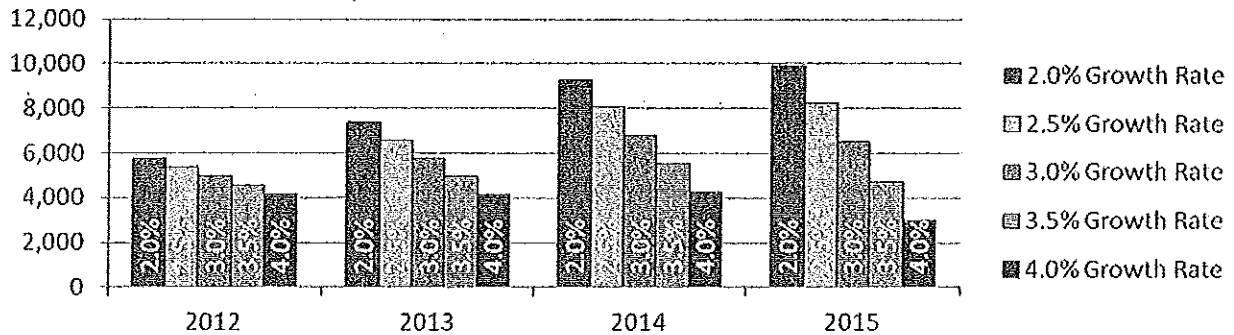
As indicated in Figure 1a, there is some year-to-year fluctuation between the dwelling unit servicing levels over the period 2013 to 2015. This is explained in detail in Attachment 1 and is largely due to the amount of multi-family sites that are being serviced and the acceleration of single-family servicing plans by developers to meet recent increases in demand for lots.

Figure 1a: Saskatoon Suburban Dwelling Unit Demand and New Servicing Supply, 2012-2015



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

Figure 1b: Saskatoon Year-end Builder and Developer Inventory, 2012-2015



Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

There are inherent risks associated with development plans that target higher growth rates. Risks in the land development industry centre around a balance of capital outlay far enough in advance to meet demand against peaks and valleys in the marketplace that can significantly impact absorption rates and inventory levels. However, through proactive planning, land developers can invest strategically in the various components of the land development cycle (see Attachment 1) to mitigate risk of one's investment and high inventory levels.

While this report projects that developers will be able to accommodate and sustain high growth rates over the next three years, there are some constraints as several neighbourhoods are approaching full build out through the current servicing plans on the single-family supply side. For example, servicing for the entire Hampton Village neighbourhood is expected to be complete by the end of this year. In addition, as a result of an accelerated servicing plan in Evergreen, servicing for all single-family areas in the Evergreen neighbourhood are anticipated to be complete in 2014. Completion of servicing in the Stonebridge neighbourhood is also anticipated in 2014.

Neighbourhood design for three new neighbourhoods, including the first neighbourhood in the Holmwood Sector Plan and neighbourhoods in the Blairmore and University Heights Sector Plan are well underway and are expected to be reviewed by Civic Administration next year. These new neighbourhoods will provide the necessary supply of serviced lots when the existing neighbourhoods, noted above, are completed.

In order to meet timelines for the initial servicing work in these neighbourhoods, approval of the three neighbourhood concept plans would need to be obtained in 2013/2014 in order to prepare the necessary tenders to start servicing the neighbourhoods in 2014.

While long term supply of single-family lots will be addressed with the approval of new concept plans, multi-family builder and developer inventories are expected to be stable beyond the 2012 – 2015 servicing plans.

For further detail on developer servicing projections (by neighbourhood), economic indicators and dwelling unit demand and servicing supply, please refer to Attachment 1.


### PUBLIC NOTICE


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

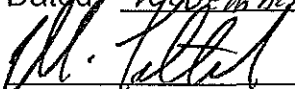
### ATTACHMENT

1. Three Year Land Development Program 2013 - 2015

Written by: Matt Grazier, Planner 16

Reviewed by:   
 Frank Long, Land Bank Manager  
 Dated: Nov. 27/2012

Approved by:   
 Randy Grauer, General Manager  
 Community Services Department  
 Dated: November 22, 2012

Approved by:   
 Murray Totland, City Manager  
 Dated: Nov 26/12



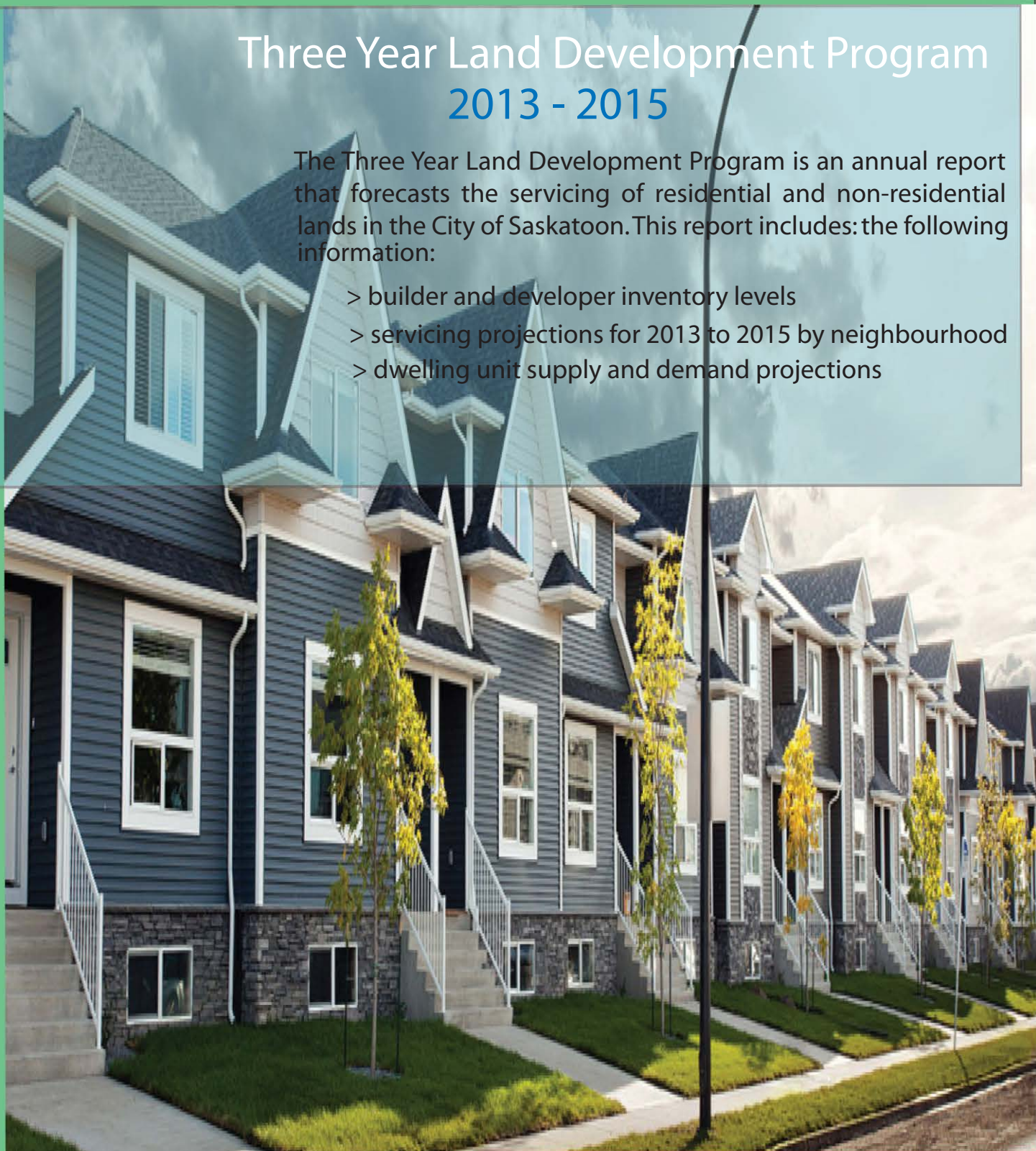
# City of Saskatoon

Community Services

## Three Year Land Development Program 2013 - 2015

The Three Year Land Development Program is an annual report that forecasts the servicing of residential and non-residential lands in the City of Saskatoon. This report includes the following information:

- > builder and developer inventory levels
- > servicing projections for 2013 to 2015 by neighbourhood
- > dwelling unit supply and demand projections

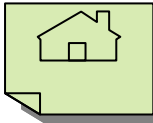


Blairmore # 2  
Evergreen  
Hampton Village  
Holmwood #1

Marquis Industrial  
Parkridge  
Rosewood  
Southwest Industrial

Stonebridge  
University Heights # 2  
The Willows  
Kensington

Land Branch



**Three Year Land Development Program 2013 - 2015**

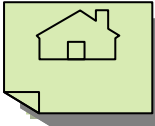
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<b>Demand Profile.....</b>	<b>2</b>
<b>Land Inventory .....</b>	<b>5</b>
<b>Servicing Plans .....</b>	<b>7</b>
<b>Supply and Demand Summary .....</b>	<b>10</b>
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11. Multi-Family Servicing, 2015
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- 5b. Saskatoon Year-end Builder and Developer Single-Family Inventory, 2012 - 2015
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## Introduction

The land development industry plays an integral role in any healthy or growing economy. Whether it is a local economy like Saskatoon's or a provincial economy like Saskatchewan's, the sign of a healthy land development industry is an indication of a strong and prosperous economy. The land development industry is a significant part of the supply chain to facilitate economic growth, as well as an integral part of the demand side for economic growth. It responds to the needs of a variety of customers in the housing, commercial, institutional and industrial sectors. In doing so, the land development industry invests considerable capital dollars in the provision of municipal infrastructure and thereby creates a demand for durable products and employment.

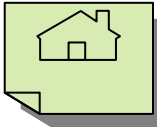
Over the past several years, Saskatoon has witnessed considerable growth in the economy and population. During 2011, Saskatoon's growth within the Census Metropolitan Area (CMA) was characterized by the following key indicators as shown in Table 1 below.

Table 1: Annual Economic Indicators

	2011	2010	Percent change 2010-2011
<i>Population (age 15-64)</i>	220,400	215,100	2.5%
<i>Employment</i>	144,700	145,900	-0.8%
<i>Participation rate</i>	69.6%	71.7%	-2.9%
<i>Unemployment rate</i>	5.6%	5.4%	3.7%
<i>Non-residential permits</i>	\$445,380	\$368,375	20.9%
<i>Residential permits</i>	\$707,406	\$491,140	44.0%
<i>Housing starts</i>	2,447	1,818	34.6%
<i>Average home sale price</i>	\$309,835	\$296,378	4.5%
<i>Retail sales</i>	\$5,649 million	\$5,315 million	6.3%

Source: SREDA 2012-2015 Strategic Report

Without the land development industry, urban growth could not be adequately sustained. During periods of intense growth as experienced in Saskatoon over recent years, it would be impossible to house all of the newcomers arriving in our city. The development of raw land is essential during periods of growth, as it allows homes to be built for a growing population, jobs to be created both directly and in the land servicing and construction industry, as well as providing the land base for commercial and industrial expansion for further employment and population growth.



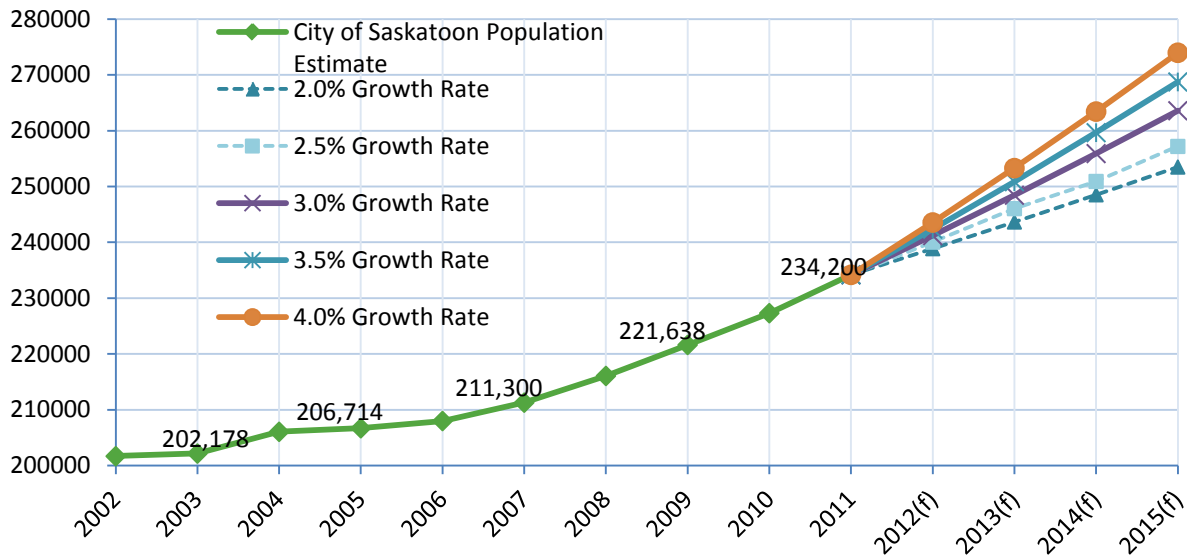
## 1. Demand Profile

### Population

Population in Saskatoon has been growing over the past several years and in recent years the rate of growth has been increasing. With a strong economy, this continued growth is expected in the years to come. The rate at which growth will occur is unknown but projecting various growth rates allows land developers to plan for adequate levels of development to meet demand in these scenarios.

Population projections for growth rates from 2.0 percent to 4.0 percent are shown in Figure 1 below. The latest population estimate made by the City of Saskatoon as of June 2012 is 236,600, which is just over 2.0 percent growth from the June, 2011 population projection.

Figure 1: City of Saskatoon Population Growth, Projection: 2002 - 2015



### Demand for Residential Land

Demand for residential land is estimated on assumptions of population growth, household size and density of development. Estimates of total population growth are divided by household size to determine the number of housing units. To estimate the amount of land required to develop these units requires assumptions about the type of housing that will be required. Based on the population growth projected in the various growth scenarios shown in Figure 2 and average household size, it is possible to

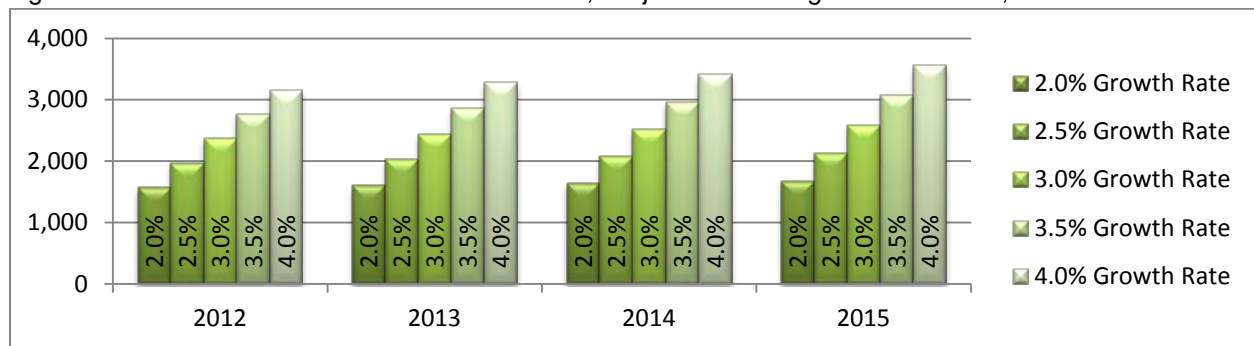


estimate how many dwelling units may be required to meet a given population increase. Table 2 and Figure 2 demonstrate the suburban dwelling unit demand in Saskatoon at various population growth scenarios. The number of dwelling units for each growth scenario is calculated based on population growth and an average household size of 2.4. An average split of 81 percent suburban development and 19 percent infill development is assumed based on an average of building permits taken out over the past five years. Of the total dwelling units shown in Table 2 for suburban demand, a 50/50 split is assumed for single-family and multi-family dwelling units. Additional information on historical demand based on building permit numbers is outlined in Section 7 of this document.

Table 2: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2012-2015

<i>Growth rate</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<b><i>Total</i></b>
2.0%	1,581	1,612	1,645	1,678	6,516
2.5%	1,976	2,025	2,076	2,128	8,206
3.0%	2,371	2,442	2,516	2,591	9,921
3.5%	2,766	2,863	2,964	3,067	11,661
4.0%	3,162	3,288	3,420	3,556	13,426

Figure 2: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2012-2015

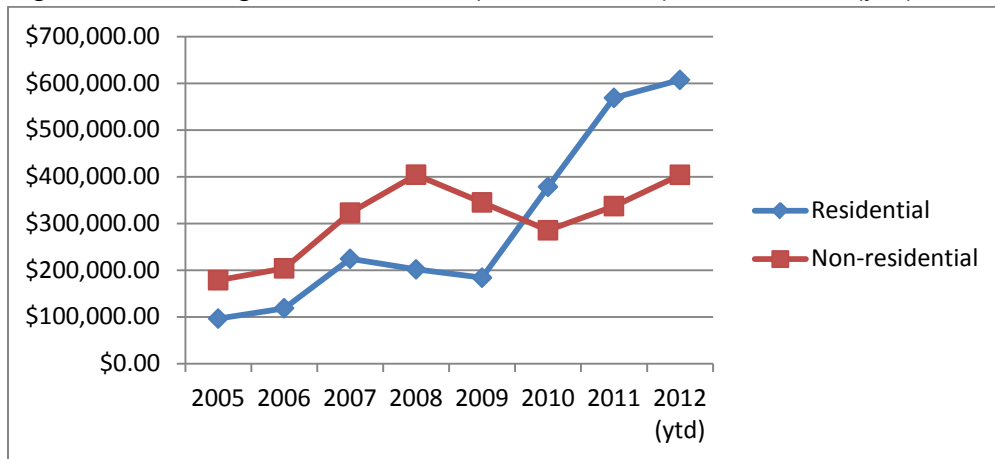


### Demand for Non-Residential Land

Commercial development does not follow the growth pattern of residential development, as shown in Figure 3. Growth in the gross domestic product (GDP) drives employment, labour force and income trends, and results in the development of commercial facilities. Commercial development in Saskatoon also services the surrounding area so household growth in the Census Metropolitan Area and approximately 100 kilometre surrounding area will influence the demand for commercial land in Saskatoon. Recent data from the City's Building Standards Branch indicated that 2012 Building Permit values will exceed one billion dollars, a record for the City of Saskatoon.

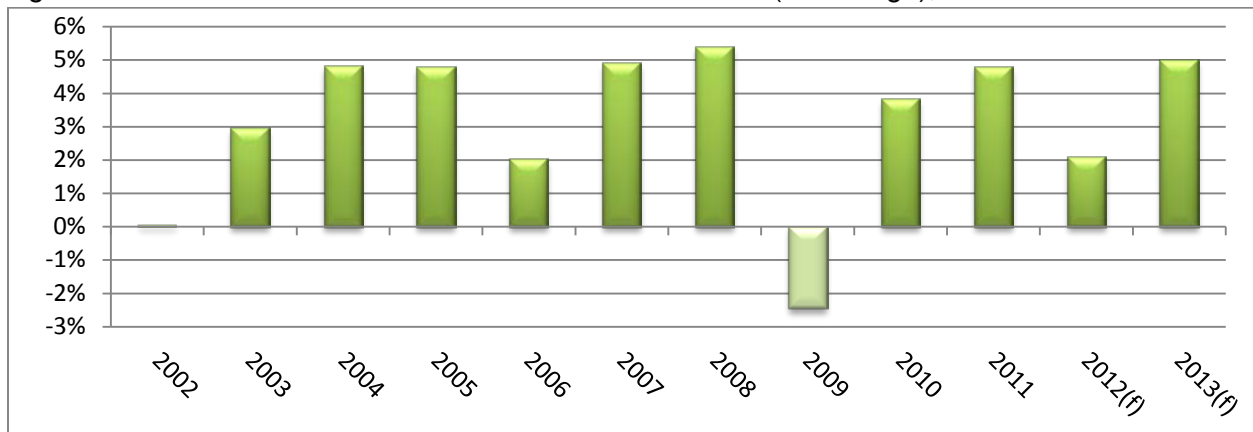
Over the past several years, Saskatoon has witnessed considerable economic growth and was identified by the Conference Board of Canada as the fastest growing economy in 2007 (4.9 percent GDP) and 2008 (5.4 percent GDP). In 2009, Saskatoon's economy suffered a temporary reversal, yet Saskatoon's employment continued to grow. Marked by strong population increases and a healthy resource and energy sector, Saskatoon's economy continued to grow at an accelerated pace in 2011 (4.8 percent GDP). In 2012, GDP growth is expected to slow to 2.1 percent due to a slight decrease in the services sector. However, GDP growth is expected to rebound in 2013 to 5.0 percent largely due to continued growth in the mining sector. Saskatoon's real GDP is shown in Figure 4.

Figure 3: Building Permit Values (in thousands), 2005-2012 (ytd)



Source: City of Saskatoon, Building Standards Branch, YTD Report (as of Nov 13, 2012)

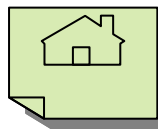
Figure 4: Saskatoon Real Gross Domestic Product Growth (% Change), 2002-2013



Source: Conference Board of Canada, Metropolitan Outlook, Autumn, 2012

Demand for industrial land is perhaps the least dependent on local demand. While industrial land is used extensively to service the local economy, demand for industrial services and land can be generated by regional, inter-provincial and international demand. However, local labour force and community characteristics will play an

essential part in attracting non-local industrial capacity. Current inventories and historical absorption rates of industrial land are an essential baseline for guiding the development of additional industrial land.



## 2. Land Inventory

### Builder and Developer Inventory – Single-Family Lots

Table 3 identifies the starting inventory of single-family lots held by homebuilders and land developers as of January 1, 2012.

Table 3: Single-Family Inventory, January 1, 2012

<i>Neighbourhood</i>	<i>Builder inventory</i>	<i>Developer inventory</i>		<i>Totals</i>
		<i>City</i>	<i>Private</i>	
Arbor Creek	36	0	0	36
Evergreen	534	7	0	541
Rosewood	123	55	52	230
Stonebridge	452	0	0	452
Hampton Village	261	16	0	277
Willows	37	0	5	42
Parkridge	2	0	7	9
Briarwood	7	0	8	15
Willowgrove	32	0	0	32
<b>Totals</b>	1,484	78	72	1,634

As Table 3 indicates, a total of 1,484 lots were held by builders and 150 lots were held by developers, for a total of 1,634 lots. The developer inventory consisted of 78 lots produced by the City's Land Bank Program and 72 lots produced by private developers.

Accelerated servicing plans were undertaken by developers in 2011 to compensate for a shortage of lots due to inclement weather experienced in 2010. Approximately 1,700 lots were serviced in 2011, which helped replenish the lot inventory held by builders. At the beginning of 2012, while developer inventory remained low at 150 lots, builder inventory was stable at 1,484 lots. Builder inventory can also act as a buffer in situations of low developer inventory, as developers continue to service land to meet demands brought about by high population growth rates.

Lots held by developers are generally required to meet the demand by homebuilders for the upcoming construction season. Due to the high cost and time involved with lot servicing, each developer will identify their required inventory sufficiency level. This

figure will allow the developer to balance the supply versus demand needs within the housing market. Over-supply of product brings with it the financial carrying costs incurred by the developers. Under-supply can create a lack of options for builders who do not have a sufficient inventory of lots and may create an artificial demand due to speculators. Inventory sufficiency requirements vary from six months for some private developers to a one-year supply for the City's Land Bank Program.

### Builder and Developer Inventory – Multi-Family Land

Table 4 identifies projected multi-family parcel inventory held by homebuilders and land developers.

Table 4: Multi-family Inventory, January 1, 2012

<i>Neighbourhood</i>	<i>Builder inventory</i>		<i>Developer inventory</i>				<i>Totals</i>	
			<i>City</i>		<i>Private</i>			
	<i>Acres</i>	<i>Possible dwelling units</i>	<i>Acres</i>	<i>Possible dwelling units</i>	<i>Acres</i>	<i>Possible dwelling units</i>	<i>Acres</i>	<i>Possible dwelling units</i>
Stonebridge	12.9	456	0.0	0	18.0	1,000	30.9	1,456
Willowgrove	19.9	337	3.0	59	0.0	0	22.9	396
Hampton Village	7.9	118	3.0	77	6.2	76	17.1	271
Blairmore Suburban Centre	10.8	589	0.0	0.0	0.0	0	10.8	589
Lakewood Suburban Centre	9.2	447	0.0	0	0.0	0	9.2	447
Rosewood	0.0	0	3.0	45	19.0	285	22.0	330
Evergreen	4.3	64	27.5	472	0.0	0	31.8	536
<b>Totals</b>	<b>65.0</b>	<b>2,011</b>	<b>36.5</b>	<b>653</b>	<b>43.2</b>	<b>1,361</b>	<b>144.7</b>	<b>4,025</b>

Note: Projected densities range from 15 units per acre for most group townhouse sites to 40 units per acre for three-storey buildings to 60 units per acre for M3 lands.

Sufficiency requirements for multi-family inventory can be similar to single-family lots and vary from six months preferred by some private developers to a one-year supply preferred by the City. It should also be noted that the servicing of multi-family sites within any neighbourhood occurs primarily as a result of neighbourhood scheduling and phasing for single-family residential lots. Due to expected demographic changes in Saskatoon in the future, new neighbourhoods are designed to accommodate an increase in demand for multi-family development. Based on city-wide numbers, housing demand is trending towards more multi-family units. A 50/50 split is assumed in the projected absorption of residential land for 2013 to 2015.

### Industrial Land Inventory

The City's Land Bank Program is directed to ensure a two-year supply of industrial land at the end of each construction season. The projected inventory of industrial land for January 1, 2013, is listed below in Table 5.

Table 5: Industrial Inventory, January 1, 2013

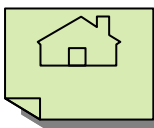
<i>Neighbourhood – zoning district</i>	<i>Parcels</i>	<i>Acres</i>
Marquis Industrial – light industrial	7	11.3
Marquis Industrial – heavy industrial	33	60.7
<b>Totals</b>	40	72.0

From 2006 to 2010, the Land Branch's five year average of industrial land sales had been 45.5 acres. In 2011, industrial land sales increased to 98.5 acres and the projected year-end sales for industrial land in 2012 is 84.0 acres. The new five year average from 2008 to 2012 is shown in Table 6.

Table 6: Industrial Land Sales  
5 Year Average (2008 – 2012)

<b>Year</b>	<b>Acres</b>
2008	89.73
2009	11.52
2010	53.92
2011	98.50
2012 (projected)	84.00
<b>Average</b>	<b>67.53</b>

The increase in demand for industrial land has made it difficult for the Land Branch to meet its objective to provide a two-year supply of industrial land. While the City of Saskatoon, Land Branch currently has minimal industrial land in inventory, there is a healthy supply of approximately 170 acres of vacant industrial land held by recent purchasers. The current inventory of land in the Marquis Industrial area also includes a 65 acre heavy industrial parcel that has been serviced but not released to the market by the City in anticipation of a future industrial customer that may need such a parcel. To assist in meeting the two year supply objective, the Land Branch is currently proceeding with subdivision of the 65 acre site into 15 industrial parcels. This is reflected in Table 12, under the 2014 servicing column. The acceleration of servicing plans on lands west of Millar Avenue will take place in 2013 and 2014 to help meet the two year supply objective for industrial lands.



### 3. Servicing Plans

Servicing plans for single-family, multi-family and industrial lots by the City of Saskatoon and private developers are outlined in the tables below. Corresponding to the tables, Figures 13 to 24, show the areas planned for servicing by neighbourhood for 2013, 2014 and 2015. Table 7 identifies the servicing plans for single-family lots by neighbourhood.

Table 7: Single-Family Lot Servicing, 2012-2015

<i>Neighbourhood</i>	<i>2012</i>			<i>2013</i>			<i>2014</i>			<i>2015</i>		
	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>
Blairmore #2	0	0	0	0	0	0	0	0	0	200	0	200
Evergreen	342	0	342	549	0	549	0	0	0	0	0	0
Hampton Village	153	131	284	0	0	0	0	0	0	0	0	0
Kensington	0	0	0	284	234	518	404	327	731	98	281	379
Parkridge	0	0	0	0	0	0	173	0	173	0	0	0
Rosewood	158	195	353	0	179	179	0	153	153	0	141	141
Stonebridge	0	290	290	0	385	385	0	24	24	0	0	0
UH #2	0	0	0	0	0	0	250	0	250	500	0	500
Willows	0	0	0	0	0	0	0	99	99	0	0	0
Holmwood #1	0	0	0	0	0	0	0	300	300	0	300	300
<b>Totals</b>	<b>653</b>	<b>616</b>	<b>1,269</b>	<b>833</b>	<b>798</b>	<b>1,631</b>	<b>827</b>	<b>903</b>	<b>1,730</b>	<b>798</b>	<b>722</b>	<b>1,520</b>

In addition to the servicing plan as noted above, the City of Saskatoon's Land Bank Program has approximately 500 lots serviced to the water and sewer stage in any one year. This creates more certainty in production and allows for a short term acceleration of serviced lots to accommodate market demand.

### Multi-Family

Tables 8, 9, 10 and 11 identify the servicing plans for multi-family land by neighbourhood for 2012 to 2015. For each year, the number of acres of land is shown as well as the number of possible residential units that could be accommodated on that amount of land. Some of this land may be used for institutional uses, especially the land that has a zoning designation that accommodates both residential and institutional uses. However, for the purposes of this report, residential uses have been assumed at maximum potential density for each development site.

Table 8: Multi-Family Servicing, 2012

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	10.3	154	0.0	0	10.3	154
Hampton Village	7.4	110	3.8	150	11.1	260
Montgomery	0.0	0	5.0	200	5.0	200
Rosewood	10.0	149	4.0	60	14.0	209
Stonebridge	0.0	0	1.9	28	1.9	28
<b>Totals</b>	<b>27.7</b>	<b>413</b>	<b>14.7</b>	<b>438</b>	<b>42.3</b>	<b>851</b>

Table 9: Multi-Family Servicing, 2013

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Montgomery	0.0	0	13.4	536	13.4	536
Evergreen	48.31	888	0.0	0	48.31	888
Kensington	0.0	0	0	0	0	0
Rosewood	3.7	62	0	0	3.7	62
Stonebridge	0.0	0	8.9	154	8.9	154
Willows	0.0	0	0	0	0	0
<b>Totals</b>	<b>52.01</b>	<b>950</b>	<b>22.3</b>	<b>690</b>	<b>74.31</b>	<b>1,640</b>

Table 10: Multi-Family Servicing, 2014

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	23.58	579	0.0	0	23.58	579
Kensington	16.51	313	16.56	322	33.07	635
Rosewood	0.0	0	17.4	261	17.4	261
Stonebridge	0.0	0	5.22	78	5.22	78
Willows	0.0	0	10.6	159	10.6	159
Parkridge	4.88	98	0	0	4.88	98
<b>Totals</b>	<b>44.97</b>	<b>990</b>	<b>49.78</b>	<b>820</b>	<b>94.75</b>	<b>1,810</b>

Table 11: Multi-Family Servicing, 2015

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	0	0	0	0	0	0
Kensington	16.03	270	13.69	247	29.72	517
Willows	0.0	0	4.7	70	4.7	70
UH#2	0	0	0	0	0	0
Holmwood #1	0	0	8	120	8	120
Blairmore #2	3.7	56	0	0	3.7	56
<b>Totals</b>	<b>19.73</b>	<b>326</b>	<b>26.39</b>	<b>437</b>	<b>46.12</b>	<b>763</b>

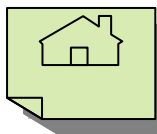
### Industrial

As shown in Table 12, industrial land is being serviced in the Marquis Industrial and Southwest Industrial areas from 2012 to 2015.

Table 12: Industrial Servicing, 2012-2015

Area	Zoning District	2012		2013		2014		2015	
		Parcels	Acres	Parcels	Acres	Parcels	Acres	Parcels	Acres
<b>Marquis Industrial</b>	Light industrial	7	11.3	18	28.32	0	0	0	100
	Heavy industrial	33	60.7	36	66.51	36	122.8	0	0
<b>Southwest Industrial</b>	Light Industrial	0	0	7	20.8	0	0	0	0
	Heavy Industrial	0	0	0	0	0	0	0	0
<b>Totals</b>		40	72.0	61	115.63	36	122.8	0	100.0

Additional servicing of industrial land by other developers will also occur in the Aerogreen Business Park and Marquis Industrial areas. At the time of writing of this report, servicing schedules for these areas were not available.



#### 4. Supply and Demand Summary

The tables and figures in this section of the report provide a summary of the information already presented in previous sections of this report. For each of the four years, the tables and figures provide the number of dwelling units anticipated to be absorbed by the market each year at various population growth rates, the amount of servicing planned by the various developers in Saskatoon and the resulting year-end developer and builder inventory. This is demonstrated for the total number of suburban dwelling units, as well as broken down into suburban single-family and multi-family dwelling unit supply and demand. Table 13 demonstrates the suburban dwelling unit demand in Saskatoon at various population growth scenarios. The number of dwelling units for each growth scenario is calculated based on population growth and an average household size of 2.4. An average split of 81 percent suburban development and 19 percent infill development is assumed based on an average of building permits taken out over the past five years. Of the total dwelling units shown in Table 13 for suburban demand, a 50/50 split is assumed for single-family and multi-family dwelling units.

Table 13: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Demand 2012-2015

Growth rate	2012	2013	2014	2015	<b>Total</b>
2.0%	1,581	1,612	1,645	1,678	6,516
2.5%	1,976	2,025	2,076	2,128	8,206
3.0%	2,371	2,442	2,516	2,591	9,921
3.5%	2,766	2,863	2,964	3,067	11,661
4.0%	3,162	3,288	3,420	3,556	13,426



Saskatoon developers have laid out their projected servicing plans for 2012 to 2015. A summary of the number of dwelling units planned to be serviced in the coming years is broken down by single-family and multi-family housing types in Table 14.

Table 14: Projected Dwelling Unit Servicing Plans 2012-2015

	2012	2013	2014	2015	<i>Total</i>
<b>Single-Family</b>	1,269	1,631	1,730	1,520	<b>6,150</b>
<b>Multi-Family</b>	851	1,640	1,810	763	<b>5,064</b>
<b>Total Dwelling Units</b>	2,120	3,271	3,540	2,283	<b>11,214</b>

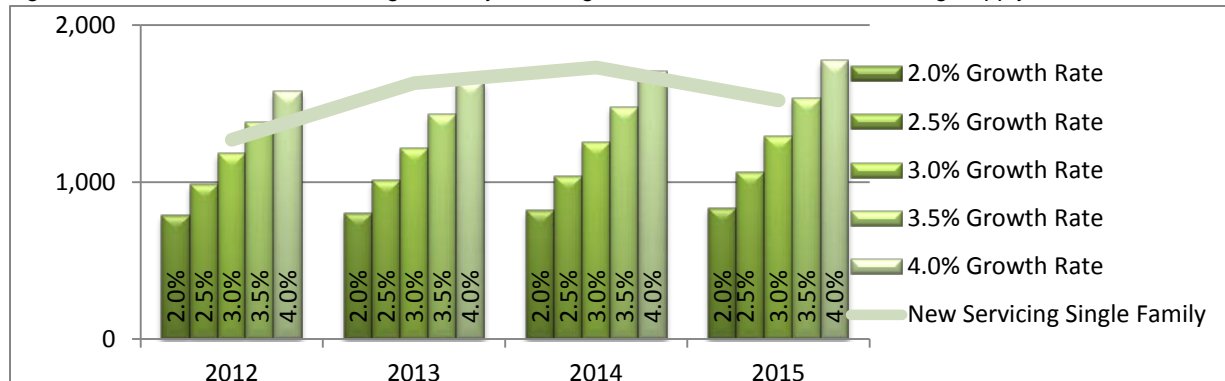
As indicated in Table 14, developers plan to service a total of 11,214 dwelling units from 2012 to 2015. This level of servicing is sufficient to meet demand at over a 3.0 percent population growth rate, as demonstrated in Table 13. Outlined in the land inventory section of this report, builders and developers carried inventory of 1,634 single-family lots and multi-family parcels capable of accommodating 4,025 dwelling units at the start of 2012. This combined inventory of 5,659 dwelling units was available to the Saskatoon market at the start of 2012 in addition to planned new servicing. Inclusion of the starting 2012 inventory and the planned new servicing would provide enough dwelling units to accommodate a 4.0 percent population growth rate.

While builder inventory can fluctuate from year to year depending on market demand, starting inventory of each year is typically equivalent to a one-year supply of lots. Ideal starting developer inventory levels vary from a one-year supply preferred by the City’s Land Bank Program to six months preferred by some private developers.

Figures 5, 6 and 7 each illustrate the suburban dwelling unit demand, new servicing supply and year-end inventory of builders and developers for single-family, multi-family and total dwelling units based on various potential population growth rates. Figures 5a, 6a and 7a show suburban dwelling unit demand required for various population growth rates over the next three years. In addition, these figures show the supply of new servicing planned by land developers from 2012 to 2015. Figures 5b, 6b and 7b demonstrate the resulting year-end builder and developer inventory levels each year based on the various population growth scenarios.

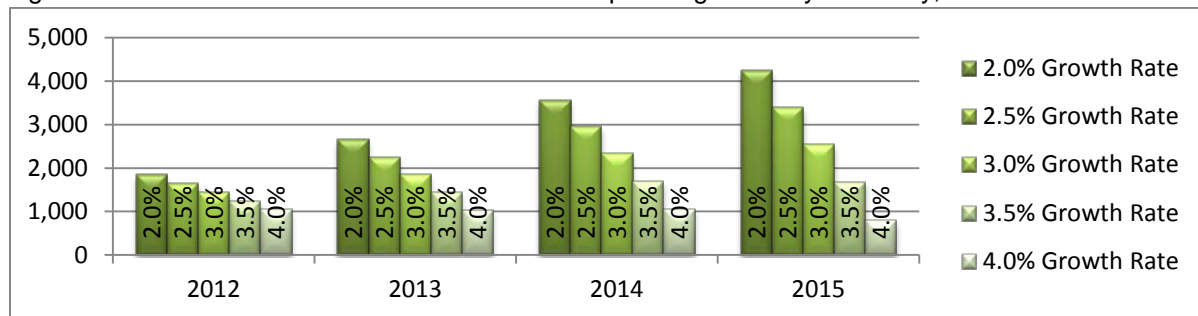
As shown in Figures 5a and b, projected single-family lot availability from 2012 to 2015, including builder and developer inventory, is sufficient to supply a population growth rate of up to 4.0 percent. However, at a growth rate of at or over 4.0 percent, builder and developer inventory would fall below ideal levels in 2015.

Figure 5a: Saskatoon Suburban Single-Family Dwelling Unit Demand and New Servicing Supply, 2012-2015



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

Figure 5b: Saskatoon Year-end Builder and Developer Single-Family Inventory, 2012-2015



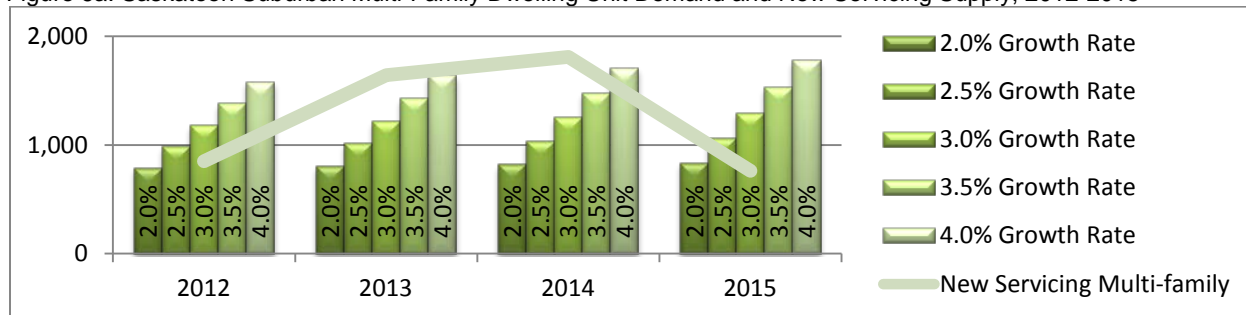
Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Figures 6a and b show that projected multi-family dwelling unit availability from 2012 to 2015, including existing builder and developer inventory held at the start of 2012, is sufficient to accommodate growth rates of up to 4.0 percent.

Some year to year fluctuation between the servicing levels for multi-family dwelling units exists from 2013 to 2015. This is largely due to the nature in which multi-family sites are serviced. Typically, servicing of multi-family sites occurs primarily as a result of neighbourhood scheduling and phasing for single-family lots. In many neighbourhoods the single-family servicing planned for 2013 and 2014 is located in close proximity to large areas of multi-family land. As a result, planned servicing for 2013 and 2014 includes the respective servicing of 74.31 acres and 94.75 acres of multi-family land. This creates the fluctuation in the supply line shown in Figure 6a. However, the average number of dwelling units being serviced from 2012 to 2015 is 2,804 units per year, which would steadily accommodate a growth rate of approximately 3.5 percent.

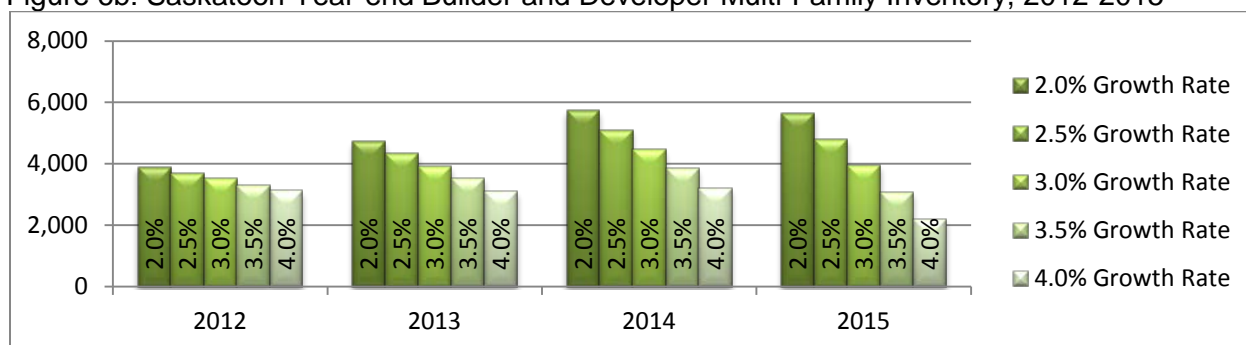
It should be noted that the servicing level for 2015 could be adjusted by developers if significant amounts of multi-family land was absorbed by the market in 2013 and 2014.

Figure 6a: Saskatoon Suburban Multi-Family Dwelling Unit Demand and New Servicing Supply, 2012-2015



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

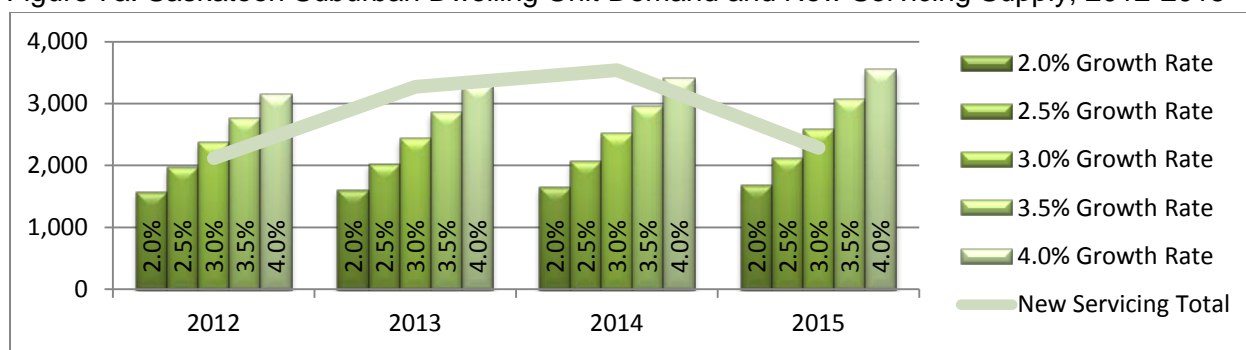
Figure 6b: Saskatoon Year-end Builder and Developer Multi-Family Inventory, 2012-2015



Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

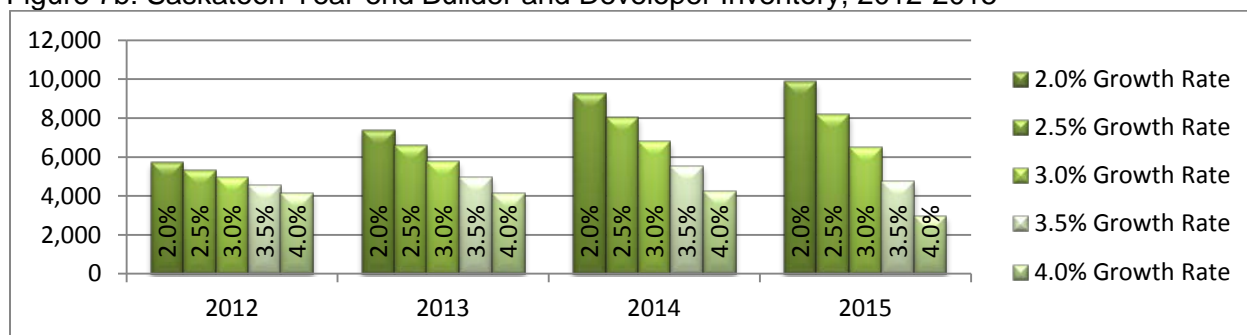
Figures 7a and b show the dwelling unit demand, new servicing supply and resulting builder and developer inventories for single-family and multi-family dwelling units in suburban areas combined. When combined with builder and developer inventory held at the start of 2012, developer servicing plans are sufficient to accommodate an average growth rate of 4.0 percent over the next three years, however at a growth rate of 4.0 percent or greater, builder and developer inventory would start to fall below ideal levels.

Figure 7a: Saskatoon Suburban Dwelling Unit Demand and New Servicing Supply, 2012-2015



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

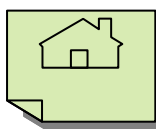
Figure 7b: Saskatoon Year-end Builder and Developer Inventory, 2012-2015



Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Based on the servicing plans of the City’s Land Bank Program and those of other land developers for 2013, 2014 and 2015, and the various population growth scenarios projected for these years, it is expected that serviced single-family and multi-family inventory levels will be sufficient in meeting a demand of up to a 4.0 percent population growth rate. However, as a number of neighbourhoods reach or near full build out, the ability to accommodate a high growth rate is dependent upon timely approvals for new neighbourhood concept plans in the Blairmore Sector, the Holmwood Sector and the University Heights Sector. Any significant delays in the approval process will push back servicing schedules and hamper the developer’s ability to sustain a high population growth rate.

In a broader sense, it should also be emphasized that the planned servicing levels noted in this document are ultimately just projections. The ability for developers to deliver the serviced land within the planned timeframes is dependent upon several factors, including weather conditions for servicing and contractor performance. However, having all of the design work complete for the new neighbourhoods is a proactive step for the City as a developer.



## 5. City’s Mandate in Land Development

The City of Saskatoon first became involved in land sales through the sale of Tax Title properties. Significant inventory of these properties accumulated throughout the 1920’s and 30’s caused by tight monetary markets, World War I and the Depression. A housing shortage developed after World War II, resulting in significant sales of properties held in the Tax Title inventory as well as the servicing of raw land by the City of Saskatoon. While other municipalities experienced similar situations, many decided not to purchase additional land to service and sell. The City’s Land Bank Program was formally

established by City Council in 1954. City Council determined that the City of Saskatoon was to remain as a developer to ensure growth in an orderly fashion and to encourage home construction. With its significant experience gained and solid financial base from the sale of properties, City Council created a Land Sales Policy to meet its determined mandate of ensuring an adequate supply of reasonably priced serviced land and to facilitate the maximization of civic services within its overall municipal plan.

The current mandate of the Land Bank Program is:

1. To provide an adequate supply of residential, institutional and industrial land at competitive market values;
2. To provide innovation and leadership in design of 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 operate on a level playing field with other land development interests in the City.

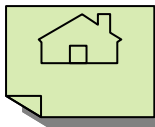
Since 2000 the Land Branch has been directed to attain specific objectives or targets for land development. These are as follows:

- Ensure that serviced inventory as of September 30 of each year shall be equal to the number of City lots estimated for absorption for the following year (one year supply);
- City lots are to be available in both the west and east side of the city in most market sectors;
- City market share of one unit dwelling permits issued should range between 40 and 60 percent for City developed lots;
- 25 to 30 percent of all dwelling units within neighbourhoods developed by the City should be in a multi-family form;
- At the end of each development season, there should be a two year supply of serviced industrial land available for sale;
- There are no specific targets for commercial lands, as the Land Branch has no control over the amount or timing of this land type;
- Update all business plans (proformas) for each new development area (Land Development Fund) on an annual basis to monitor and track actual versus estimated costs, as well as the return on investment and sales; and
- Ensure that the City has sufficient raw land for development within a 25 year time frame for both residential and industrial development.

In regard to these specific objectives, the Land Branch has met or surpassed each objective over the past eight years, with the exception of residential lot serviced inventory in the fall of 2006 and 2007 and industrial land inventory in 2011 and 2012. In

2006 and 2007 the demand for City-owned serviced lots began to exceed supply as the number of privately owned and developed lots did not keep up with overall unprecedented surge in demand and the lot servicing industry had difficulty in meeting the challenge of increased servicing demands by all land developers throughout the entire region in 2007. With respect to industrial land supply objectives, land sales in 2011 and 2012 that were twice the five year average have made it difficult for the Land Branch to maintain a two year supply of industrial land inventory.

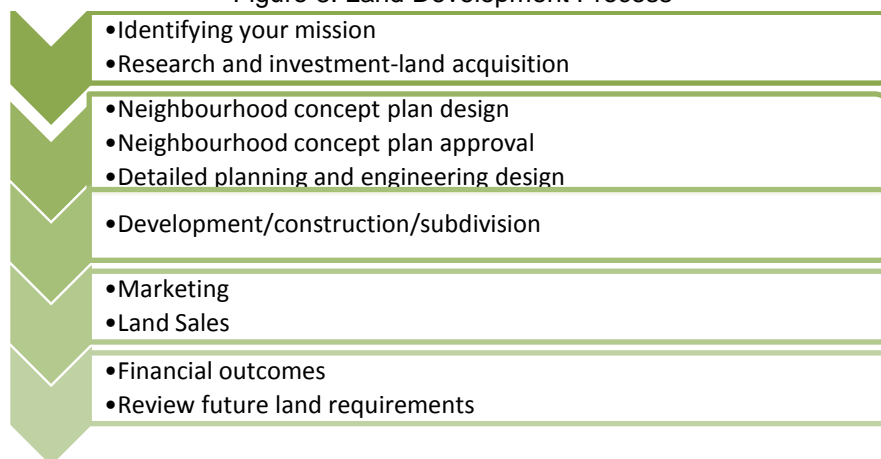
The Land Branch is directed to ensure that the City's Land Bank Program is operated on a business footing and on a level playing field with other land development companies. Additionally, the Land Branch cooperatively works with other land developers in areas of mutual concern or interest to ensure the best possible outcomes relative to neighbourhood design, cost sharing, timing and phasing, as well as supply of serviced properties. In regard to its customers, the Land Branch sales policies are, and have been adjusted, to reflect vagaries in the market and to meet our customer's needs. This applies to all customers for residential, multi-family and industrial properties.



## 6. Land Development Process

The land development cycle for a residential neighbourhood, suburban centre or an industrial area involves a wide range of activities and considerations. Prior to acquiring land for development and undertaking large financial investments, the developer must have a clear idea of the intended market to be served and the overall goal of the development process, whether it be purely for return on investment, or include other considerations such as community development. The land development process is characterized by the following ten steps:

Figure 8: Land Development Process



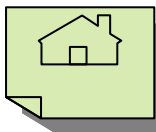
The completion of each step in the land development process is necessary to create a successful and lasting development. Success in both the financial aspects and community and consumer acceptance will allow for the developer to pursue further opportunities with increased chances of success.

With any land development project, similar to any business process, there are inherent risks associated with developing a product much earlier in a process than when the product itself can be presented to the market for sale. As the land development cycle can continue on for many years, the risks begin with a significant outlay of funding for the property and continue into other concerns such as directional growth change, varying environmental changes or competitive buy-ins that can all occur over a significant length of time. Time frames for land development can stretch from multiple years into multiple decades. The development of one phase from area grading to paved roadways can take between 1.5 and 3 years to complete.

As a new land development project progresses through its various stages and cash outlays continue to accrue, delays can be caused during design or construction that open a developer to future risks such as inflation, sunken marketing costs, missing out on potential demand, net market loss to competition and market changes. The eventual effect of these many risks can result in overall costs exceeding projections, causing a reduction in net profit or return on investment. To properly monitor and track the final outcomes of a specific development, a pre-determined Return On Investment (ROI) or Return On Sales (ROS) can be established. Establishing a financial benchmark at the beginning of the project is used to gauge and monitor the financial success of the project while also providing the basis for distribution of returns to their stakeholders.

Since 2007, City Council has committed over \$64 million from the City's Neighbourhood Land Development Fund towards a variety of projects including:

- Programs aimed at re-investing in affordable housing and the existing areas of the city such as the City's Affordable Housing Reserve, the Pleasant Hill neighbourhood revitalization and local area road upgrades;
- Contributions towards the City's Operating and Capital Project budgets;
- Funding designated for future land purchases; and
- Mayfair Pool Redevelopment.

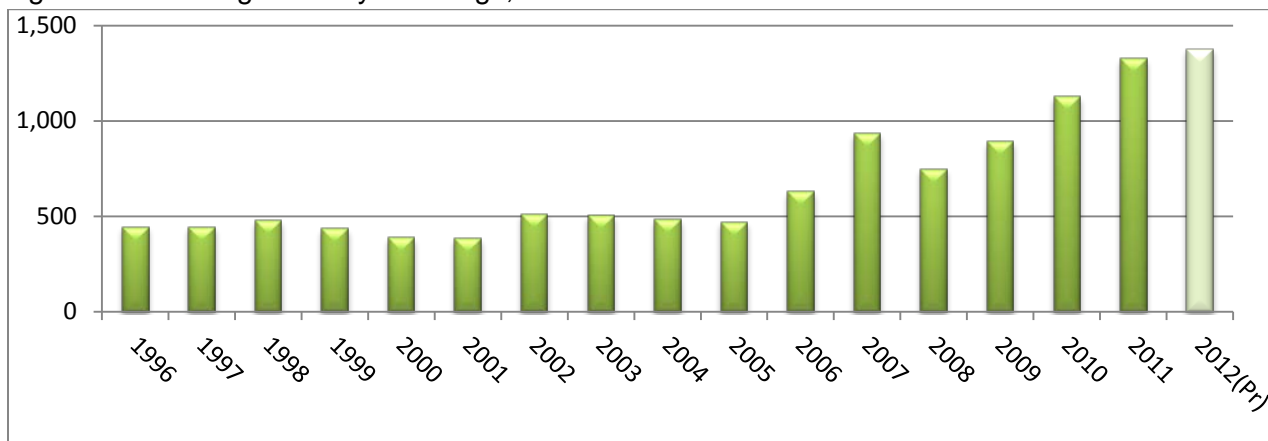


## ***7. Absorption of Serviced Land***

Figures 9 and 10 identify historic new single-family and multi-family dwellings units per year from 1996 to 2011 as well as the projected number of new dwelling units for 2012.

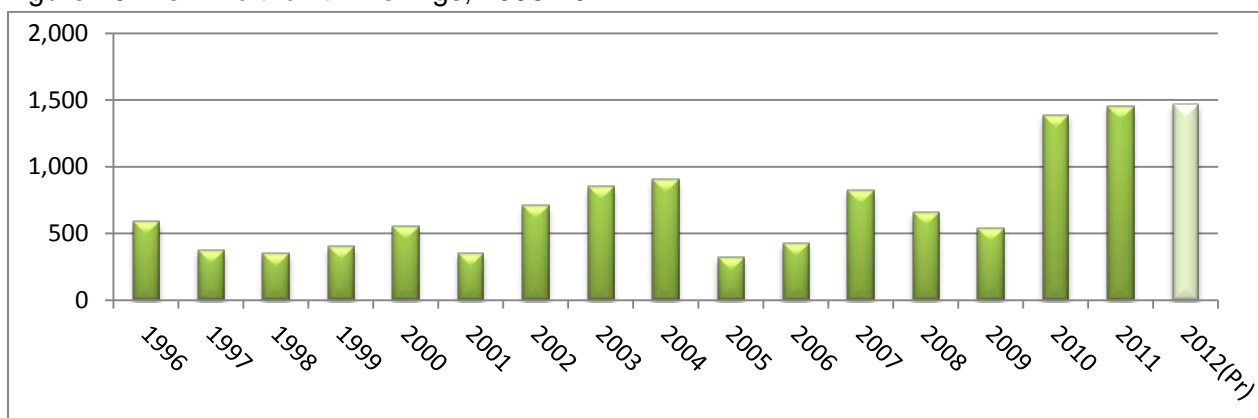
Based upon the pace of building permit issuance in 2012, it is projected that building permits will be issued for 1,378 single-family dwelling units and 1,465 multi-family dwelling units, a split of 48 percent single-family and 52 percent multi-family. Over the past 40 years, Saskatoon has experienced a continuous increase in the percentage of multi-family dwellings that make up the city's housing stock. It is expected that multi-family absorption will continue to increasingly account for a larger portion of the market. For the last decade, neighbourhoods have been designed with a greater focus on increased density and providing a range of housing choices. Multi-family sites are typically developed mid-way to later in the build out of a neighbourhood. With the neighbourhoods of Willowgrove, Hampton Village and Stonebridge nearing single-family completion, there is increased development of multi-family sites in these neighbourhoods.

Figure 9: New Single-Family Dwellings, 1996-2012



Source: City of Saskatoon, Building Standards Branch, Monthly Building Permit Report

Figure 10: New Multi-unit Dwellings, 1996-2012

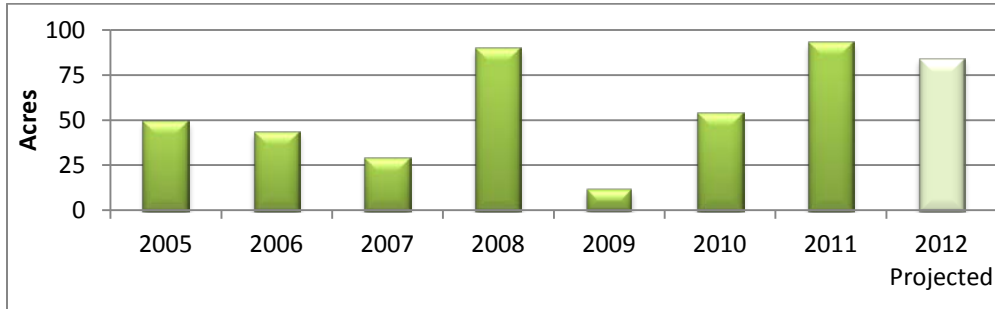


Source: City of Saskatoon, Building Standards Branch, Monthly Building Permit Report

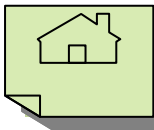


Figure 11 provides a summary of the Land Branch's historical sales for industrial property over the past seven years and projected sales for 2012.

Figure 11: Land Branch, Annual Industrial Land Sales, 2005-2012



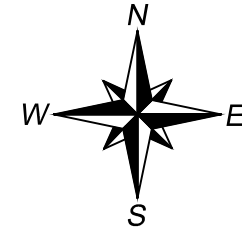
Source: City of Saskatoon, Land Branch




## 8. Neighbourhood Servicing Maps

Figures 12 through 23 represent the servicing plans for each neighbourhood for the period of 2013 to 2015. The information shown in these figures corresponds to the information contained in **Section 3 (Servicing Plans)** of this document.

# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 BL2



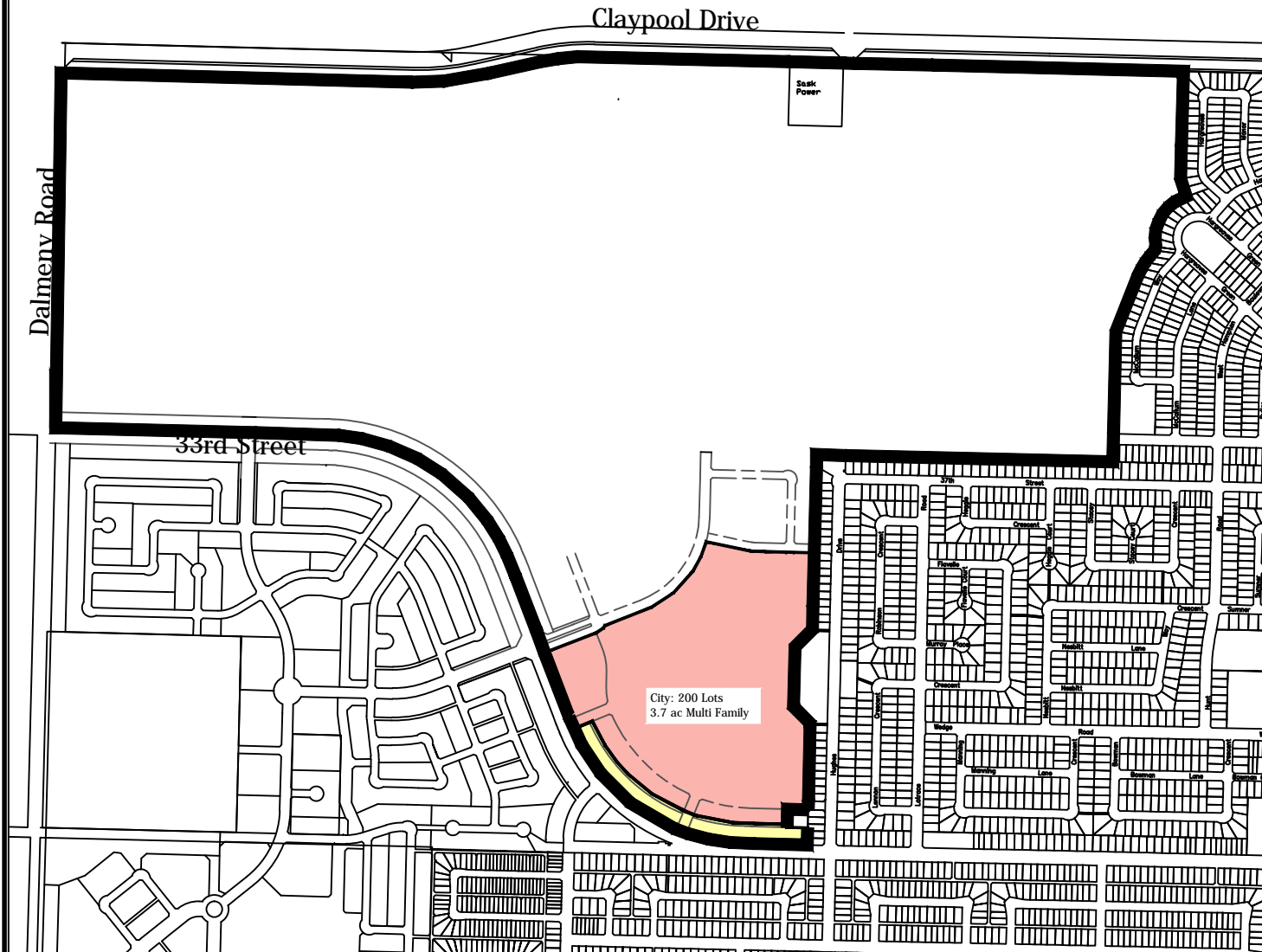
 SERVICING COMPLETE

 2015

 CITY LIMITS

 NEIGHBOURHOOD  
Boundary

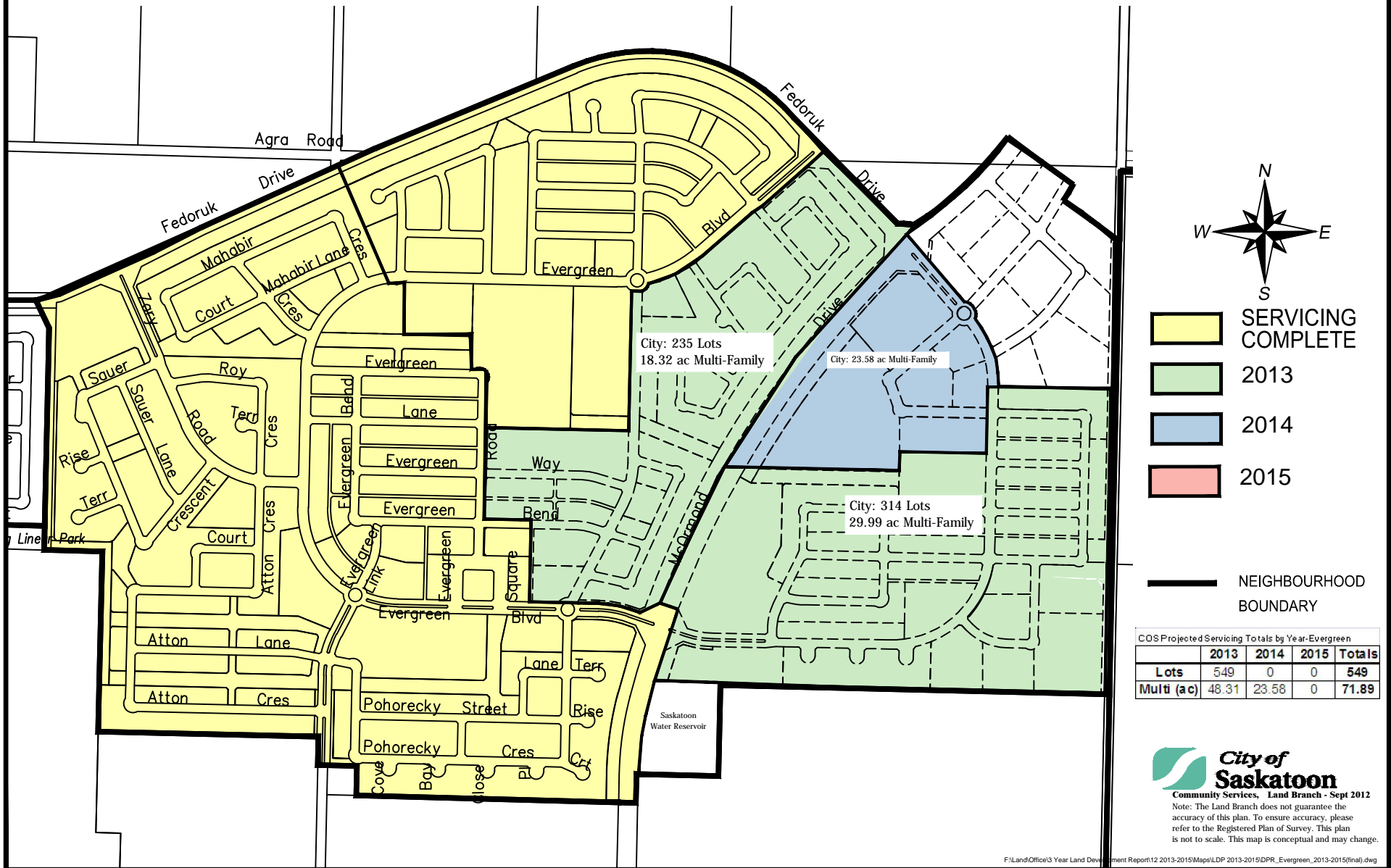
COS Projected Servicing Totals by Year-BL2				
	2013	2014	2015	Totals
Lots	0	0	200	200
Multi (ac)	0	0	3.7	3.7



Community Services - Land Branch - Sept 2012

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 map is conceptual and may change.

# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 EVERGREEN

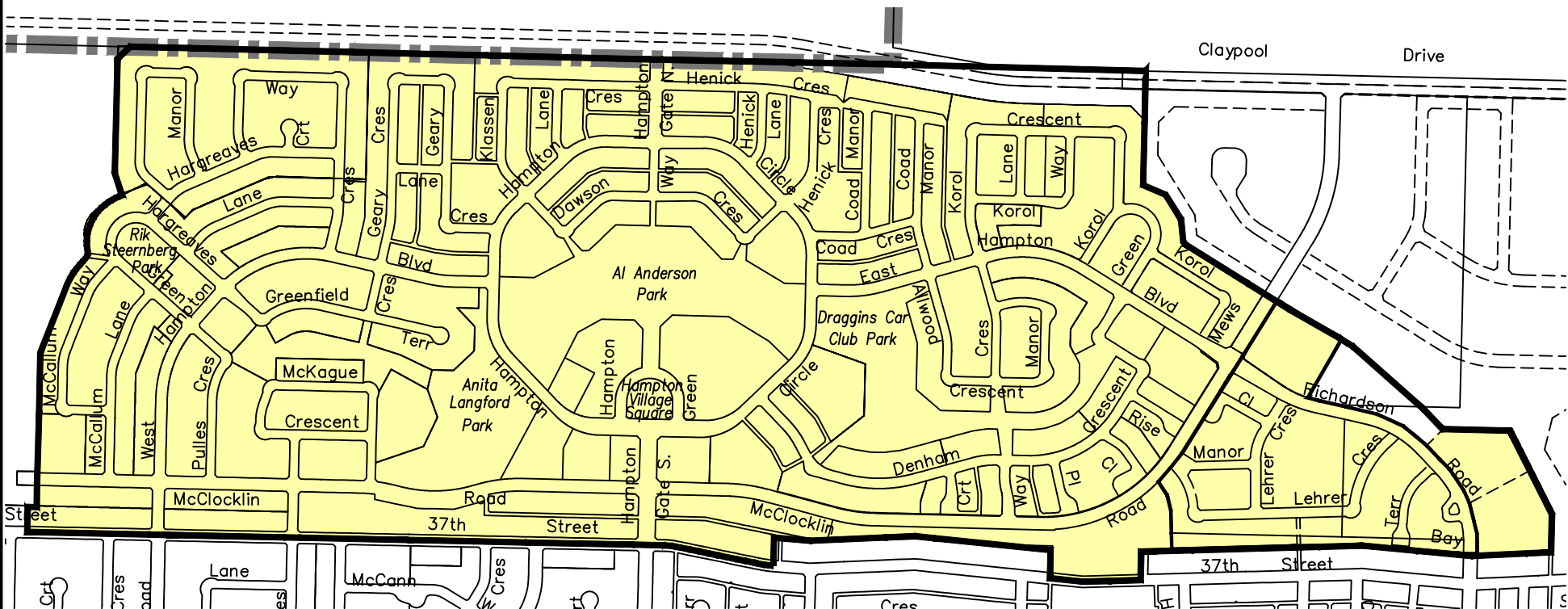
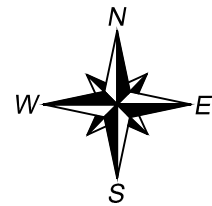


**City of  
Saskatoon**  
Community Services, Land Branch - Sept 2012

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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015

## HAMPTON VILLAGE



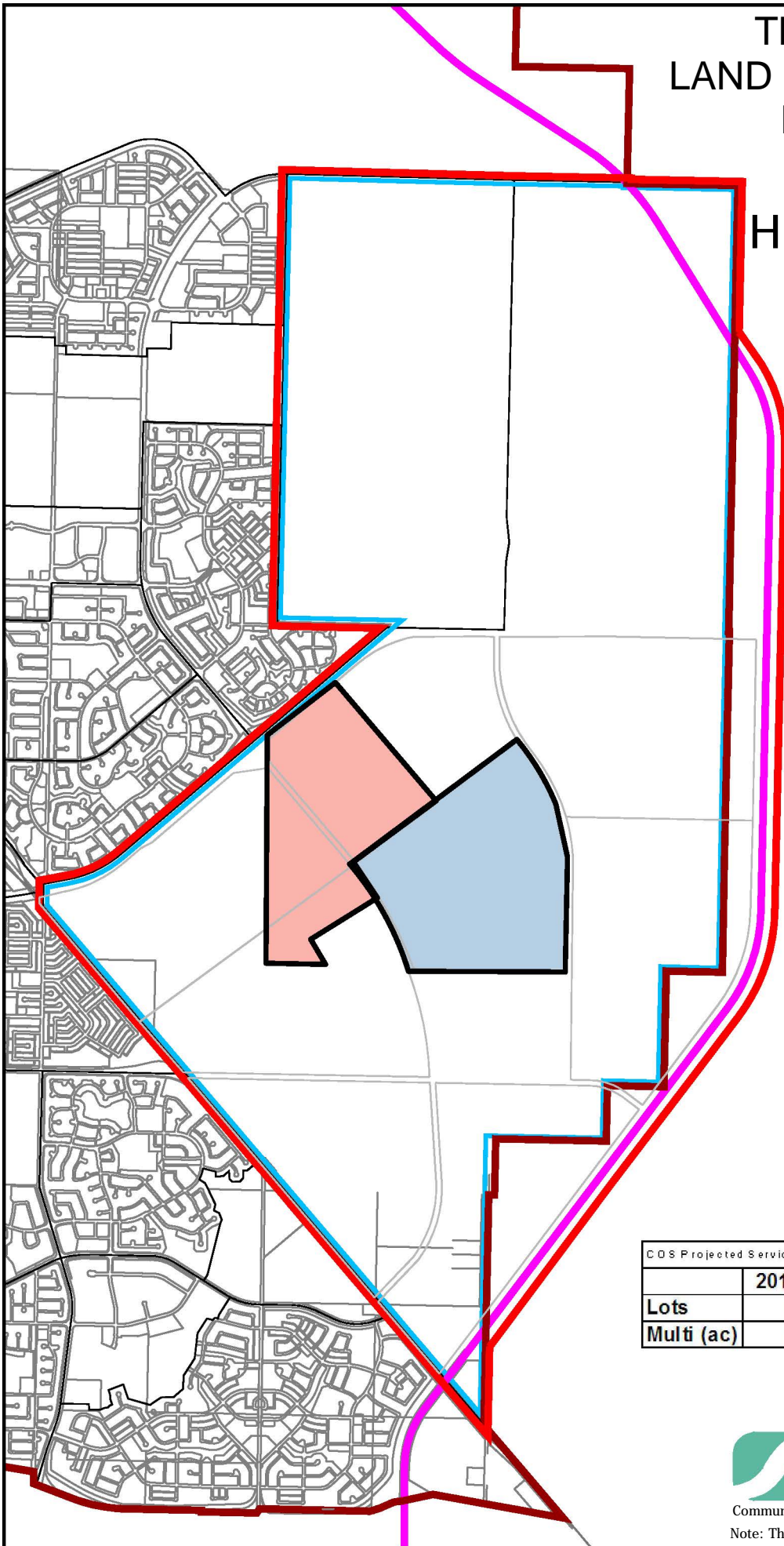
- SERVICING COMPLETE
- CITY LIMITS
- NEIGHBOURHOOD BOUNDARY









Community Services - Land Branch - Sept 2012

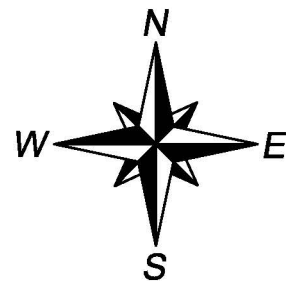
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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 HOLMWOOD



 2014  
 2015

 SECTOR BOUNDARY  
 SUBURBAN DEVELOPMENT BOUNDARY  
 FUTURE PERIMETER HIGHWAY  
 CITY LIMITS

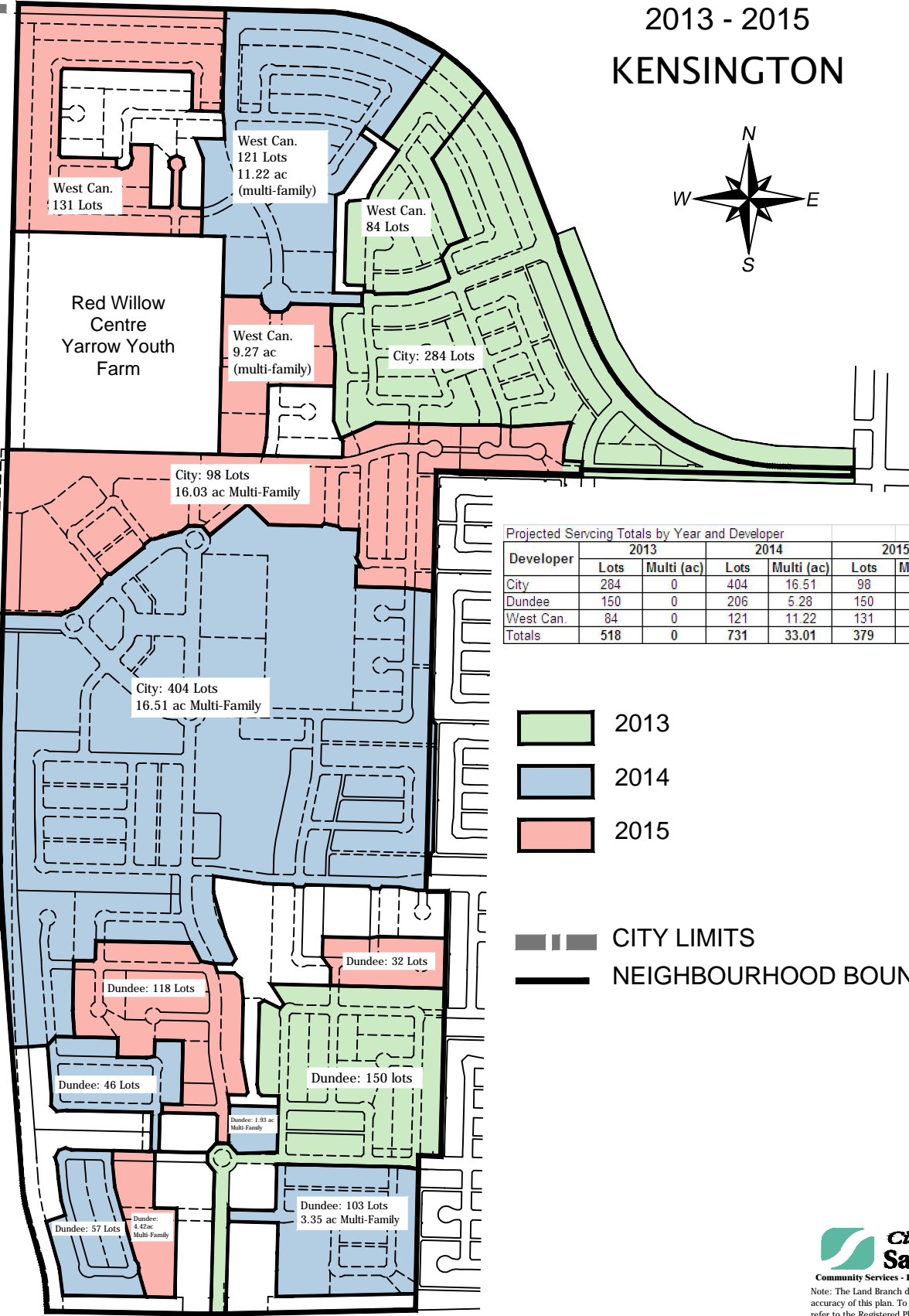
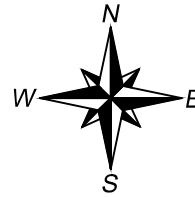


	2013	2014	2015	Totals
<b>Lots</b>	0	300	300	600
<b>Multi (ac)</b>	0	0	8	8

 **City of  
Saskatoon**  
Community Services - Land Branch - Sept 2012

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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 KENSINGTON



Red Willow  
Centre  
Yarrow Youth  
Farm

West Can.  
131 Lots

West Can.  
121 Lots  
11.22 ac  
(multi-family)

West Can.  
84 Lots

West Can.  
9.27 ac  
(multi-family)

City: 284 Lots

City: 98 Lots  
16.03 ac Multi-Family

City: 404 Lots  
16.51 ac Multi-Family

Dundee: 118 Lots

Dundee: 32 Lots

Dundee: 46 Lots

Dundee: 150 lots

Dundee: 57 Lots

Dundee:  
4.42ac  
Multi-Family

Dundee: 103 Lots  
3.35 ac Multi-Family

Developer	2013		2014		2015	
	Lots	Multi (ac)	Lots	Multi (ac)	Lots	Multi (ac)
City	284	0	404	16.51	98	16.03
Dundee	150	0	206	5.28	150	4.42
West Can.	84	0	121	11.22	131	9.27
<b>Totals</b>	<b>518</b>	<b>0</b>	<b>731</b>	<b>33.01</b>	<b>379</b>	<b>29.72</b>

- 2013
- 2014
- 2015

- CITY LIMITS
- NEIGHBOURHOOD BOUNDARY

14

22nd Street

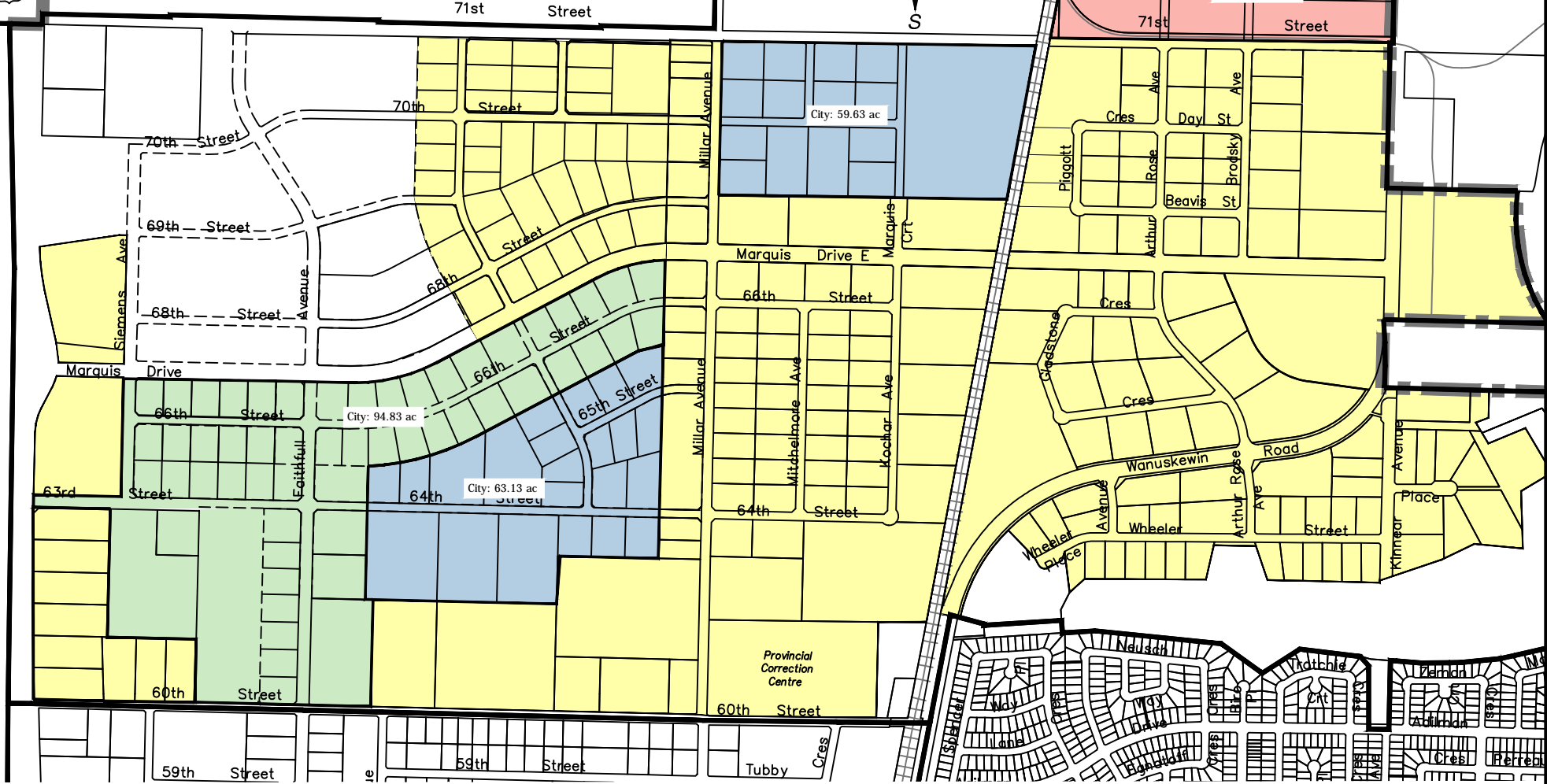
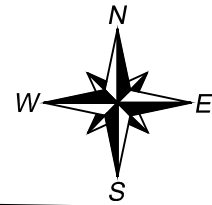


Community Services - Land Branch - Sept 2012  
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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015

## MARQUIS INDUSTRIAL AREA

11  
12



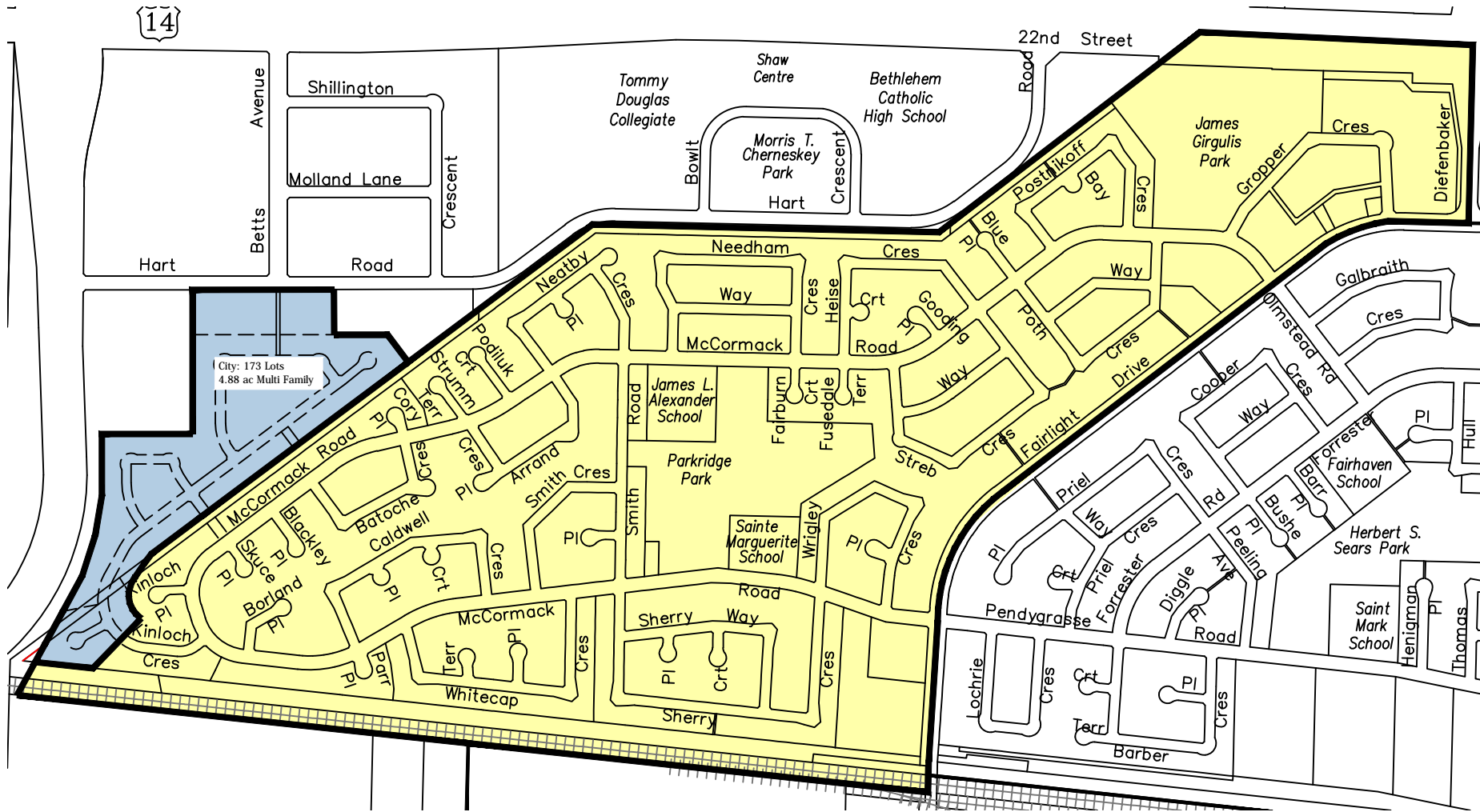
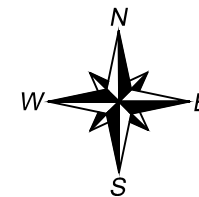
- 2013
- 2014
- 2015
- SERVICING COMPLETE
- CITY LIMITS
- NEIGHBOURHOOD BOUNDARY

City Projected Servicing Totals by Year-Marquis				
	2013	2014	2015	Totals
Industrial (ac)	94.83	122.8	100	317.6



Community Services - Land Branch - Sept 2012  
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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 PARKRIDGE



- SERVICING COMPLETE
- 2013
- 2014
- NEIGHBOURHOOD BOUNDARY

COS Projected Servicing Totals by Year-Parkridge

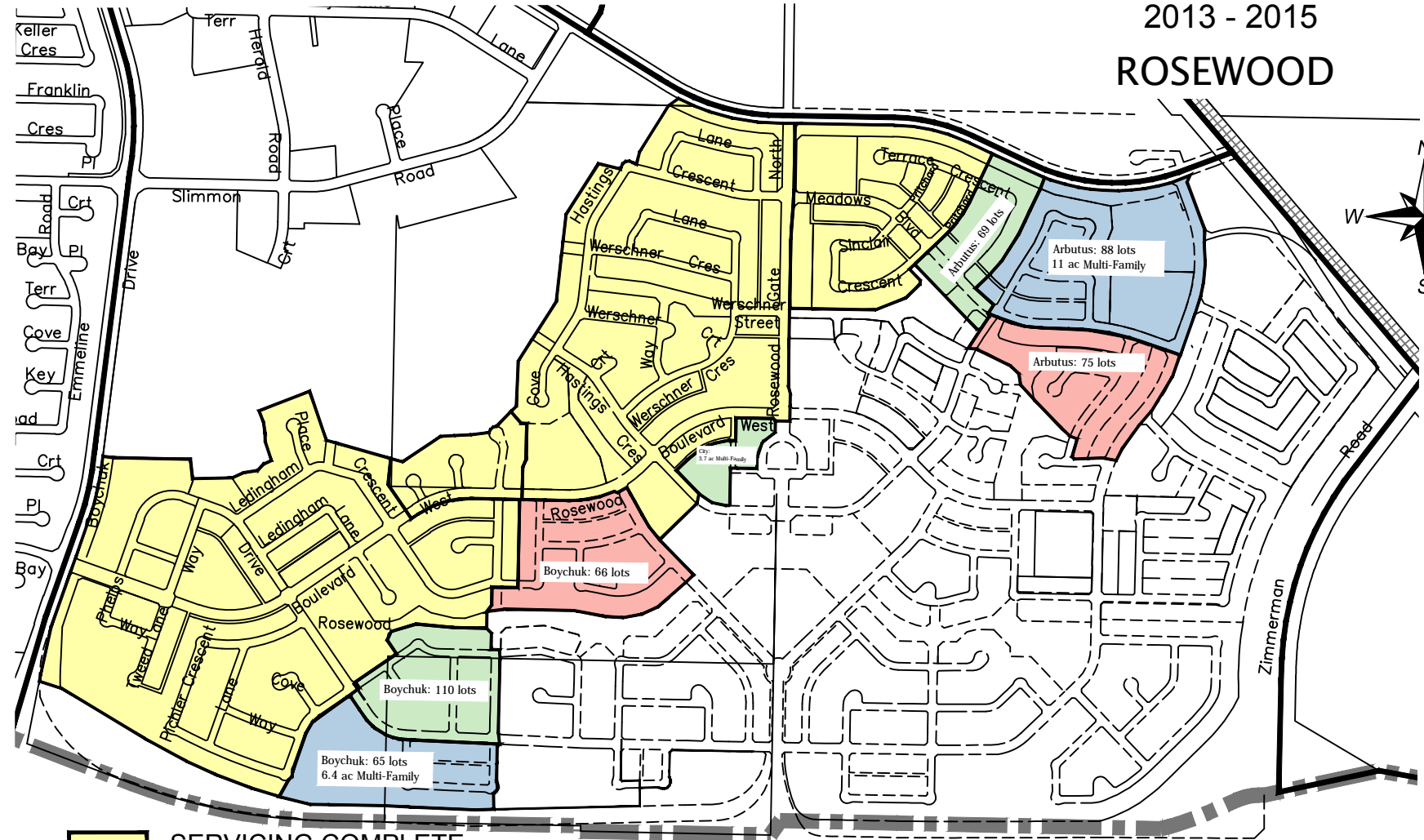
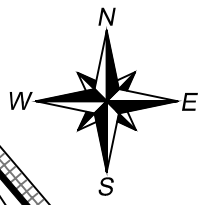
	2013	2014	2015	Totals
<b>Lots</b>	0	173	0	<b>173</b>
<b>Multi (ac)</b>	0	4.88	0	<b>4.88</b>



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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013 - 2015 ROSEWOOD



- SERVICING COMPLETE
- 2013
- 2014
- 2015
- CITY LIMITS
- NEIGHBOURHOOD BOUNDARY

Highway 16

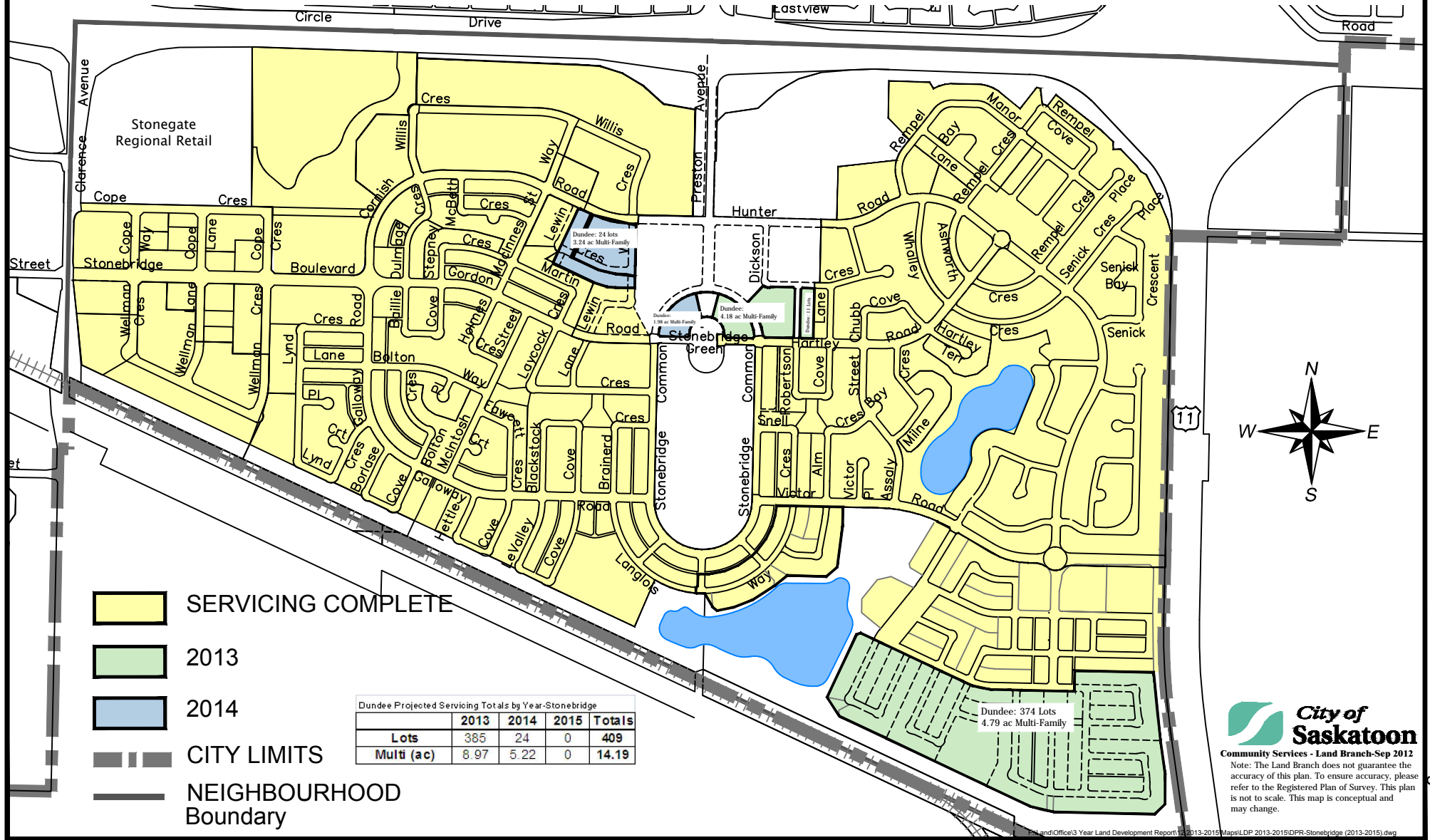
Developer	2013		2014		2015	
	Lots	Multi (ac)	Lots	Multi (ac)	Lots	Multi (ac)
City	0	3.7	0	0	0	0
Boychuk	110	0	65	6.4	66	0
Arbutus	69	0	88	11	75	0
<b>Totals</b>	<b>179</b>	<b>3.7</b>	<b>153</b>	<b>17.4</b>	<b>141</b>	<b>0</b>



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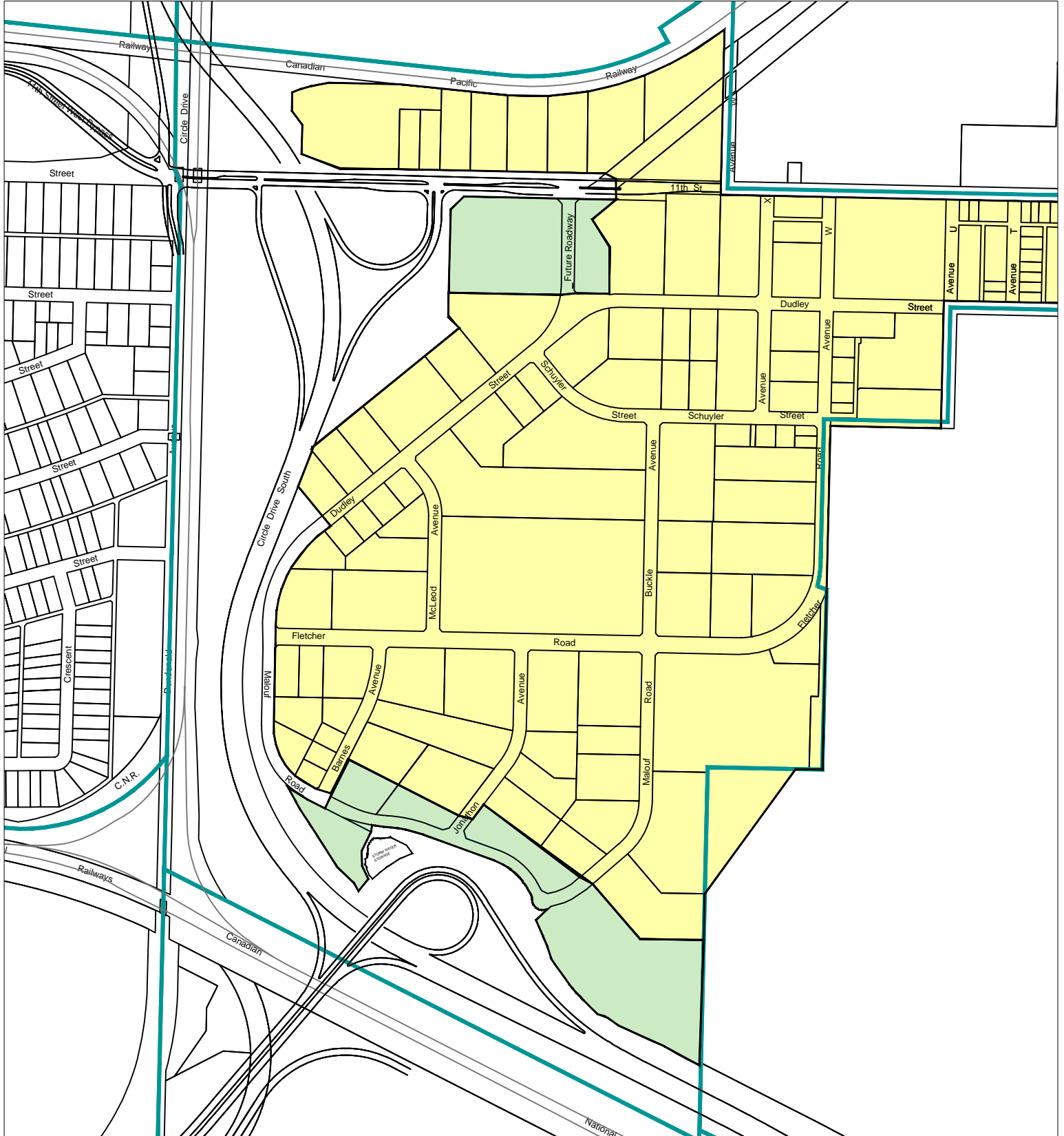
Figure 19

# THREE YEAR LAND DEVELOPMENT PROGRAM 2013-2015 STONEBRIDGE

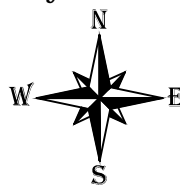


# THREE YEAR LAND DEVELOPMENT PROGRAM 2013-2015 SW INDUSTRIAL AREA

Figure 21



- 2013 Design and Servicing Completion by CDS Project
- SERVICING COMPLETE
- NEIGHBOURHOOD BOUNDARY



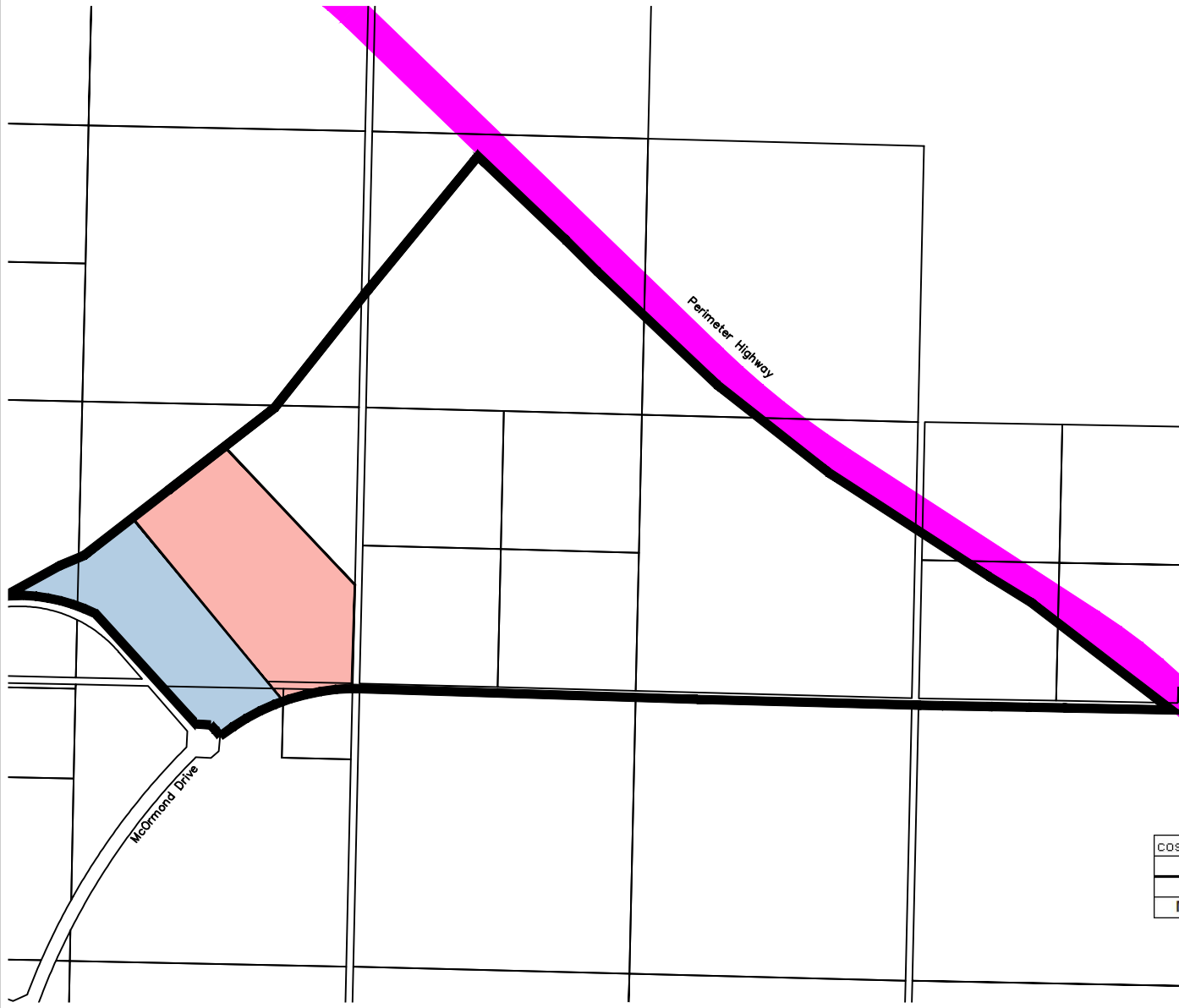
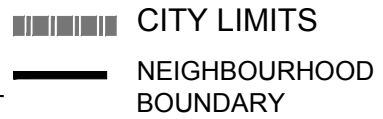
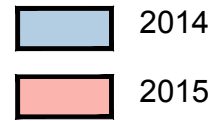
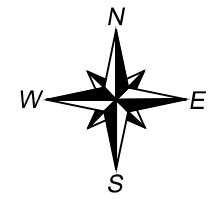
Community Services - Land Branch - August 2012

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# THREE YEAR LAND DEVELOPMENT PROGRAM

2013 - 2015

UH2



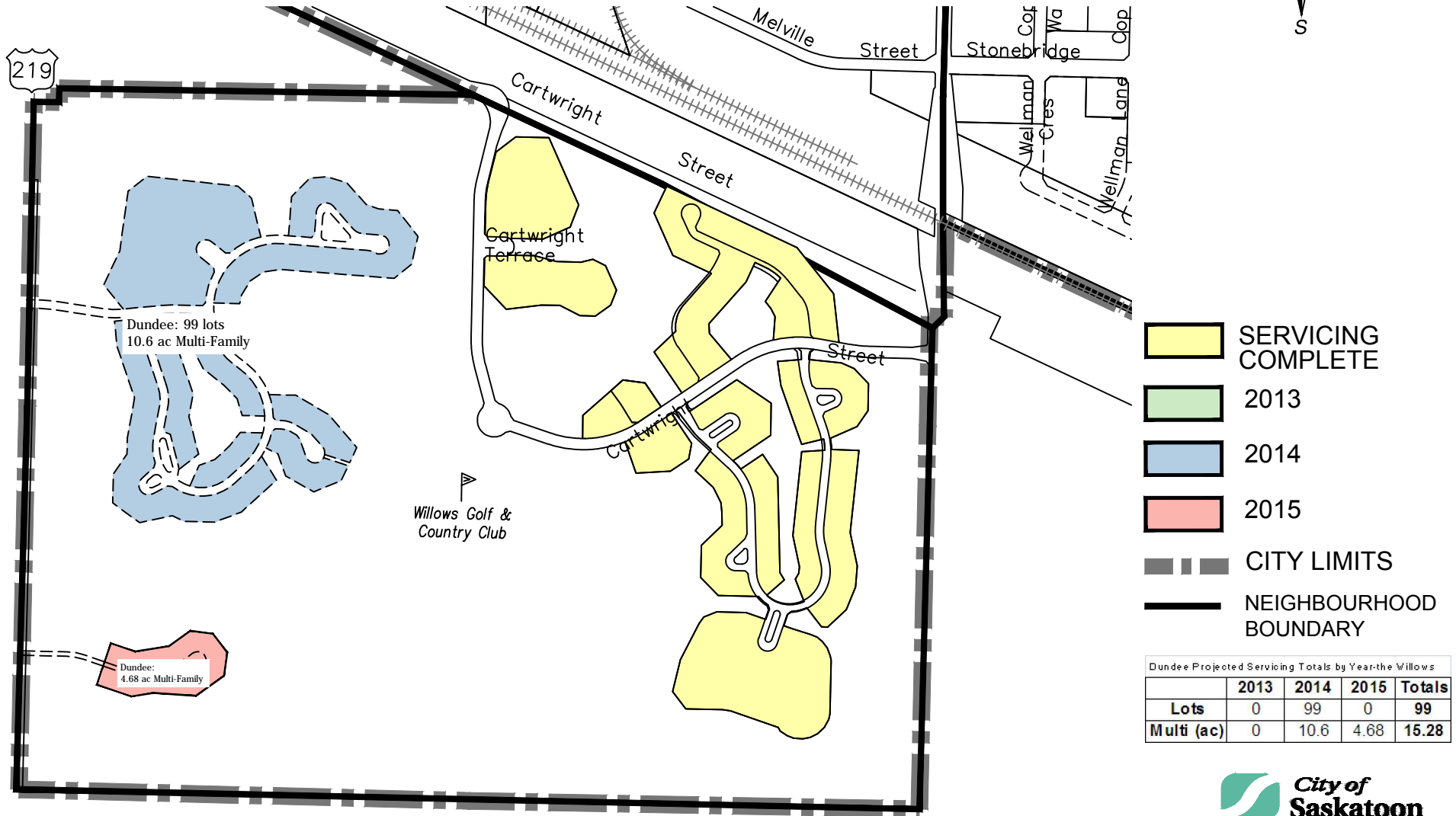
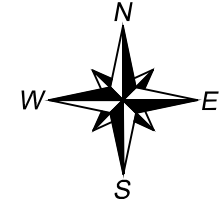
COS Projected Servicing Totals by Year-UH2				
	2013	2014	2015	Totals
<b>Lots</b>	0	250	500	<b>750</b>
<b>Multi (ac)</b>	0	0	0	<b>0</b>



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# THREE YEAR LAND DEVELOPMENT PROGRAM 2013-2015

## WILLOWS GOLF COURSE COMMUNITY



- SERVICING COMPLETE
- 2013
- 2014
- 2015
- CITY LIMITS
- NEIGHBOURHOOD BOUNDARY

Dundee Projected Servicing Totals by Year-the Willows				
	2013	2014	2015	Totals
<b>Lots</b>	0	99	0	<b>99</b>
<b>Multi (ac)</b>	0	10.6	4.68	<b>15.28</b>



Community Services - Land Branch - Sept 2012  
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His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
**of the**  
**ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor T. Paulsen, Chair  
Councillor D. Hill  
Councillor A. Iwanchuk  
Councillor M. Loewen  
Councillor E. Olauson

**1. Energy and Greenhouse Gas Reduction 2012 Annual Report**  
**(File No. CK. 430-37)**

---

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

Attached is a report of the General Manager, Utility Services Department dated November 20, 2012, providing the 2012 Annual Report on Energy and Greenhouse Gas Reduction.

Your Committee has reviewed the report with the Administration and is forwarding the report to City Council as information. As noted in the report, the Administration is currently developing an updated Energy and Greenhouse Gas Reduction Business Plan, which will be reported further to City Council.

Respectfully submitted,

---

Councillor D. Hill, A/Chair

**RECEIVED**

TO: Secretary, Administration and Finance Committee NOV 26 2012  
FROM: General Manager, Utility Services Department  
DATE: November 20, 2012  
SUBJECT: Energy and Greenhouse Gas Reduction 2012 Annual Report  
FILE NO. 7550-21

CITY CLERK'S OFFICE  
SASKATOON

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

### **TOPIC AND PURPOSE**

A number of sustainability projects and programs were identified in the *Energy and Greenhouse Gas Management Plan (2009)* that would reduce City of Saskatoon (corporate) and community greenhouse gas emissions. As a result of the various initiatives implemented under the Plan, 116,887 tonnes of greenhouse gas have been reduced. This is equivalent to removing 22,920 vehicles from the streets of Saskatoon.

### **REPORT HIGHLIGHTS**

- Significant effort and initiative has been put toward the reduction of greenhouse gas emissions by the City of Saskatoon.
- While positive emissions reduction results have been achieved, the reduction targets established in the 2009 Energy and Greenhouse Gas Management Plan will not be achieved immediately.

### **STRATEGIC GOALS**

The recommendations in the 2009 Plan support a number of four-year priorities and long-term strategies related to the Strategic Goal of Environmental Leadership. Specifically, the initiatives will help in implementing energy-efficient practices in City buildings, transportation, and operations, help to replace conventional energy with green energy technologies, and eliminate the need for a new landfill through the diversion and/or elimination of waste.

The Plan also supports the long-term strategy of Continuous Improvement to create and encourage a workplace culture of continuous improvement that encourages innovation and forward-thinking.

### **BACKGROUND**

At its December 3, 2007 meeting, City Council adopted The *Energy and Greenhouse Gas Management Plan*. Among other things, this Plan included greenhouse gas reduction targets focused around aggressive positioning driven by the Kyoto Protocol:

- Reduce corporate (City) emissions by 10% below 1990 levels by 2013.
- Reduce community emissions by 6% below 1990 levels by 2013.

A number of initiatives have been undertaken toward the achievement of these emissions reduction targets.

## **REPORT**

The *Energy and Greenhouse Gas Management Plan (2009)* identified actions to reduce both the City of Saskatoon (corporate) greenhouse gas emissions, as well as community emissions.

A status report highlighting what has been initiated to date is included in Attachment 1 and provides an update on the projects and programs that have been pursued since 2009.

Projects and programs have been categorized by the goals set in the *Energy and Greenhouse Gas Management Plan (2009)*.

- a. Build an Energy Aware Community
- b. Create a Healthy Community
- c. Achieve a Diverse and Environmentally Sustainable Energy System
- d. Design and Build Green and Smart
- e. Be Responsible Stewards of Our Resources
- f. Lead by "Green" Example

24 of 25 identified City of Saskatoon (corporate) initiatives have been started, are progressing, or are complete. Of the 47 actions identified in the Plan to address community emissions, 32 have been initiated.

Where calculated at this time, the annual CO<sub>2</sub>e reductions of the projects or programs are given to highlight the environmental impact of taking action in that area. The total estimated greenhouse gas emissions reductions are 116,887 tonnes CO<sub>2</sub>e. This is not enough to meet the reductions targets established under the 2009 Plan.

Administration is currently developing an updated Energy and Greenhouse Gas Reduction Business Plan. Recently, a new climate change protocol driven by the Saskatchewan Government, and aligned with Federal targets, has been developed under new climate legislation that is forecast to be enacted in the spring of 2013. The Provincial targets are to reduce greenhouse gas emissions by 20% below 2006 levels by 2020. The new City plan under development will consider these guidelines, and will be presented to Council as an update or possible replacement to the original 2009 Plan.

## **POLICY IMPLICATIONS**

As an information report, there are no policy implications at this time.

## **FINANCIAL IMPLICATIONS**

As an information report, there are no financial implications at this time.



## **PUBLIC/STAKEHOLDER COMMUNICATION PLAN**

No public/stakeholder communication plan is required at this time.

## **ENVIRONMENTAL IMPLICATIONS**

The greenhouse gas emissions reductions are identified in detail in Attachment 1. The City has reduced greenhouse gas emissions by a total of 140,000 tonnes CO<sub>2</sub>e if other initiatives not specifically targeted toward environmental outcomes are included.

## **PRIVACY IMPACT**

There are no anticipated privacy implications arising from this information report.

## **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED Review is not required at this time.

## **PUBLIC NOTICE**

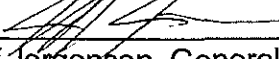
Public Notice, pursuant to Section 3 of Policy No.C01-021, Public Notice Policy, is not required.

## **ATTACHMENTS**

1. Energy and Greenhouse Gas Reduction 2012 Annual Report

Written by: Ian Loughran, Energy and Sustainability Engineering Manager,  
Environmental Services Branch  
Shannon Dyck, Education and Environmental Performance,  
Environmental Services Branch

Reviewed By: Brenda Wallace, Manager, Environmental Services Branch

Approved by:   
Jeff Jorgenson, General Manager,  
Utility Services Department  
Dated: Nov 23, 2012

# **Energy and Greenhouse Gas Reduction**

## **2012 Annual Report**

*Attachment 1*

## City of Saskatoon (Corporate) Projects and Programs

### **Goal #1 – Build an Energy Aware Community**

*Energy and GHG Management Plan Target: 500 tonnes*

#### *Internal Education Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A1-1 Conduct an Anti-Idling Education Campaign	- Anti-idling policy adopted October 1, 2008 (updated January 1, 2010) as part of Civic Vehicles – Operating Protocol (A07-020). - Anti-idling signs have been installed.	Annual estimated saving of 200 tonnes of CO <sub>2</sub> e (Calculation based on 1000 light-duty vehicle(s) reducing idling time from 9 minutes a day to 3 minutes a day, according to the National Resources Canada idling impact calculator).	Natural Resources Canada launched an anti-idling campaign using a Community Based Social Marketing (CBSM) strategy. While anti-idling signs by themselves do not reduce engine idling, when combined with CBSM tools, such as personal contact and commitments, the frequency of engine idling was reduced by 32% and idling duration by 73%. (McKenzie-Mohr, 2011, <i>Fostering Sustainable Behavior Third Edition</i> ). See the <a href="#">National Resources Canada idling impact calculator</a> for more information.
A1-2 Implement the SmartDriver Program for Drivers of the Vehicle Fleet	- SmartDriver training program implemented for all new drivers in Vehicles and Equipment Services and Transit Services.	Annual estimated saving of 1,029 tonnes CO <sub>2</sub> e.	The anticipated benefits of the program include 5-8% efficiency improvements in fleet vehicles, 5% efficiency improvements in transit vehicles ( <a href="http://fleetsmart.nrcan.gc.ca/index.cfm?fuseaction=fleetsmart.smartdriver">http://fleetsmart.nrcan.gc.ca/index.cfm?fuseaction=fleetsmart.smartdriver</a> ), and 5% fuel savings in fleet and transit vehicles (based on 2010 fuel sales).

Program/Project	Status	GHG Implications to Date	Comments
A1-3 Promote Employee Trip Reduction	<ul style="list-style-type: none"> <li>- City employees participate in Commuter Challenge (since 2009).</li> <li>- EcoPass program implemented in 2010. 85 employees participate (as of Dec. 31, 2011).</li> </ul>	<p>Annual estimated saving of 0.6 tonnes CO<sub>2</sub>e (Commuter Challenge). Annual estimated saving of 49 tonnes CO<sub>2</sub>e (EcoPass).</p>	<p>EcoPass calculations assume commute of 7.6 km/day, fuel consumption of 9 L/100km, and an emissions rate of 2.3 kg/L.</p>
A1-4 Develop Energy Awareness Program for Staff	<ul style="list-style-type: none"> <li>- 9 Energy Awareness Training sessions were delivered through the Saskatchewan Environmental Society to 133 City employees. 84 employees made commitments to reduce their GHG emissions.</li> </ul>	<p>Annual estimated savings of 230 tonnes CO<sub>2</sub>e (Calculation based on the commitments made by employees to reduce their GHG emissions).</p>	<p>No Energy Awareness Training sessions have been delivered to City employees since 2010. Future tracking could include follow-ups with employees (e.g. how many pursued the commitments they made and to what degree?) and more hands-on action.</p>
A1-5 Provide Energy Management Training for Building and Facilities Managers	<ul style="list-style-type: none"> <li>- Several Facilities Branch staff have participated in energy management training.</li> </ul>	<p>Not yet calculated.</p>	<p>Programs available to building operators include: Building Operator Training (Saskatchewan Environmental Society), Dollars to \$ense (Natural Resources Canada), and e-Energy Training for Building Operations (BOMA). An updated training model may be required to make training more time-sensitive, applicable, and accessible to participants. Also, future training could see enhancements to web or app-based platforms and real-time monitoring software.</p>

**Goal #2 – Create a Healthy Community**

*Energy and GHG Management Plan Target: 500 tonnes*

*Active Staff Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A2-1 Promote and Expand on Wellness Initiatives to Encourage Active Modes of Transportation	- Health and Wellness staff engagement initiatives include: the Commuter Challenge, 5 + 5, Move It, Bridge City Boogie, and the City Fun Run.	Not yet calculated.	Future tracking could include how many employees participate, the degree to which they participate, and what the lasting (if any) impacts of the programs are on employees' behaviour.
A2-2 Provide Incentives to Encourage Employees to Use Active Modes of Transportation	- Employees can currently access the Sport and Exercise Equipment Loan.	Not yet calculated.	Future tracking could include how many employees access the loan, what they purchase, and what they intend to do with the purchase (e.g., Employee 'X' purchased a bicycle with the intent to cycle to work instead of drive). It is suggested that A2-2 and A2-1 be linked in the future.
A2-3 Improve Alternative Transportation Infrastructure for Civic Facilities	- 1600 meters of cycling infrastructure has been added (Bicycle Plan). -many civic facilities have bicycle parking -all civic facilities are within 450 meters of a transit route	Not yet calculated.	See B2-1 for additional details. Current projects to improve cycling infrastructure: Blairmore bikeway, 42 <sup>nd</sup> St and Circle Dr S pedestrian/cyclist lanes, and 33 <sup>rd</sup> St streetscaping.

**Goal #3 – Achieve a Diverse and Environmentally Sustainable Energy System**  
*Energy and GHG Management Plan Target: 5,000 tonnes*

*Alternative Energy Programs*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A3-1 Utilize Waste Methane and Improve Efficiency at the Wastewater Treatment Plant (WWTP)	- Capital funding identified for co-generation project to allow plant to become 100% self-sufficient for electricity (construction 2014). - Methane currently recovered from digester gas used as heat for buildings and plant processes; excess gas flared.	Annual estimated savings of 19,000 tonnes CO <sub>2</sub> e (digester gas recovery and flaring).	
A3-2 Purchase Green Energy	No progress to date.	Not Applicable	No budget has been identified to purchase green energy. Usually green power is a surplus cost at approximately 2 cents/kWh.

**Goal #4 – Design and Build Green and Smart**

*Energy and GHG Management Plan Target: 10,500 tonnes*

*Energy Efficient Buildings & Facilities Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A4-1 Audit Existing Corporate Buildings and Facilities	- In the planning process to do building reviews of 15 civic buildings.	See comments.	A 1% savings in the 15 target buildings would result in an annual savings of approximately 284 tonnes CO <sub>2</sub> e. This would result in annual savings of approximately \$38,000/year.
A4-2 Improve Energy Efficiency of Existing Buildings and Facilities	- ACT Arena controls. - Fieldhouse boiler replacement. - Icemax trials in civic arenas. - Solar hot water heating at Lawson and Harry Bailey. - Fire Hall #6 Boiler Retrofit.	Annual estimated savings of 356 tonnes CO <sub>2</sub> e.	

Program/Project	Status	GHG Implications to Date	Comments
<p>A4-3 Achieve LEED Certification on All New Civic Facilities</p>	<ul style="list-style-type: none"> <li>- Fire Hall #8 (constructed to LEED Certified standard).</li> <li>- Access Transit (constructed to LEED Certified standard).</li> <li>- Art Gallery of Saskatchewan (pursuing LEED Silver standard).</li> <li>- Police Headquarters (pursuing LEED Certified standard).</li> <li>- Alice Turner Library (considering LEED Existing Building certification).</li> </ul>	<p>Annual estimated savings of 15 tonnes CO<sub>2</sub>e (Fire Hall #8). Annual estimated savings of 75 tonnes CO<sub>2</sub>e (Access Transit).</p>	<p>Access Transit is projected to have saved approximately \$9,000 per year.</p>
<p>NEW Green Streets</p>	<p>- 18,580 tonnes of recycled waste rubble used in civic road construction project (2009, 2010 and 2011).</p>	<p>Savings of 75 tonnes CO<sub>2</sub>e (not annual).</p>	



**Goal #5 – Be Responsible Stewards of Our Resources**  
*Energy and GHG Management Plan Target: 10,600 tonnes*

*Alternative Energy Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A5-1 Develop an Alternative Energy Inventory	- In progress through a Clean Energy Options consultation with renowned industry experts.	Not applicable.	A Clean Energy Options Review and Discussion will occur in 2013, the purpose of which will be to understand a big picture view of all city operations, assets, and resources to determine the best Clean Energy Opportunities for the City to pursue in the future.
A5-2 Investigate Utilizing Solar Energy for Heating Municipal Swimming Pools	- 72 panels installed at Harry Bailey Aquatic Centre. - 90 panels installed at Lawson Civic Centre.	Annual estimated savings of 124 tonnes CO <sub>2</sub> e.	Solar hot water systems are assisting with heating the pools at Lawson Civic Centre and Harry Bailey aquatic Centre.
A5-3 Investigate Opportunities for Net Metering	- 14 net metering interconnection agreements signed between Saskatoon Light & Power and customers.	Annual estimated savings of 86 tonnes CO <sub>2</sub> e annually.	The CO <sub>2</sub> e reflect approximately 90kW total of Solar PV and 110 MWh of electricity per year. In 2013, a solar lease program will be investigated for feasibility for Saskatoon residents, community associations and businesses. This could create opportunities for increased participation in both SaskPower's and Saskatoon Light and Power's Net Metering programs.

*Water and Wastewater Reduction Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
<p>A5-4                      Improve Energy Efficiency of Plant Operations</p>	<p>- One sewage lift station removed through an alternative approach, reducing energy use.                      -In Oct. 2012, the City of Saskatoon initiated 2 Letters of Intent with SaskPower and their Industrial Energy Optimization Program for energy efficiency and energy management programs at both the Waste Water Treatment Plant and Water Treatment Plant.</p>	<p>Not yet calculated.</p>	
<p>A5-5                      Develop a Leak Reduction Program</p>	<p>Advanced Metering (Smart Meter) project is underway for water and electricity.</p>	<p>Not yet calculated.</p>	<p>It is expected to achieve a savings of a minimum of 2.5% water savings annually. Full deployment of the AMI project is not complete until 2017.</p>

*Transportation Emission Reduction Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
A5-6 Implement a City Energy Efficient Vehicle Purchase Policy	- Energy Efficient vehicle purchases on demand.	Not yet calculated.	A green fleet strategy will be drafted that will examine ways of reducing the quantity of fossil fuels burned by vehicles owned by the City. The first strategy is to eliminate any vehicle from the fleet that is not in use, is very underutilized, or is well past its service life. Secondly, procurement of any new vehicles will consider: the possibility of using low carbon fuels such as natural gas; right-sizing the vehicle for its intended purpose; examining the feasibility of using hybrid, plug in hybrid, or full electric vehicles.
A5-7 Run Fleet on a Biodiesel Fuel Mix	- Saskatchewan adopted the 2% bio diesel federal regulation in July 2012.	Annual estimated savings of 356 tonnes CO <sub>2</sub> e (based on annual diesel consumption of Vehicles and Equipment Services and Transit Services combined).	The GHG savings calculation assumes that the biodiesel is sourced locally from Milligan Biotech in Foam Lake using canola as the feedstock. However, the Federal regulation only states that the biodiesel be made from renewable sources, and does not require the biodiesel to be sourced locally.

Program/Project	Status	GHG Implications to Date	Comments
<p>A5-8 Continue the Fleet Right-sizing Program</p>	<ul style="list-style-type: none"> <li>- The civic fleet currently includes 4 Smart cars, 4 Ford Escape hybrids, and 2 Toyota Prius hybrids.</li> <li>- Parks Branch has reduced use of one-tonne vehicles in favour of smaller more efficient vehicles for 80% of trips and reduced trips by 10%.</li> </ul>	<p>Annual estimated savings of 12 tonnes CO<sub>2</sub>e.</p>	<p>GHG savings are based on comparing fuel-efficient vehicles with 2WD Ford Escape (default vehicle). The cost is \$1,239.01/tonne CO<sub>2</sub>e (in 1<sup>st</sup> year).</p>
<p>NEW Emissions Reduction Equipment</p>	<ul style="list-style-type: none"> <li>- 27 Transit buses utilize diesel particulate filters and exhaust gas recirculation systems for improved emissions.</li> <li>- All waste collections vehicles have emissions controls installed.</li> </ul>	<p>Not yet calculated.</p>	<p>More recently purchased vehicles come equipped with emissions control technology to control GHGs such as NOx and hydrocarbons.</p>

**Goal #6 – Lead by “Green” Example**

Energy and GHG Management Plan Target: 1,000 tonnes

*Greening Corporate Operations Programs*

Program/Project	Status	GHG Implications to Date	Comments
<p>A6-1 Explore Partnership Opportunities with Local Utilities</p>	<p>- The City has worked with SaskPower, SaskEnergy, and the University of Saskatchewan.</p>	<p>Not yet calculated.</p>	<p>In 2012, the City of Saskatoon initiated two Letters of Intent with SaskPower and their Industrial Energy Optimization Program. Administration is also proceeding with investigating opportunities with SaskPower’s Demand Side Management Offerings in residential, commercial and other municipal programs. Meetings with SaskEnergy have occurred to explore partnership opportunities in District Energy, the North Downtown Master Plan, and Natural Gas Vehicles. The City and University of Saskatchewan are exploring energy efficiency and conservation synergies to help leverage partnerships with the Crown Utilities.</p>
<p>A6-2 Complete LED Replacement Program (MSLED and Streetlighting)</p>	<p>- All traffic lights have been replaced with LED lights. - Saskatoon Light and Power have replaced 177 fixtures with LED (62% of inventory). - Evergreen Neighbourhood includes LED fixtures.</p>	<p>Annual estimated savings of 1,300 tonnes CO<sub>2</sub>e (traffic signals). Annual estimated savings of 23 tonnes CO<sub>2</sub>e (holiday lights). Annual estimated savings of 156 tonnes (Evergreen LED street and park lighting pilot program).</p>	<p>The total cost of the LED traffic light conversion was \$884,000, with an estimated annual savings of \$200,000. The estimated cost of the holiday light conversion was \$25,000.</p>

Program/Project	Status	GHG Implications to Date	Comments
<p>A6-3 Develop a Green Procurement Process</p>	<p>- Corporate Purchasing Procedure (A02-027) updated Nov. 13, 2007 to include Section 13 for 'Environmental Purchasing'.</p>	<p>Not yet calculated.</p>	<p>A number of sustainable purchasing decisions have been made that have influenced: building design and materials; janitorial supplies; office supplies; waste, recycling, and compost; renewable energy; vehicle purchasing; and lighting. However, there are not sufficient numbers to do a CO<sub>2</sub>e reduction calculation.</p> <p>Future tracking could include specific numbers regarding the amount/number of materials purchased and what materials they replaced (e.g. 'X' lbs. of 30% recycled paper were purchased instead of 'X' lbs. of virgin paper).</p> <p>See the <u>University of Saskatchewan's Sustainable Purchasing Protocol</u> and <u>Public Works and Government Services Canada</u> to guide future developments in this area.</p>
<p>A6-4 Incorporate Energy Efficiency Principles into Municipal Planning Documents</p>	<p>- Sustainability Workbook for subdivisions is complete. - Environmental Implications reporting is now required for all Council reports.</p>	<p>Not yet calculated.</p>	

Program/Project	Status	GHG Implications to Date	Comments
NEW Reducing Office Paper Use	<ul style="list-style-type: none"> <li>- Revenue Branch and Saskatoon Light &amp; Power provide a paperless option for billing.</li> <li>- Council and Committee agendas and minutes, along with a large variety of other municipal reports and documents, are provided on-line.</li> <li>- Corporate Information Services established a Virtual Desktop tool for staff to access documents remotely.</li> </ul>	Annual estimated savings of 1 tonne CO <sub>2</sub> e (due to monthly invoice savings alone).	<a href="http://calculator.environmentalpaper.org/home">http://calculator.environmentalpaper.org/home</a> Ebill customers have increased from 506 (Jan '10) to 7008 (Dec '11)

**Community Projects and Programs**

**Goal #1 – Build an Energy Aware Community**

*Energy and GHG Management Plan Target: 100,000 tonnes*

*Public Outreach and Education Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B1-1 Launch the Energy and GHG Management Plan	- Official launch occurred with adoption by City Council in June 2009.	Not applicable.	
B1-2 Develop Outreach Materials for Community Engagement	- Initiative-specific materials have been developed in support of consumer product exchanges, composting, rainwater collection, water conservation tips, etc.	Not yet calculated.	Programs implemented include compact fluorescent light bulb giveaways, compost bin and rainbarrel truck-load sales, and a rideshare program.
B1-3 Promote the E-Waste Program (SWEEP)	- SARCAN has collected and recycled over 13,000,000 pounds of electronic waste from 71 SWEEP depots across Saskatchewan since 2007, including 1,799,421 pounds from City SARCAN depots.	Annual estimated savings of 735 tonnes CO <sub>2</sub> e.	



Program/Project	Status	GHG Implications to Date	Comments
B1-4 Promote Community Wide Demonstration Projects and Encourage Green Development	<ul style="list-style-type: none"> <li>- Prairie Ecovillage Development Corporation (now disbanded).</li> <li>- VerEco Demonstration Home displayed at the Western Development Museum.</li> <li>- Evergreen Neighbourhood LED street lighting project.</li> </ul>	Not yet calculated.	<p>The VerEco Home was designed to reduce energy consumption by 40,000 kWh per year, reduce water consumption by 66% and construction waste by 75%. Based on electricity consumption estimates alone, annual savings would be approximately 30 tonnes CO<sub>2</sub>e per home.</p> <p>See A6-2 for details on the LED streetlighting program.</p>
B1-5 Continue to Support Road Map 2020 Activities	<ul style="list-style-type: none"> <li>- Roadmap Saskatoon continues to work in partnership with a variety of sustainability-oriented organizations.</li> <li>- City of Saskatoon continues to be involved.</li> </ul>	Not yet calculated.	
B1-6 Implement a Social Marketing Initiative	<ul style="list-style-type: none"> <li>- Community Based Social Marketing (CBSM) is included in a number of environmental education campaigns and programs.</li> </ul>	Not yet calculated.	<p>Community Based Social Marketing is not a program or initiative in and of itself; it is a process or strategy that is applied to programs to foster sustainable behaviour. Using CBSM in environmental education campaigns and programs has been proven to increase the likelihood that people will engage in sustainable behaviours that, for example, lead to GHG emissions reductions.</p>

Program/Project	Status	GHG Implications to Date	Comments
B1-7 Promote Green Electricity Purchasing Options	- Saskatoon Light & Power resells GreenPower from SaskPower to approx. 700 residents.	Not yet calculated.	The SaskPower GreenPower program is under review. Bullfrog Power (National GreenPower provider) has now set up business in Saskatchewan and residents and businesses can also purchase GreenPower from them to offset all of or a portion of their electrical carbon footprint.
B1-8 Develop a Food and Energy Awareness Program	- Over 50 organizations, programs, and businesses are centred on food awareness and programming in Saskatoon, as are a number of individuals (e.g. focusing on local food, organic food, health and wellness, gardening, etc.). - Community gardening opportunities have been expanded (total of 24).	Annual estimated savings of 4.3 tonnes CO <sub>2</sub> e (community gardens. Calculation based on 0.180 tonnes CO <sub>2</sub> e reduced per year per community garden creation, as determined by Lifecycles, Victoria BC).	Community gardens result in GHG reductions because there is less transportation, packaging, and synthetic fertilizers associated with food production. Gardens also sequester carbon and can reduce the amount of organic waste sent to the landfill. Choosing local food leads to 10 to 4000 times fewer CO <sub>2</sub> e tonnes than buying food from out of province. A Saskatoon Food Charter has been presented to City Council.

*Energy Efficient Transportation Education Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B1-9 Develop an Anti-idling Education Program and Investigate Potential for Bylaw	- An anti-idling program was delivered at two local elementary schools as a 2006 pilot project. - There currently is no community-wide anti-idling bylaw.	Annual estimated savings of 1.5 tonnes CO <sub>2</sub> e [calculation based on a change from 121 minutes of idling (pre-program) to 62 minutes of idling (post-program)]. The % of cars idling also decreased: 36 out of 78 (pre-program) to 13 out of 50 (post-program).	The anti-idling program was delivered by the Saskatchewan Environmental Society. Tonnage is based on their final report. See A1-1 for additional details.
B1-10 Promote Driver Training Programs to Teach Fuel-Efficient Driving Skills	No progress to date.		
B1-11 Promote Carpooling and Car Sharing	- Carpooling facilitated through Roadmap Saskatoon (2009, 2010, 2011). - Carpool.ca is used by a number of residents in Saskatoon.	Not yet calculated.	See more details regarding car sharing in B5-3.

Program/Project	Status	GHG Implications to Date	Comments
<p>B1-12 Promote Commuter Trip Reduction</p>	<ul style="list-style-type: none"> <li>- Community participation in the Hike, Bike and Bus Challenge (2003, 2004, 2007, 2008).</li> <li>- Community participation in the Commuter Challenge (2009, 2010, 2011, 2012).</li> </ul>	<p>Annual estimated savings of 3.3 tonnes CO<sub>2e</sub>.</p>	
<p>B1-13 Implement an Alternative Transportation Awareness Campaign</p>	<ul style="list-style-type: none"> <li>- Roadmap Saskatoon implemented a Moving on Sustainable Transportation (MOST) initiative in the City Park neighbourhood.</li> <li>- Ice Cycle and Sun Cycle festivals are annually run by Saskatoon Cycles.</li> <li>- The University of Saskatchewan promotes UCommute to its staff, faculty, and students.</li> <li>- The annual Saskatoon Commuter Challenge encourages participation from a number of work places.</li> </ul>	<p>Not yet calculated.</p>	

*Energy Efficiency and Alternative Energy Education Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B1-14 Provide Workshops on Smart Growth Principals and Green Buildings to Developers	- VerEco Homes lecture series. - Saskatchewan chapter of the Canada Green Building Council <i>Building Saskatchewan Green</i> conference.	Not calculated.	
B1-15 Provide Workshops on Renewable Energy	No progress to date.		
B1-16 Implement an Energy Reduction and Efficiency Challenge for Schools	- The Saskatchewan Environmental Society's Destination Conservation program helps schools improve their energy use, water consumption and waste management practices.	Annual estimated savings of 5,947 tonnes CO <sub>2</sub> e.	Future tracking could include the estimated environmental impacts and GHG reductions of the student participants' actions.
B1-17 Promote Residential Energy Reduction and Efficiency Programs	- Saskatoon and Region Home Builders Association established EnergyStar Home Expo - Energuide for Homes - SaskEnergy launched the Home Energy Legacy Program (HELP) for low income homeowners.	Not yet calculated.	

Program/Project	Status	GHG Implications to Date	Comments
B1-18 Encourage Increased Energy Efficiency in Industrial, Commercial, and Institutional (ICI) Buildings	No progress to date.		

*Water Conservation Program*

Program/Project	Status	GHG Implications to Date	Comments
<p>B1-19 Implement Domestic Water Conservation Program</p>	<ul style="list-style-type: none"> <li>- Be Water Wise campaign developed to focus on seasonal peaks in residential water use.</li> <li>- Parks Branch reduced irrigation water use by implementing an Automated Irrigation Management System.</li> <li>- The Water Security Agency (WSA) partnered with the EPA to promote the WaterSense label in Saskatchewan (water efficiency labeling program for water using appliances).</li> <li>- The WSA is delivering the toilet rebate program to residents who replace a high-flush toilet with dual flush or 6-litre per flush or less.</li> </ul>	<p>Not yet calculated on an annual basis.</p>	<p>The provision of high quality potable water generates greenhouse gas (GHG) emissions resulting from the use of energy required to treat and distribute water. GHG emissions associated with total water consumption in 2011 are estimated at 41,405 tonnes CO<sub>2</sub>e. Reducing water consumption achieves significant savings in GHG emissions. In 2011, domestic and commercial sectors reduced total consumption from earlier years. The 4.3% decrease in annual water consumption represented by this volume of water results in estimated annual savings of 1,780 tonnes CO<sub>2</sub>e or the equivalent of removing 349 cars from our roadways.</p>

Program/Project	Status	GHG Implications to Date	Comments
B1-20 Review Rate Structure for Water Users	- Water rate structure changed from declining block to inclining block rate with higher water users paying an increased rate.	Not yet calculated.	
B1-21 Promote Xeriscaping to Residents and Businesses	- A number of xeriscaping workshops have been sponsored by the City, the University, and other partners.	Not yet calculated.	



**Goal #2 – Create a Healthy Community**

*Energy and GHG Management Plan Target: 100,000 tonnes*

*Active Community Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B2-1 Improve Active Transportation Infrastructure	<ul style="list-style-type: none"> <li>- Saskatoon has a bike pathway network of 114.4 kms.</li> <li>- 7.15kms of new Meewasin Valley trail has been created.</li> <li>- Multi-use pathway development has become part of the development standard for arterial roadways.</li> <li>- A bike sharrows program has been launched.</li> </ul>	Not yet calculated.	In 2003, there existed 5.6 km of multi-use pathways and 12.6 km of on-road cycling infrastructure. In 2012, these numbers have increased to 135.9 km of off-road/pathway and 9.3 km of on-road 'sharrows' cycling infrastructure.
B2-2 Expand Walking School Bus Program	No progress to date.		
B2-3 Promote Health Benefits of Active Transportation	- Annual InMotion campaign sponsored by the Saskatoon Health Region.	Not calculated.	In the future, B2-3 and B1-13 can likely be linked. Although the GHG implications are difficult to determine, InMotion has been shown to lead to increases in physical activity and active transportation.

**Goal #3 – Achieve a Diverse and Environmentally Sustainable Energy System**  
 Energy and GHG Management Plan Target: 300,000 tonnes

*Alternative Energy Programs*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B3-1 Develop a District Heating System	- Feasibility assessment completed.	Not yet calculated.	According to the feasibility study, a district energy system constructed in the North Downtown redevelopment area has the potential to reduce the greenhouse gas emissions of the development by 1,880 tonnes CO <sub>2</sub> e per year (if heating is produced) or 11,520 tonnes CO <sub>2</sub> e per year (if electricity is also produced). Annually, this is equivalent to 368 passenger vehicles removed from the roads for the heating only scenario and 2,258 passenger vehicles removed from the roads for the scenario where heat and electricity are produced. The Energy Centre can also serve as a public learning centre focusing on energy efficiency, district energy, and other environmental benefits incorporated into the development site.
B3-2 Pursue a Wind Power Project	- A meteorological tower assessed wind potential at the Landfill until October 2011. Construction of a Tall Wind Turbine was considered in 2011-12, but was not pursued .	See comments.	The annual estimated savings would have been 3,500 tonnes CO <sub>2</sub> e.

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B3-3 Capture and Use Landfill Gas for Power Generation	- Construction in 2012, operational by 2013.	See comments.	Annual estimated savings will be 46,800 tonnes CO <sub>2</sub> e.
B3-4 Research Centralized Organics Facility	- Technical investigations complete. Organics strategy report to be tabled in 2013.	Not yet calculated.	
NEW Hydro Power	- Pre-feasibility assessment and environmental background report complete.	Not yet calculated.	The Administration is exploring partnership opportunities. Options are between 2.8 MW, 16.5 GWh; 5.5 MW, 31.2 GWh; 8.4 MW, 47.5 GWh- CO <sub>2</sub> e reductions between ~13,000 and ~40,000 tonnes CO <sub>2</sub> e
NEW Turboexpander	- Construction in 2012, operational by 2013. 1MW system	See comments.	Annual estimated savings will be 3600 tonnes CO <sub>2</sub> e.

**Goal #4 – Design and Build Green and Smart**  
*Energy and GHG Management Plan Target: 200,000 tonnes*

*Energy Efficient Buildings Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B4-1 Develop Incentives to Promote Residential Building Energy Efficiency and Alternative Energy Systems	No progress to date.		
B4-2 Develop Incentives to Promote ICI Sector Building Energy Efficiency and Alternative Energy Systems	No progress to date.		
B4-3 Explore Alternative Means of Financing New Energy Efficient and Green Buildings and Retrofitting Existing Buildings	No progress to date.		
B4-4 Provide Incentives for Green Initiatives to ICI Sectors	No progress to date.		

*Energy Efficient Land Use Planning Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
<p>B4-5 Develop Guidelines for Complete and Compact Community Development</p>	<ul style="list-style-type: none"> <li>- Sustainable Development Workbook produced.</li> <li>- New Neighbourhood Design and Development Standards Manual produced.</li> <li>- New neighbourhoods achieving average densities 2 to 3 times higher than the city-wide average (e.g. Evergreen: 8.8 dwelling units per hectare vs. city average of ~4).</li> <li>- Brownfield Development Guide has been produced to facilitate infill development.</li> <li>- Integrated Growth Plan produced to establish an integrated plan for growth, development, transportation, and utilities.</li> </ul>	<p>Not yet calculated.</p>	
<p>B4-6 Provide Incentives for Energy Efficient Land Use</p>	<ul style="list-style-type: none"> <li>- An evaluation matrix for development proposals in the Willowgrove neighbourhood has been developed.</li> </ul>	<p>Not yet calculated.</p>	<p>The Request For Proposals to sell the Willowgrove Neighbourhood Village parcels for development included evaluation criteria for energy and sustainability performance.</p>

**Goal #5 – Be Responsible Stewards of Our Resources**  
**Energy and GHG Management Plan Target: 200,000 tonnes**

*Transportation Emissions Reduction Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B5-1 Provide Preferential Parking for Energy Efficient Vehicles	No progress to date.		
B5-2 Hybrid Transit Vehicles	- There are currently 8 diesel-electric hybrid buses in the City's fleet, consuming approx. 11% less fuel than standard diesel units of the same make and model year.	Annual estimated savings of 101 tonnes CO <sub>2</sub> e.	
B5-3 Develop Car-Sharing Programs and a Truck and Van Co-op	- A car-sharing steering committee has been developed in Saskatoon by a number of community members. The car-share service is not yet in place. - The U of S car share service, 'WeCar', launched September 14, 2012.	Not yet calculated.	Canadian car-shares tend to result in an average of 20-30 people per shared car. They result in an annual estimated savings of 21 tonnes CO <sub>2</sub> e (calculation based on 25 participating households at an average of 0.84 tonnes CO <sub>2</sub> e per household, as determined in a study by E. Martin and S. Shaheen of the Transportation Sustainability Research Center).

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B5-4 Provide Incentives to Businesses with Fuel Efficient Fleets	No progress to date.		
B5-5 Implement Regional Transit Levy	No progress to date.		

*Solid Waste Emissions Reduction Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B5-6 Implement an Organics Collection Program	- Residential Leaves & Grass subscription program serves 3,000 households. - Pilot compost depots collected approximately 27,000 tonnes of yard waste in 2010.	Annual estimated savings of 86,724 tonnes CO <sub>2</sub> e	
B5-7 Implement Curbside Collection of Recyclables	- Program for residents currently receiving garbage service from black roll-out carts will start in early 2013.	See comments.	Annual estimated savings will be 73,076 tonnes.
NEW Home Composting Program	- The Saskatchewan Waste Reduction Council delivers the Master Composters Program sponsored by the City of Saskatoon.	Not yet calculated.	Every tonne of organic material diverted from landfill sequesters 3.212 tonnes CO <sub>2</sub> e

**Goal #6 – Lead by “Green” Example**

*Energy and GHG Management Plan Target: 500,000 tonnes*

*Community Leadership Program*

<b>Program/Project</b>	<b>Status</b>	<b>GHG Implications to Date</b>	<b>Comments</b>
B6-1 Expand the Road Map 2020 Sustainability Champions Program	- There is a current total of 32 Sustainability Champions, an increase from the 17 founding Champions in 2005.	Not calculated.	
B6-2 Establish Demonstration Sustainable Neighbourhoods	No progress to date.		
B6-3 Develop a Renewable Energy Program to Meet Provincial Target	No progress to date.		



Program/Project	Status	GHG Implications to Date	Comments
B6-4 Expand Community Tree Planting Program	<ul style="list-style-type: none"> <li>- Approximately 3,000 trees are added to the urban forest every year.</li> <li>- The City of Saskatoon's nursery adds trees to the urban forest.</li> <li>- The Meewasin Plant-A-Tree program adds trees to the river valley.</li> </ul>	Not yet calculated.	
B6-5 Develop a Green Bond	No progress to date.		
B6-6 Develop Green Business Standards	No progress to date.		

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

of the

**AUDIT COMMITTEE**

Composition of Committee

Councillor R. Donauer, Chair  
Councillor C. Clark  
Councillor M. Loewen  
Councillor A. Iwanchuk

1. **Internal Audit Plan – 2012 – 2014**  
**(File No. CK. 1600-3)**

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

The Terms of Reference for the Audit Committee contain several responsibilities listed under the Purpose of the Committee, one being the following:

The functions of the Committee shall be:

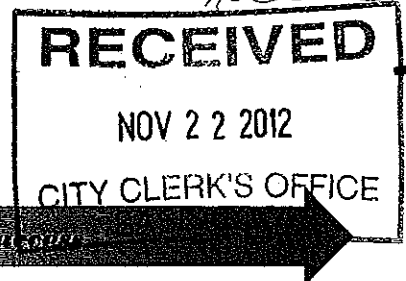
- (a) Approving the annual and long-term corporate audit plans for internal audits and recommending same to Council;

The 2012-2014 Audit Plan was considered by the Audit Committee at its November meeting, and the Audit Plan was approved, as presented.

Attached is a letter dated November 21, 2012 forwarding the approved Audit Plan in final format. This report is being submitted to City Council as information.

Respectfully submitted,

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Councillor R. Donauer, Chair



November 21, 2012

City of Saskatoon – City Clerk's Office  
Attention: Secretary – Audit Committee  
222-3<sup>rd</sup> Avenue North  
Saskatoon, Saskatchewan S7K 0J5

### Internal Audit Plan – 2012 - 2014

The Internal Audit Services Agreement (the Agreement) between the City of Saskatoon and Garman, Weimer & Associates Ltd. includes provision to provide 1,400 direct internal audit project hours per year and requires the development of a Corporate Audit Plan for the approval of the Audit Committee.

The attached Corporate Audit Plan was developed based on the provisions contained in the Agreement which only provides for the performance of financial system audits.

In order to assess the relative importance of potential audit areas and to objectively develop the Corporate Audit Plan, we undertook a formalized organization-wide financial system risk assessment.

Our intent is to have a Corporate Audit Plan that provides direction for the internal audit function but that is also flexible in allowing for the addition, deletion and substitution of projects based on changes in risk factors or at the request of the Administration or Audit Committee. Amendments to the Corporate Audit Plan will be tabled with the Audit Committee for approval and will be updated on annual basis.

At its meeting on November 21, 2012, the Audit Committee approved the attached Corporate Audit Plan.

Respectfully submitted,

Nicole Garman, CA, CIA  
Garman, Weimer & Associates Ltd.  
(306) 373-7611

Attachments: A – City of Saskatoon Corporate Audit Plan – Financial System Audits

## Attachment A: City of Saskatoon Corporate Audit Plan – Financial System Audits

Shaded areas represent projects that have been included in previously approved Corporate Audit Plans. 2013-2014 is presented for information only.

Auditable Unit	Audit Type	Dept/ Board	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2013- 2014	Total
Follow-up Audits	FUP	AC	27.50	355.50	42.00	125.00	125.00	675.00
Tangible Capital Assets	Other	CS	250.00					250.00
Audit Plan Development	Other	AC	140.00					140.00
Federal/Provincial Grant Audits	Other	CS	55.50		94.50			150.00
Impound Lot	Revenue	IS	135.00	78.75	11.25			225.00
TCU Place	Payments	TCU	255.00					255.00
Class System	Revenue	CY	225.00					225.00
Transit 1	Payroll	US	15.00					15.00
Transit 2	Payroll	US	169.50	130.50				300.00
Garbage Collection	Revenue	US	15.00	135.00				150.00
CUC	Payments	CUC	112.50	112.50				225.00
Mendel Art Gallery	Payments	MAG		225.00				225.00
Fire	Payroll	F&PS		120.00	30.00			150.00
TCU Tickets	Revenue	TCU		142.75	32.25			175.00
Safeguarding Civic Facilities	Other	IS		62.50	62.50			125.00
V&E	Payroll	IS		37.50	112.50			150.00
SL&P	Payroll	US			175.00			175.00
Land Branch Lease/Rental	Revenue	CY			125.00			125.00
Administration of Civic Grants	Other	CS			125.00			125.00
Transit	Revenue	US			225.00			225.00
TCU Payroll	Payroll	TCU			140.00	85.00		225.00
Corporate Payroll	Payroll	CS				350.00		350.00
Cashier System	Revenue	CS				225.00		225.00
Animal Licensing	Revenue	CS				125.00		125.00
Community Services	Payroll	CY				225.00		225.00
Affordable Housing	Other	CY				225.00		225.00
CUC	Revenue	CUC				265.00		265.00
CUC	Payroll	CUC					225.00	225.00
Leisure Services - Civic Centres, Outdoor Pools, Forestry Farm, Golf Courses (RecTrac System)	Revenue & Inventory (Golf)	CY					350.00	350.00
Water/Wastewater	Payroll	US					225.00	225.00
Woodlawn Cemetery	Revenue	IS					175.00	175.00
Landfill	Revenue	US					175.00	175.00
To be Determined	n/a	n/a					125.00	125.00
<b>Audit Hours Allocated</b>			<b>1400.0</b>	<b>1400.0</b>	<b>1175.0</b>	<b>1625.0</b>	<b>1400.0</b>	<b>7000.0</b>
<b>Audit Hours Required</b>			<b>1400.0</b>	<b>1400.0</b>	<b>1400.0</b>	<b>1400.0</b>	<b>1400.0</b>	<b>7000.0</b>
<b>Difference</b>			<b>0.0</b>	<b>0.0</b>	<b>-225.0</b>	<b>225.0</b>	<b>0.0</b>	<b>0</b>

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
**of the**  
**NAMING ADVISORY COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor A. Iwanchuk  
Ms. N. Johnson  
Ms. L. Hartney  
Ms. P. Kotasek

**1. Addition of Names to the Names Master List**  
**File No.: PL 4001-5; CK 6310-1**

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- RECOMMENDATION:**
- 1) that the names “Heidt”, “Penner”, “Dattani”, and “Payne” be added to the Names Master List; and
  - 2) that the name “Davis” be added to the Names Master List to be applied to a future core area accessible park or off-leash recreation area.

Your Committee has considered the following report of the General Manager, Community Services Department dated November 22, 2012 and puts forward the above recommendation.

**“TOPIC AND PURPOSE**

The Naming Advisory Committee (NAC) screens all requests and suggestions for naming or renaming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks to ensure that each suggestion or request meets the City Council guidelines for naming as set out in the Naming of Civic Property and Development Areas Policy No. C09-008 (Naming Policy).

## **REPORT HIGHLIGHTS**

1. A total of ten names have been applied since the last meeting, including two renamings: Neault Road and 64<sup>th</sup> Street.
2. Former City Councillor names to be considered for addition to the Names Master List include Heidt and Penner.
3. The following naming submissions require screening: Dattani, Payne, Sabo, Sawchyn, and Georgie Davis and Joe Kuchta.

## **STRATEGIC GOAL**

This report supports the City of Saskatoon's Strategic Goal of:

- Moving Around – Saskatoon is a city on the move.
  - Growth has brought new roads and bridges that improve connectivity for all travel modes.

## **BACKGROUND**

According to the Naming Policy, all requests for naming from the Names Master List will be selected by His Worship the Mayor. All of the names on the Names Master List have been previously screened by the NAC and meet City Council's guidelines for name selection. Name suffixes are circulated through the Administration for technical review.

## **REPORT**

### **Names Assigned from the Names Master List**

The following names have been assigned since the previous meeting:

- 1) 64<sup>th</sup> Street East – Marquis Industrial;
- 2) Bartlett Bay – Rosewood;
- 3) Dawes Avenue – South West Industrial;
- 4) Jeanneau Way – Rosewood;
- 5) Kolynchuk Bend, Court, Crescent, Link, and Manor – Stonebridge;
- 6) Neault Road – Blairmore Sector;
- 7) Olson Lane East, Olson Lane West – Rosewood;
- 8) Pringle Bend, Court, Cove, Crescent, Lane, Link, Manor, and Way – Stonebridge;

- 9) Rosewood Square – Rosewood; and
- 10) Veltkamp Crescent and Lane – Stonebridge.

### Former Councillor Names

The following names can be considered for addition to the Names Master List:

1. “Heidt” – Myles Heidt served on City Council from 1994 to 2012; and
2. “Penner” – Glen Penner served on City Council for 26 years between 1972 and 2012.

### General Naming Requests

The following name submissions have been received and require screening:

1. “Dattani” – Chandra Dattani – Chandra was a Board Member on the India Canada Cultural Association, Hindu Society, Saskatoon Zoo Foundation, Lakeview Community Association, and Briarwood Community Association. She also volunteered as a Folkfest Ambassador at the India pavilion. She died of cancer in 2010 and since her family has established a cancer fund in her name and the annual Chandra Dattani Walk-a-Thon.
2. “Payne” – Ronald and David Payne – Ronald and David are co-owners of Dodge City Auto Limited, which received the Maclean’s Dealer of Excellence Award in Saskatchewan in 1996. They have sponsored numerous teams and events including: the Saskatoon Blades, Saskatoon Brier, Joe Leier Memorial Golf Tournament, and the Central Amateur Golf Tournament. They have donated to all three local hospitals, Sherbrook Nursing Home and the Ronald McDonald House. Every Christmas they provide food and monetary donations to the families of Mayfair Community School’s children who are in need. This year they have made a donation to improve the playground at Mayfair Community School.
3. “Sabo” – Jack and Isabel Sabo – Jack has donated blood to the Canadian Blood Services over 200 times. Jack and Isabel both volunteer at the Oliver Lodge Special Care Home four days a week, each with over 400 volunteer hours per year.

4. "Sawchyn"– Dan Sawchyn – Dan was the owner of Floor Covering Direct who passed away from cancer in 2010. He volunteered with Habitat for Humanity and received a plaque from the Riversdale Kiwanis Club for his years of support and volunteer work.
5. "Georgie Davis and Joe Kuchta" – Georgie Davis was a community advocate for numerous accessibility awareness issues and chaired the former Special Needs Transportation Advisory Committee and Access Transit Advisory Committee. She was a member of the Council of Canadians with Disabilities Transportation Committee, and the Saskatoon Heritage Society. Georgie was also Director with the North Saskatchewan Independent Living Centre, and was Chair of the Accessibility Advisory Committee for the City of Saskatoon.

Joe Kuchta was a self-directed municipal/provincial researcher/writer who contributed to local papers and through his blog, Owls and Roosters, which was devoted to topics concerning municipal and provincial heritage, and governance issues. Joe was also an outspoken advocate on people living with a disability, built heritage, and other civic issues. Georgie Davis and Joe Kuchta were a married couple.

Several aspects of this submission require specific consideration by the NAC:

- a) The application requests that both given and surnames be used.

The Naming Policy states: "The surname alone will be used for the naming of municipally-owned or controlled facilities or parks, except in the case of former elected officials of the City of Saskatoon, where given name(s) and surnames together may be used." In order to be consistent with this policy, the proposed name would need to be revised to "Davis and Kuchta," omitting the given names.

- b) The application presents two names to be used together. The Naming Policy does not address the use of two different surnames to the Names Master List or applying it to a municipally owned facility, street, or park. There is one example on the Names Master List that has two surnames together, Piper and Bury (Names



Master List, Item No.142) which was added in 1987 before the Naming Policy was adopted by City Council.

- c) The application includes a specific request that, if approved, this name be applied to a dog or accessibility park to be located as part of the new South Caswell Development or the North Downtown area.

If the submission is supported by the NAC and approved by City Council, a note could be appended to the listing on the Names Master List advising that the name should be applied to a future core area dog or accessibility park.

The name "Davis" is not on the Names Master List, but there is a Davies Road in the Silverspring neighbourhood, which is a similar sounding name.

### **OPTIONS TO THE RECOMMENDATION**

There are no options to the recommendation.

### **POLICY IMPLICATIONS**

The screening of requests and suggestions for naming or renaming of municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks must be in compliance with the Naming Policy.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been reported at this time.

### **PUBLIC NOTICE**

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

Naming Advisory Committee Report No. 4-2012  
Monday, December 10, 2012  
Page 6

The Names Master List is kept in the City of Saskatoon Mayor's Office and contains all screened and approved name suggestions for naming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks. There are currently approximately 150 entries on the Names Master List.

Respectfully submitted,

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His Worship Mayor D. Atchison, 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 T. Davies  
Councillor R. Donauer  
Councillor D. Hill  
Councillor A. Iwanchuk  
Councillor Z. Jeffries  
Councillor M. Loewen  
Councillor P. Lorje  
Councillor E. Olauson  
Councillor T. Paulsen

**1. Reports to Standing Committees**  
**(Files CK. 225-49 and 225-50)**

**RECOMMENDATION:** that a redistribution of reports to the Administration and Finance Committee and Planning and Operations Committee, based on business lines, as set out in Attachment "A" to the report of the City Clerk dated November 12, 2012, be approved on a trial basis, with a further review in June 2013.

Your Committee has considered the attached report of the City Clerk dated November 14, 2012, setting out a proposed redistribution of reports, on a trial basis, to the Administration and Finance Committee and the Planning and Operations Committee based on business lines. A review of the redistribution will be conducted in June, 2013.

**2. Appointments to Boards and Committees**  
**(Files CK. 225-1 and 175-1)**

Your Committee has met and considered the matter of appointments and reappointments to City Council's various boards, commissions and committees. This report deals with the filling of vacancies only – it does not include current members whose terms have not expired. Unless otherwise indicated, all appointments commence January 1, 2013.

**Administration and Finance Committee**  
**(File No. CK. 225-50)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Administration and Finance Committee for 2013:

Councillor Hill  
Councillor Iwanchuk  
Councillor Jeffries  
Councillor Olauson  
Councillor Paulsen

**Audit Committee**  
**(File No. CK. 225-13)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Audit Committee for 2013:

Councillor Clark  
Councillor Donauer  
Councillor Jeffries  
Councillor Iwanchuk  
Councillor Loewen

**Land Bank Committee**  
**(File No. CK. 225-33)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Land Bank Committee for 2013:

Councillor Davies

Councillor Donauer  
Councillor Hill  
Councillor Jeffries  
Councillor Lorje

**Orders and Rules Committee**  
**(File No. CK. 225-51)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Orders and Rules Committee for 2013:

Councillor Jeffries  
Councillor Olauson  
Councillor Lorje  
Councillor Clark

**Planning and Operations Committee**  
**(File No. CK. 225-49)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Planning and Operations Committee for 2013:

Councillor Clark  
Councillor Davies  
Councillor Donauer  
Councillor Loewen  
Councillor Lorje

**Advisory Committee on Animal Control**  
**(File No. CK. 225-9)**

**RECOMMENDATION:** that the following be appointed and reappointed to the Advisory Committee on Animal Control for 2013:

Councillor Jeffries  
Ms. Diane Bentley  
Ms. Cassandra Hovdestad  
Ms. Shirley Ross  
Dr. Peter Gilbert, Western College of Veterinary Medicine

Dr. Michael Powell, Saskatoon Academy of Veterinary  
Practitioners  
Ms. Rebecca Wood, SPCA Board  
Ms. Maggie Sim, Saskatoon Health Region

**Cultural Diversity and Race Relations Committee**  
**(File No. CK. 225-40)**

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**RECOMMENDATION:** that the following be appointed and reappointed to the Cultural Diversity and Race Relations Committee for the terms indicated:

For 2013:

Councillor Davies  
Mr. Michael San Miguel  
Ms. April Sora  
Ms. Nayyar Javed  
Mr. Keith Tsang  
Ms. Kari Wuttunee  
Ms. Caroline Cottrell  
Mr. Brian Morin

To the end of 2014:

Ms. Jennifer Hingley, Board of Education for Saskatoon  
Public Schools  
Ms. Sharon Clarke, Saskatoon Health Region  
Mr. Sam Sambasivam, Saskatchewan Intercultural  
Association  
Ms. Karen Schofield, First Nations Community  
Chief Clive Weighill, Saskatoon Police Service  
Ms. Cornelia Laliberte, Board of Education, Greater  
Saskatoon Catholic Schools

**District Planning Commission**  
**(File No. CK. 175-10)**

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**RECOMMENDATION:** that the following be reappointed to the District Planning Commission for the terms indicated:

For 2013:

Councillor Lorje  
Councillor Olauson

To the end of 2015:

Mr. Bruce Richet  
Mr. Brad Sylvester

**Municipal Heritage Advisory Committee**  
**(File No. CK. 225-18)**

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**RECOMMENDATION:** that the following be appointed and reappointed to the Municipal Heritage Advisory Committee for the terms indicated:

For 2013:

Councillor Clark

To the end of 2014:

Mr. Dave Denny  
Ms. Signa A. Daum Shanks  
Mr. Robert McPherson  
Ms. Lenore Swystun, Saskatoon Heritage Society  
Ms. Dorothea Funk, Local History Room  
Ms. Janet Glow, Sutherland BID  
Mr. Terry Scaddan, Downtown BID  
Mr. Don Greer, Saskatchewan Association of Architects  
Ms. Carla Duval-Tyler, Riversdale BID  
Ms. Sarah Marchildon, Broadway BID

**Municipal Planning Commission**  
**(File No. CK. 175-16)**

---

**RECOMMENDATION:** that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

For 2013:

Councillor Clark

To the end of 2014:

Ms. Colleen Christensen

Ms. Jodi Manastyrski

Mr. Karl Martens

Mr. Al Douma

Mr. Jeff Jackson

Mr. Laurier Langlois, Board of Education, Greater Saskatoon  
Catholic Schools

**Saskatoon Accessibility Advisory Committee**  
**(File No. CK. 225-70)**

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**RECOMMENDATION:** 1) that the following be appointed and reappointed to the Saskatoon Accessibility Advisory Committee for the terms indicated:

For 2013:

Councillor Davies

Councillor Loewen

Ms. Lynne Lacroix, Manager, Community  
Development Branch

Mr. Tim Halstead, Manager, Facilities Branch

To the end of 2014:

Mr. Robin East



- 2) that the Terms of Reference of the Saskatoon Accessibility Advisory Committee be reviewed with a view to accommodating a representative of the Saskatoon Council on Aging (Jeanette Dean).

**Saskatoon Environmental Advisory Committee**  
**(File No. CK. 175-9)**

---

**RECOMMENDATION:** that the following be appointed and reappointed to the Saskatoon Environmental Advisory Committee for the terms indicated:

For 2013:

Councillor Loewen

To the end of 2014:

Ms. Heather Landine  
Mr. Michel Fortier  
Mr. Jeffry Smith  
Mr. Sean Homenick

**Social Services Subcommittee – Assistance to Community Groups: Cash Grants Program**  
**(File No. CK. 225-2-4)**

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**RECOMMENDATION:** that the following be appointed and reappointed to the Social Services Subcommittee for 2013:

Ms. Heather Trischuk  
Ms. Judy Shum, United Way  
Mr. Ian Wilson, Board of Education for Saskatoon Public Schools  
Mr. Peter Wong, Ministry of Social Services  
Ms. Carol McInnis, Board of Education for Greater Saskatoon Catholic Schools

**Traffic Safety Committee**  
**(File No. CK. 225-8)**

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**RECOMMENDATION:** that the following be appointed and reappointed to the Traffic Safety Committee for the terms indicated:

For 2013:

Councillor Jeffries

To the end of 2014:

Mr. Rodney Meier

Ms. Deb Taylor

Mr. Lloyd Driedger, Saskatchewan Trucking Association

Mr. Brady Ives, SGI

Ms. Cora Janzen, Saskatoon Health Region

Ms. Sue Gauthier, School Community Council Assembly

**Visual Arts Placement Jury**  
**(File No. CK. 175-44)**

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**RECOMMENDATION:** that the following be reappointed to the Visual Arts Placement Jury to the end of 2014:

Mr. Jordon Schwab

Ms. Susan Shantz

**Albert Community Centre Management Committee**  
**(File No. CK. 225-27)**

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**RECOMMENDATION:** 1) that the following be reappointed to the Albert Community Centre Management Committee for 2013:

Councillor Clark

Ms. Julie Gutek

Mr. Jim Greenshields, City employee designated by  
City Manager

Mr. Grant Whitecross, Nutana Community Association

Mr. James Perkins, Varsity View Community  
Association; and

- 2) that the Executive Committee report further regarding the two remaining vacancies.

**Board of Police Commissioners**  
**(File No. CK. 175-23)**

---

**RECOMMENDATION:** that the following be appointed and reappointed to the Board of Police Commissioners for 2013:

Councillor Clark  
Councillor Hill  
Mr. Gordon Martell  
Dr. Vera Pezer

**Centennial Auditorium and Convention Centre Corporation Board of Directors**  
**(Regarding TCU Place, Saskatoon's Arts & Convention Centre)**  
**(File No. CK. 175-28)**

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**RECOMMENDATION:** that the City's representative be instructed to vote the City's proxy at the 2013 Annual General Meeting for the appointment and reappointment of the following to the Centennial Auditorium & Convention Centre Corporation Board of Directors throughout a term expiring at the conclusion of the terms indicated:

**At the conclusion of the 2014 Annual General Meeting**

Councillor Paulsen  
Councillor Iwanchuk

**At the conclusion of the 2015 Annual General Meeting**

Ms. Christine Hrudka  
Mr. Om Kochar  
Mr. Sultan Ali Sadat  
Ms. Peggie Koenig

Ms. Deborah Fortosky

**Credit Union Centre Board of Directors**  
**(File No. CK. 175-31)**

---

**RECOMMENDATION:** that the City's representative be instructed to vote the City's proxy at the 2013 Annual General Meeting for the appointment and reappointment of the following to the Credit Union Centre Board of Directors throughout a term expiring at the conclusion of the terms indicated:

At the conclusion of the 2014 Annual General Meeting

Councillor Davies  
Councillor Hill

At the conclusion of the 2015 Annual General Meeting

Ms. Adele Buettner  
Mr. Ian Sutherland  
Mr. Trent Sereda

**Marr Residence Management Board**  
**(File No. CK. 225-52)**

---

**RECOMMENDATION:** that the following be appointed and reappointed to the Marr Residence Management Board for the terms indicated:

For 2013:

Councillor Clark

To the end of 2014:

Ms. M. Teresa Carlson  
Ms. Victoria Neufeldt

**Saskatoon Gallery and Conservatory Corporation Board of Trustees**  
**(File No. CK. 175-27)**

---

- RECOMMENDATION:** 1) that the City's representative be instructed to vote the City's proxy at the 2013 Annual General Meeting for the appointment and reappointment of the following to the Saskatoon Gallery and Conservatory Corporation Board of Trustees throughout a term expiring at the conclusion of the terms indicated:

At the conclusion of the 2014 Annual General Meeting

Councillor Paulsen  
Councillor Clark

At the conclusion of the 2015 Annual General Meeting

Ms. Danielle Favreau  
Mr. Jack Hillson  
Mr. Jason Aebig  
Dr. Alexander Sokalski

- 2) that the Executive Committee report further regarding the two remaining vacancies.

**Art Gallery of Saskatchewan**  
**(File No. CK. 175-27)**

---

- RECOMMENDATION:** 1) that the City's representative be instructed to vote the City's proxy at the 2013 Annual General Meeting for the appointment and reappointment of the following to the Art Gallery of Saskatchewan Board of Trustees throughout a term expiring at the conclusion of the terms indicated:

At the conclusion of the 2014 Annual General Meeting

Councillor Paulsen  
Councillor Clark

At the conclusion of the 2015 Annual General Meeting

Ms. Danielle Favreau  
Mr. Jack Hillson  
Mr. Jason Aebig  
Dr. Alexander Sokalski  
Ms. Linda Langille  
Mr. Dennis Yee

- 2) that the Executive Committee report further regarding the two remaining vacancies.

**Board of Revision**  
**(File No. CK. 175-6)**

**RECOMMENDATION:**

- 1) that the following be reappointed to the Board of Revision for 2013:

Mr. Adrian Deschamps  
Mr. Marvin W. Dutton  
Mr. David Gabruch  
Mr. Peter Stroh  
Mr. Patrick Thomson  
Mr. Raymond Lepage  
Mr. Asit Sarkar  
Mr. David Katzman  
Mr. Bernard Rodych (Alternate Member); and

- 2) that the Executive Committee report further regarding additional appointments to the Board of Revision.

**License Appeal Board**  
**(File No. CK. 175-6)**

**RECOMMENDATION:**

- that the following be appointed to the License Appeal Board for 2013:

Mr. Adrian Deschamps  
Mr. Marvin W. Dutton  
Mr. David Gabruch

Mr. Peter Stroh  
Mr. Patrick Thomson  
Mr. Raymond Lepage  
Mr. Asit Sarkar  
Mr. David Katzman  
Mr. Bernard Rodych (Alternate Member)

**City Mortgage Appeals Board**  
**(File No. CK. 175-54)**

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- RECOMMENDATION:**
- 1) that the following be reappointed to the City Mortgage Appeals Board to the end of 2014:  
  
Ms. Michelle J. Ouellette  
Ms. Gloria Jorgenson  
Mr. James D. Leach  
Ms. Pat Redl; and
  - 2) that the Executive Committee report further regarding the remaining vacancy.

**Access Transit Appeals Board**  
**(File No. CK. 225-67)**

---

- RECOMMENDATION:**
- 1) that the following be reappointed to the Access Transit Appeals Board to the end of 2014:  
  
Ms. Michelle J. Ouellette  
Ms. Gloria Jorgenson  
Mr. James D. Leach  
Ms. Pat Redl; and
  - 2) that the Executive Committee report further regarding the remaining vacancy.

**Property Maintenance Appeals Board**  
**(File No. CK. 225-54)**

---

- RECOMMENDATION:** that the following be reappointed to the Property Maintenance Appeals Board to the end of 2014:

Mr. Roy Fleming  
Mr. Ian Oliver

**Saskatoon Private Swimming Pools Appeal Board**  
**(File No. CK. 225-54)**

---

**RECOMMENDATION:** that the following be appointed to the Saskatoon Private Swimming Pools Appeal Board, for the same terms as their appointments to the Property Maintenance Appeals Board:

To the end of 2013:

Mr. Michael Brockbank  
Mr. Donald Stiller  
Mr. Dan Wiks

To the end of 2014:

Mr. Roy Fleming  
Mr. Ian Oliver

**Waste Management Appeals Board**  
**(File No. CK. 175-52)**

---

**RECOMMENDATION:** that the following be reappointed to the Waste Management Appeals Board to the end of 2014:

Mr. Roy Fleming  
Mr. Ian Oliver

**Naming Advisory Committee**  
**(File No. CK. 225-1)**

---

**RECOMMENDATION:** that the following be appointed and reappointed to the Naming Advisory Committee for 2013:

Councillor Davis  
Councillor Iwanchuk



**Technical Planning Commission**  
**(File No. CK. 175-26)**

---

**RECOMMENDATION:** that Councillor Lorje be appointed to the Technical Planning Commission for 2013.

**Broadway Business Improvement District Board of Directors**  
**(File No. CK. 175-47)**

---

**RECOMMENDATION:** that Councillor Clark be reappointed to the Broadway Business Improvement District Board of Directors for 2013.

**Canadian Urban Transit Association (CUTA)**  
**(File No. CK. 225-1)**

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**RECOMMENDATION:** that Councillor Loewen be authorized to put her name forward for nomination to the Canadian Transit Association (CUTA), Transit Board Members Committee.

**Downtown Business Improvement District Board of Management**  
**(File No. CK. 175-48)**

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**RECOMMENDATION:** that Councillor Clark be appointed to the Downtown Business Improvement District Board of Management for 2013.

**Federation of Canadian Municipalities Board of Directors (FCM)**  
**(File No. CK. 155-2)**

---

**RECOMMENDATION:** that Councillor Hill be authorized to seek a position as a director of FCM's Board of Directors at the 2013 FCM elections.

**Federation of Canadian Municipalities Committees (FCM)**  
**(File No. CK. 155-2)**

---

**RECOMMENDATION:** that the following be authorized to put their names forward for appointment to the Federation of Canadian Municipalities (FCM) Committees for 2013:

Councillor Hill  
Councillor Lorje  
Councillor Paulsen

**Meewasin Valley Authority – City Representatives**  
**(File No. CK. 175-1)**

---

**RECOMMENDATION:** that the following be nominated for appointment and reappointment to the Meewasin Valley Authority for 2013:

Councillor Clark  
Councillor Jeffries  
Councillor Loewen

**North Central Transportation Planning Committee**  
**(File No. CK. 155-10)**

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**RECOMMENDATION:** that Councillor Donauer be nominated for reappointment to the North Central Transportation Planning Committee for 2013.

**Partners for the Saskatchewan River Basin**  
**(File No. CK. 225-64)**

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**RECOMMENDATION:** that Councillor Loewen be nominated for appointment to the Partners for the Saskatchewan River Basin for 2013.

**Riversdale Business Improvement District Board of Management**  
**(File No. CK. 175-49)**

---

**RECOMMENDATION:** that Councillor Lorje be reappointed to the Riversdale Business Improvement District Board of Management for 2013.

**Saskatchewan Assessment Management Agency (SAMA)  
City Advisory Committee  
(File No. CK. 180-11)**

---

**RECOMMENDATION:** that the following be nominated for appointment and reappointment to the Saskatchewan Assessment Management Agency for 2013:

Councillor Iwanchuk  
Ms. Marlys Bilanski, General Manager, Corporate Services  
City Assessor (Observer)

**Saskatchewan Urban Municipalities Association  
Board of Directors – City’s Representatives  
(File No. CK. 155-3)**

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**RECOMMENDATION:** that the following be nominated for reappointment to the Saskatchewan Urban Municipalities Association Board of Directors for 2013:

Councillor Hill  
Councillor Paulsen

**Saskatoon Airport Authority  
(File No. CK. 175-43)**

---

**RECOMMENDATION:** that City Council nominate Councillor Donauer to be reappointed as a Member of the Saskatoon Airport Authority (Community Consultative Committee and Customer Service Working Group) throughout a term expiring at the conclusion of the 2014 Public Annual Meeting of the Corporation.

**Saskatoon Housing Initiatives Partnership  
(File No. CK. 155-1)**

---

**RECOMMENDATION:** that Councillor Olauson be nominated for appointment to the Saskatoon Housing Initiatives Partnership for 2013.

**Saskatoon Ideas Inc. Board of Directors – City’s Representative**  
**(File No. CK. 600-3)**

---

**RECOMMENDATION:** that Councillor Jeffries be appointed to the Saskatoon Ideas Inc. Board of Directors for 2013.

**Saskatoon Prairieland Exhibition Corporation – City’s Representative**  
**(File No. CK. 175-29)**

---

**RECOMMENDATION:** that Councillor Olauson be nominated for appointment to the Saskatoon Prairieland Exhibition Corporation Board of Directors for 2013.

**Saskatoon Regional Economic Development Authority**  
**(File No. CK. 175-37)**

---

**RECOMMENDATION:** that the following be nominated for appointment to the Saskatoon Regional Economic Development Authority for 2013:

Councillor Olauson  
Councillor Iwanchuk

**South Saskatchewan River Watershed Stewards Inc.**  
**(File No. CK. 225-1)**

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**RECOMMENDATION:** that Councillor Clark be nominated for appointment to the South Saskatchewan River Watershed Stewards Inc. for 2013.

**Sutherland Business Improvement District Board of Management**  
**(File No. CK. 175-50)**

---

**RECOMMENDATION:** that Councillor Hill be reappointed to the Sutherland Business Improvement District Board of Management for 2013.

**Tourism Saskatoon – Board of Directors**  
**(File No. CK. 175-30)**

---

**RECOMMENDATION:** that the following be nominated for appointment and reappointment to the Tourism Saskatoon Board of Directors for 2013:

Councillor Davies  
Councillor Iwanchuk

**Trans Canada Yellowhead Highway Association**  
**(File No. CK. 155-5)**

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**RECOMMENDATION:** that Councillor Jeffries be nominated for appointment to the Trans Canada Yellowhead Highway Association for 2013.

**Wanuskewin Heritage Park Board of Directors**  
**(File No. CK. 175-33)**

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**RECOMMENDATION:** that Councillor Jeffries be nominated for appointment to the Wanuskewin Heritage Park Board of Directors for 2013.

**Board of Trustees**  
**Defined Contribution Plan for Seasonal and Non-Permanent Part-Time Employees**  
**(File No. CK. 175-40)**

---

**RECOMMENDATION:** that Councillor Hill be appointed to the Board of Trustees – Defined Contribution Plan for Seasonal and Non-Permanent Part-Time Employees.

**Board of Trustees – General Superannuation Plan**  
**(File No. CK. 175-46)**

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**RECOMMENDATION:** that Councillor Lorje be appointed to the Board of Trustees – General Superannuation Plan.

**Board of Trustees – Saskatoon Police Pension Plan  
(File No. CK. 175-34)**

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**RECOMMENDATION:** that Councillor Hill be appointed to the Board of Trustees – Saskatoon Police Pension Plan.

**Pension Benefits Committee  
(File No. CK. 225-5)**

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**RECOMMENDATION:** that Councillor Paulsen be appointed to the Pension Benefits Committee.

**3. Needle Exchange Program  
(File No. CK. 3000-1)**

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

Your Committee has considered the attached report of the General Manager, Community Services Department dated November 19, 2012, which provides an overview on the operation and impact of harm reduction strategies, including needle exchange programs, designed to address the issue of reducing the harms related to drug use. The report also provides information about other community initiatives currently underway in Saskatoon, involving a broad range of partners that supports a community-wide health approach.

During review of this matter, your Committee heard representation from the Saskatoon Health Region, Aids Saskatoon, The Riversdale BID, and business and property owners along 33<sup>rd</sup> Street. A letter dated December 3, 2012 from Randy Pshebylo, Executive Director of the Riversdale BID, submitting a motion passed by the Riversdale BID to not accept the construction or implementation of a “safe injection site” (Attachment 7) along with a package of information provided by Ms. Lori Prostebby at the Committee meeting (Attachment 8) is also included.

The report is forwarded to City Council for its information. From a land use perspective, further reports will be forthcoming from the Administration.

**4. Community Engagement Issues Related to Planning Applications  
(File No. CK. 372-1)**

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- RECOMMENDATION:**
- 1) that the Administration be authorized to bring forward public hearings, as necessary, to City Council meetings in July and August;
  - 2) that the Administration be authorized to bring forward public hearings, as necessary, to the City Council meetings of January 21, 2013, and March 18, 2013; and
  - 3) that planning related to public consultations be held throughout the year as necessary.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department, dated November 19, 2012, recommending short-term actions to deal with public hearings and public consultations.

**5. Uses of Place of Worship for Funeral Services  
(File No. CK. 4350-011-6)**

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- RECOMMENDATION:**
- 1) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
  - 2) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
  - 3) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship," add a definition for "Funeral and Wedding Establishments," and identify "Funeral and Wedding Establishments" as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6 Zoning Districts; and

- 4) that this matter be referred to the Municipal Planning Commission prior to the public hearing.

Your Committee has reviewed and supports the recommendations outlined in the attached report of the General Manager, Community Services Department dated November 19, 2012, dealing with an amendment to Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship" and to add a definition for "Funeral and Wedding Establishments" which would be permitted in specified industrial, institutional, and commercial zoning districts.

Respectfully submitted,

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His Worship Mayor D. Atchison, Chair



1.

TO: Executive Committee  
 FROM: City Clerk  
 DATE: November 14, 2012  
 SUBJECT: Reports to Standing Committees  
 (FILE NO. CK. 225-49 and 225-50)

---

**RECOMMENDATION:** that a report be forwarded to City Council recommending approval of the distribution of reports along business lines to the Administration and Finance Committee and the Planning and Operations Committee as set out in Attachment "A" to this report, on a trial basis.

**TOPIC AND PURPOSE**

To present City Council with proposed changes to the distribution of reports to the Administration and Finance Committee and the Planning and Operations Committee.

**REPORT HIGHLIGHTS**

1. There currently is an imbalance in the workloads between the Administration and Finance Committee and the Planning and Operations Committee.
2. Changes to the distribution of reports along business lines is anticipated to balance the workload of the Administration and Finance Committee and the Planning and Operations Committee.

**STRATEGIC GOAL**

The redistribution of reports to the Administration and Finance Committee and the Planning and Operations Committee along business lines supports the Strategic Goal of a Culture of Continuous Improvement.

**BACKGROUND**

Executive Committee annually considers appointments to its Boards, Committees and Commissions, including two of its standing committees – Administration and Finance Committee and Planning and Operations Committee. The functions of each of these Committees include policy advice and overall supervision of various civic departments. An outline of the existing functions of both Committees is included in the Committee's appointment binder for the November 19, 2012, meeting. The existing distribution of the reports has resulted in an imbalanced workload between the two committees, with the Administration and Finance Committee meeting infrequently with very few agenda items.

## REPORT

Administration has become increasingly aware of the imbalance in the workload between the Administration and Finance Committee and the Planning and Operations Committee. In order to rectify the imbalance and in accordance with the City's Strategic Goal of a Culture of Continuous Improvement, a redistribution of the workload based on reporting along business lines, on a trial basis, is proposed and attached as Attachment "A".

The proposed redistribution, on a trial basis, would still allow for the anticipated review in the New Year of Committee functions and workloads, as discussed at the recent Council Orientation session. The proposed redistribution for a trial period will also allow for an opportunity to assess the practicality of the reporting relationship along business lines.

If the trial is a success, it is anticipated that appropriate changes to the Council Procedure Bylaw will be necessary.

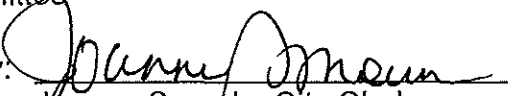
## PUBLIC NOTICE

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

## ATTACHMENT

1. Attachment "A" dated November 13, 2012 – Purpose and Reporting Relationships – Administration and Finance Committee and Planning and Operations Committee

Written and Approved by:

  
Joanne Sproule, City Clerk

November 14, 2012  
Date

cc: His Worship the Mayor  
City Manager

### ADMINISTRATION AND FINANCE COMMITTEE

**Purpose:** The functions of the Committee are:

1. To provide policy advice and overall supervision of all human, financial, information and capital resource issues, and protective and utility services;
2. The overall supervision of various civic departments including Corporate Services, Fire and Protective Services and Utility Services, which shall report to the Committee through the City Manager; and
3. To consider any other matter referred to it by Council.

The following is a list of the Business Lines that report to this committee:

- Corporate Asset Management
- Corporate Governance and Finance
- Environmental Health
- Taxation
- Transportation

### PLANNING AND OPERATIONS COMMITTEE

**Purpose:** The functions of the Committee are:

1. To provide policy advice to, and overall supervision of, all land use, leisure services, and infrastructure services;
2. To provide overall supervision of various civic departments including Community Services and Infrastructure Services, which shall report to the Committee through the City Manager; and
3. To consider any other matter referred to the committee by Council

The following is a list of the Business Lines that report to this committee:

- Community Support
- Fire and Protective Services
- Recreation and Culture
- Utilities
- Urban Planning and Development
- Corporate Projects
- Land Development

**TO:** Secretary, Executive Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** November 19, 2012  
**SUBJECT:** Needle Exchange Program  
**FILE NO.:** CK 3000-1, LS 3000-1

---

**RECOMMENDATION:** that a copy of this report be forwarded to City Council for information.

**TOPIC AND PURPOSE**

The purpose of this report is to provide an overview on the operation and impact of harm reduction strategies, including needle exchange programs, designed to address the issue of reducing the harms related to drug use. This report also provides information about other community initiatives currently underway in Saskatoon, involving a broad range of partners that supports a community-wide health approach.

**REPORT HIGHLIGHTS**

1. Needle exchange programs are one component of a suite of comprehensive health and social supports and need to be considered within a broader context of the work that is occurring within our community with respect to the issue of drug use and addressing the needs of intravenous drug users and other vulnerable populations on multiple fronts.
2. One of the considerations when locating these programs is to serve the need in the local environment and provide services and access across the city.
3. There has been a continuing decline in new HIV infections, as well as a decline in high-risk needles found in the community. This can be attributed to the effectiveness of the existing initiatives of Needle Safe Saskatoon including the needle exchange programs and the community needle drop boxes.
4. There have been no documented increases in crime connected to this program. Saskatoon Police Services continues to work with residents, businesses, the community, and area City Councillors to address safety concerns.
5. From a land use perspective, needle exchanges are similar to medical clinics which are allowed in many local commercial zoning districts. The definition of "Medical Clinics" should be clarified to accommodate a range of primary health care services including needle exchanges.
6. Aids Saskatoon has taken steps to address the concerns of residents and local business owners.

## STRATEGIC GOAL

This report supports the long-term strategy of building capacity within the community to address a broad range of issues and build consensus around collaborative responses under the goal of Quality of Life.

## BACKGROUND

During its June 18, 2012 meeting, City Council received correspondence from Ms. Lori Prostebby commenting on needle exchange programs in the city. At its July 18, 2012 meeting, City Council considered an additional letter and presentation from Ms. Lori Prostebby with respect to needle exchanges in residential areas (see Attachment 1). City Council passed a motion that the matter be referred to the Administration for a report to the Executive Committee on the possibility of regulating needle exchanges as a land use, including comments from the Saskatoon Police Service and Needle Safe Saskatoon.

## REPORT

Needle exchange programs are one component of a suite of comprehensive health and social supports and need to be considered within a broader context of the work that is occurring within our community with respect to the issue of drug use and addressing the needs of intravenous drug users and other vulnerable populations on multiple fronts.

There are a number of initiatives currently underway in Saskatoon, involving a broad range of partners, including the Saskatoon Health Region, the Saskatoon Regional Intersectoral Committee, the City of Saskatoon (City), and community-based organizations, all of which support a community-wide health strategy.

### Saskatoon Health Region

As indicated in the letter from the Saskatoon Health Region (see Attachment 2), needle exchange programs are a component of a more robust community-wide harm reduction strategy designed to address the issue of reducing the harms related to drug use:

“Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injections sites, and methadone maintenance programs. Interventions also include counseling, education, and referrals for health care.”

“Drug use happens in every country and in every culture despite efforts to prevent its use or trade. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions must be based on science, compassion, health and human

rights. We all have a responsibility to protect our patients, our peers, the community at-large and ourselves.”

The Saskatoon Health Region had created a report entitled “The Evidence Behind Harm Reduction Programs in the City of Saskatoon – Needle Exchange and Methadone Substitution Services” (see Attachment 3), which provides an overview of harm reduction, including needle exchange and the local situation in Saskatoon. Some key points from the Health Region’s report include:

1. Harm-reduction strategies are community based, user driven, and non-judgmental and are broad based in that they address systems which isolate and marginalize people.
2. The two main harm-reduction strategies in our community are needle exchanges and methadone substitution therapy.
3. Needle exchange occurs alongside other complementary services, such as testing, notification and contact tracing for sexually transmitted infections, hepatitis and HIV, as well as distribution of condoms and other harm reduction supplies, immunization, first aid, addictions counselling, and linkage to social and medical services. It is not offered as a standalone service.
4. To increase access, these services must be located close to where people live and where other complementary services exist.
5. Harm-reduction programs have many benefits for people who use substances, their families, and their communities. Research shows that harm-reduction activities can reduce HIV infection and hepatitis, reduce overdose deaths and other early deaths among people who use substances, reduction in injections and substance use in public places, and reduce the number of used needles improperly discarded in public.

Using a harm-reduction approach protects the most vulnerable in our community from infectious disease, and thereby protects the whole community from the devastating consequences of community-wide outbreaks.

### Aids Saskatoon

The needle exchange program at Aids Saskatoon is one of a multitude of programs and services that they offer to Saskatoon residents. The needle exchange program is a partnership with the Saskatoon Health Region that began in March, 2009. The needle exchange program operates in the following format:

- operates daily Monday to Friday from 1 to 3 p.m. only;
- is staffed by Aids Saskatoon personnel, with public health staff in attendance twice a month to provide additional supports; and

- average number of exchanges per day is with two clients.

In speaking with the staff at Aids Saskatoon they indicated they have taken the following steps to address community concerns:

- met with all business owners and contacted anyone who has filed complaints;
- attended community meetings to provide information;
- implemented a street patrollers program one morning a week for the past few months to try addressing concerns that have been raised;
- moved the smoking area off the main street to minimize loitering in front of the business; and
- helped hosting the annual community spring needle clean-up.

### Needle Safe Saskatoon

Needle Safe Saskatoon was launched in 1999 as an innovative venture between the Saskatoon Health Region and various community partners, including the Fire and Protective Services Department (FPSD). Refer to Attachment 4 for the "Needle Safe Saskatoon 2011 Newsletter" that provides an overview of the work of this initiative.

The FPSD has been an integral partner since its inception. FPSD believes ensuring needles are properly disposed falls directly under the mission of providing safe neighbourhoods for the citizens of Saskatoon. This unique partnership has allowed FPSD to take a lead role in a number of areas. Although the role of picking up needles on public property in response to calls from residents is very visible, they have also been responsible for a number of proactive initiatives, which include:

- An educational campaign which informed all citizens about the Needle Safe Drop Boxes that were strategically placed at fire stations and other convenient places throughout Saskatoon. Currently, there are 22 Needle Drop Boxes for the public to use. Data received from Biomed, when the boxes are emptied, shows that the educational campaign did work and that the public are using the boxes.
- After the snow melts each spring, FPSD proactively conducts needle sweeps of public parks, playgrounds, and some back alleys. In 2011, the departmental sweep covered 130 parks in one month alone. These sweeps are done by on-duty firefighters with the goal of keeping children and other vulnerable members of our society safe from needle stick injuries.

Below are stats of the number of needles picked up by FPSD for the last six years. The last three years have seen a substantial decrease in the number of needles picked up. FPSD is of the opinion that this can be directly attributed to the increased usage of the Needle Drop Boxes and the effectiveness of other components of the Needle Safe Saskatoon program.

Year	2006	2007	2008	2009	2010	2011
Number of Sharps Picked Up Per Year	10,827	17,558	21,217	8,056	5,458	8,608

### Saskatoon Police Services

Saskatoon Police Services is aware of the concerns from some businesses and residents in the Mayfair and Caswell areas and attended a community meeting in June to address these concerns. Attachment 5 is a summary of the police statistics and activity for this area. Based on this information, there has been no evidence that makes a direct connection between criminal activities in the area to the Aids Saskatoon office, or the work they do, or the programs they provide for their clients. The summary also gives an overview of crime statistics in the area over the past five years showing a decrease in both violent crimes and property crimes.

### Planning and Development Branch

#### A. Land Use – Needle Exchange

In response to the issues of zoning and land use regulation that have been raised, the Administration is of the view that the operations of a needle exchange are similar to a Medical Clinic, which is a permitted use in the B5 – Inner City Commercial Corridor District. Although the current definition of “Medical Clinic” in Zoning Bylaw No. 8770 requires two or more medical professionals, your Administration recognizes the provision of health care does change over time to respond to social changes and identified needs in the community. The definition of “Medical Clinic” in Zoning Bylaw No. 8770 should be amended to support a reasonable range of medical services within a local setting and evolve over time to respond to changing conditions. In due course, your Administration will bring forward a proposed amendment to Zoning Bylaw No. 8770 definition of “Medical Clinic” to include needle exchanges.

The daily operations and the land use impacts associated with a needle exchange use are similar in parking, traffic generation, and noise to those generated by a Medical Clinic. Furthermore, a needle exchange is not intended or preferred to be operated as a standalone use, but rather embedded within a range of services that comprise a harm reduction program and a wider community health approach.

#### B. Other Community Supports and Initiatives

To further help support a community-wide health approach, the City is involved with a number of initiatives currently underway in Saskatoon and involving a broad range of partners. These include the “Ten Year Plan to End Homelessness,” the “Safe Streets Commission,” the “Community Support



Program,” and the “City’s Housing Business Plan.” See Attachment 6 for more information on these initiatives.

C. Neighbourhood Planning

Beyond these housing and social service initiatives, the City works with residents through the Local Area Planning (LAP) program to address changing conditions in their neighbourhoods. The Mayfair and Kelsey-Woodlawn area is the next neighbourhood to begin this process with a public launch of the LAP process scheduled for December 13, 2012. Through this process, your Administration will work with a committee of local residents and businesses to identify opportunities and challenges, propose solutions, and prepare an action plan to address the community-identified priorities. The Mayfair and Kelsey-Woodlawn LAP will include recommendations for both sides of the 33<sup>rd</sup> Street commercial corridor.

D. Neighbourhood Safety and Safe Growth

From the information available, it appears that the issues around Aids Saskatoon are mainly related to inappropriate behaviour, not criminal behaviour.

However, perceptions of safety are extremely important to people and have a significant impact on their feelings of safety and their behaviour. The combination of Aids Saskatoon, the methadone clinic in the area, and the recent realization by some area residents of the needle exchange program at Aids Saskatoon has, for some, reduced feelings of safety in the immediate area. Although not based on actual crime statistics, their fear is real.

Safe Growth and Crime Prevention Through Environmental Design (CPTED) focuses not only on the physical design of the built environment, but also on the social activities and management of space. All must be reviewed and taken into account if a sustainable solution for an issue is to be found.

In a growing city there will be activities, services, and businesses that conflict. Everyone has a right to use public space and have access to needed services. Some services and uses may not be palatable to all citizens, but they do contribute to the greater good, health, and safety of the community as a whole. Keeping all citizens safe is the ultimate goal.

Neighbourhood Safety and site specific CPTED issues will be explored in more detail during the Mayfair and Kelsey-Woodlawn LAP.

**PUBLIC NOTICE**

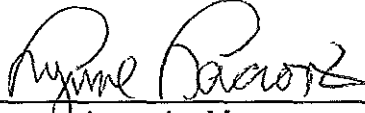
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

**ATTACHMENTS**

1. Correspondence from Ms. Lori Prostebby
2. October 30, 2012, Dated Letter from The Saskatoon Health Region
3. The Evidence Behind Harm Reduction Programs in the City of Saskatoon – Needle Exchange and Methadone Substitution Services
4. Needle Safe Saskatoon 2011 Newsletter
5. Saskatoon Police Services Activity Update
6. Community Supports and Initiatives

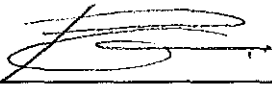
Written by: Shannon Hanson, Social Development Manager

Reviewed by:



Lynne Lacroix, Manager  
Community Development Branch

Approved by:



Randy Grauer, General Manager  
Community Services Department  
Dated: November 22, 2012

Approved by:



Murray Totland, City Manager  
Dated: Nov 23/12

cc: His Worship the Mayor

From: CityCouncilWebForm  
Sent: June 11, 2012 3:04 PM  
To: City Council  
Subject: Write a Letter to City Council

**RECEIVED**

JUN 11 2012

CITY CLERK'S OFFICE  
SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lori Prostebby  
1521 Ave F North  
Saskatoon  
Saskatchewan  
S7L 0V9

EMAIL ADDRESS:

vaganza@shaw.ca

COMMENTS:

Dear Worship the Mayor and Members of City Council.

My name is Lori Prostebby. I have owned a business at 511 33rd St, for the last 10 years. I also own a house in Mayfair area.

I have always loved the Mayfair area. Had a little edge to it. A lot of working families, seniors with Pets, so I opened a business in the area. It has been great.

A couple years ago. Aids Saskatoon moved into 601 33rd St. We welcomed them with open arms. They operated a well accepted centre for people affected with Aids. Fast forward to 2011-2012. Aids Saskatoon has evolved into 601 Outreach/Needle exchange. I only found out this from a mall resident a couple months ago. Merchants of our mall and residents in the area have noticed a big increase of drug use, discarded needles, and a lot of loitering around the Aids Saskatoon building and mall area. I was getting comments pretty much daily on the behaviour of the patrons. Spitting, swearing, fighting, and yes drug deals right in broad daylight. They do not hide the fact they are selling. A lot came from Mayfair drugs methadone/prescription drugs in hand and selling it in the parking lot. Not sure if they feel safe because of the needle exchange (police's hands are tied) The crime has increased in the area. (look at the crime stats for area) I had been robbed for the very first time last year (reported to police) I had to remove some products I used to sell (jewelery) as their patrons would stop in a window shop in my dogfood, grooming shop. My \$1000 van was stolen right outside my house, my backyards shed has been robbed 2 times in the last year.

Over the last month or so I have been reading studies pros and cons for needle exchange. What I have come to realize is there is really not a consensus if needle exchange benefits society as a whole. Residents are not consulted. Police are not informed (had police here last week, they did not know about the needle exchange at 33rd) It's like it has been kept a secret from the residents. City and provincial government officials did know. Saskatoon Health, Sask Health had informed me they would be at the next Caswell Association meeting to educate us on needle exchange. I asked Darren Hill who is Mayfair City Councillor. He informed me he is not allowed to attend other community area meetings??? And interrupted me when we spoke on the phone, he blamed the increase of crime etc on the prostitutes in the area, which has actually decreased a lot over the years. The girls that work on the street

seem to respect us more than the patrons of Aids Saskatoon/601 Outreach. At the last moment, Saskatoon Health, Aids Saskatoon cancelled out on attending the board meeting with the Caswell association. I was also contacted by Caswell Community Association, they told me I could not go to the meeting as it is only open to Caswell residents (on Caswell website, it says everyone welcome to their meetings). I do however pay city property taxes for my portion of the stripmall which is in Caswell. AND house taxes for my resident in Mayfair.

The question I would like answered is:

1. Why weren't the residents of Caswell/Mayfair consulted or disclosed that there was a Outreach center/Needle exchange operating at 601 33rd Street W. I have a MLA right next door to me. No mention from him. City councillor Darren Hill had not informed us either. 2 Elections passed. We business merchants found out on our own from Pharmacy next door. We did approach Aids Saskatoon over 2 months ago with our concerns of loitering, etc around the outreach. Nothing was done to improve the problem. There are still people "hanging" around the area. While there is a smoking area for them in back, tables etc supplied. they do not use it.
2. As a concerned citizen, this whole needle exchange, methadone treatment should be revamped, make some improvements. Perhaps coloured needles so we know needles are being returned, (needles are not actually counted, they just go by containers they are supplied. found this on Sask Gov site) no more carry out methadone (its being sold outside Mayfair drugs, yes, we have seen this on numerous occasions. Also the police seem to be left out of the loop on this. this must be very frustrating to the police officers. I have spoken to a couple police who had come to my business, they had no idea there was a needle exchange there.

The words "harm reduction" have come up a lot. How is giving needles to an addict reducing harm. the diseases, illnesses they get are just as bad or even worse than Aids itself, everytime they inject death is a consequence. It affects us all by more healthcare dollars. Plus the population of who have acquired Aids has actually increased a lot over the years. So saying we spend less or we save money on treating Aids does not fly with me. It is not going down. There is more crime in the area, more people getting Aids..... how is this harm reduction? Maybe in other cities, but not here. I also read on the Saskatchewan government site on needle exchange programs from 2008 study. THEY DO share needles, with family members and friends.

I will keep this short. I thought I would voice my concerns to you as a whole. Provincial and Municipal members of our area seem to have kept the needle exchange their dirty little secret. Residents I have to spoken to had no idea. If they are going to hand out needles, the city officials, provincial government, healthcare officials have to be held accountable for the increase of crime and the large amount of Aids cases in Saskatchewan.

One more thing, I noticed there is not 1 needle exchange on the eastside of Saskatoon? Why is that? There are plenty of drug addicts on the eastside too.

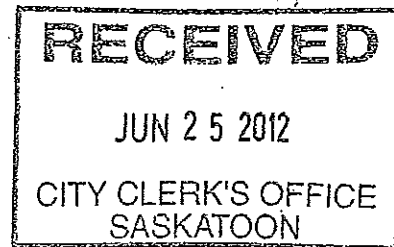
Thanks you for your time. I am just writing you as a concerned business owner, resident of Mayfair and a parent of a 16 year old daughter (who has managed to stay drugfree). I fear for this summer when Mayfair pool opens, with the increase of needles and drug addicts around. Will be a scary place to take children.

Also disclosure of these kind of Outreaches must be shared with residents in the area BEFORE they are opened. I feel our City Councillor has not been forthcoming on this matter with us residents. This is an election year. Some questions should be answered.

Yours truly

Lori Prostebby  
1521 F North (residence)

From: CityCouncilWebForm  
Sent: June 25, 2012 12:55 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lori Prostebby  
1521 Ave F North  
Saskatoon  
Saskatchewan  
S7L 0V7

EMAIL ADDRESS:

[vaganza@shaw.ca](mailto:vaganza@shaw.ca)

COMMENTS:

Myself and some concerned residents/business owners of Mayfair/Caswell would like to voice our concerns about a Needle Exchange in a residential area. What we would like to purpose is the same zoning bylaws as the massage parlors, escort agencies. We are finding drug dealers are hanging around the needle exchange as they know the police are for the Harm Reduction/Needle Exchange Programs here in Saskatoon. There is less of a chance of being arrested outside the very place that gives them needles to use their drugs. They are pretty much left to do what they want. Its a scarey situtaion for children in the area. Not to mention adults. They are very open, not shy about dealing in the immediate area. Plus we are experiencing alot more discarded needles, actual people injecting at back of businesses in the area.

Below is from mins of your last city hall meeting.

27) Lori Prostebby, dated June 11  
Commenting on needle exchange. (File No. CK. 3000-1) (Referred to Board of Police Commissioners [regarding allegations of illicit drug trade activities], to the Administration [regarding zoning issues] and to the Ministry of Health [regarding the issue of needle exchange programs] for consideration and response to the writer.)

RECOMMENDATION: that the information be received.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

Thank you for your time.

Lori Prostebby

*Has requested to speak to Council*



Population and Public Health

Office of the Medical Health Officer

204 - 310 Idylwyld Drive North

SASKATOON SK S7L 0Z2

Tel: (306) 655-4338

Fax: (306) 655-4414

October 30, 2012

To His Worship, the Mayor and members of City Council of the City of Saskatoon

**Re: Harm Reduction Strategies in the City of Saskatoon**

In light of the public and media discussion raised by some members of the business communities of Mayfair and Caswell Hill, we as Health Care Providers from the Saskatoon Health Region (SHR) agree that it is very timely to approach your office, and that of our city counselors who may be interested in discussing the issue of Harm Reduction Strategies more directly with the Health Region.

Drug use happens in every country and in every culture despite efforts to prevent its use or trade. Harm reduction focuses on reducing the harms related to drug use through education, prevention and treatment. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions must be based on science, compassion, health and human rights. We all have a responsibility to protect our patients, our peers, the community at-large and ourselves.

Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injection sites, and methadone maintenance programs. Interventions also include counseling, education, and referrals for health care.

The Canadian overall cost of substance abuse, in 2002, (measured in terms of the burden on services like health care and law enforcement and the loss of workplace productivity) was estimated to be \$39.8 billion and illegal drugs accounted for \$8.2 billion of that total. A total of 1,695 Canadians died in 2002 as a result of illegal drug use. The leading causes of death linked to illegal drug use were overdose, drug-attributed suicide, and drug-attributed Hepatitis C and HIV infection. In 2002, the deaths and illnesses linked to illicit drugs resulted in 62,110 potential years of life lost and accounted for 352,121 days of acute care in hospital (Rehm, J., et al., 2006). Clearly drug use takes a major toll in resource utilization in our community. The added tragedy is that some of the more severe complications of drug use can be prevented or mitigated by comprehensive programs and policies that address the full continuum of service needs, which include prevention, treatment, cessation and harm reduction approaches.

Harm reduction is a practical approach to drug use, recognizing that quitting drugs may not be realistic or even desirable for everyone. Harm reduction strategies are community-based, user-driven, and non-judgmental and are broad based in that they address systems which isolate and marginalize people.

Locally, with public safety and patient care in mind, Saskatoon Health Region has two main harm reduction programs that address needle use and needle safety in our community – the Needle Exchange Program offered at various locations in the health region and Methadone substitution therapy. Needle Safe Saskatoon; an integrated partnership between the City of Saskatoon, SHR and other community-based partners, has been the organization that addresses improperly discarded needles found in the community.

Needle Exchange programs not only offer clean needles to individuals who use them, but are often the only point of contact with any formal health care for some members of our community. It is through these programs, they may access protective immunizations from Hepatitis B and A, pneumococcal disease and Influenza; diseases which, when poorly controlled, threaten the health of the whole community.

To increase access, these services must be located close to where people live and where other complimentary services exist.

Needle Safe Saskatoon has over the years contributed to bringing a focal point to the issue of clean-up of "sharps" found in the community. Not only does this program remove more needles than exchange program transact, it is the only formal program that deals with the problems of sharps being found in the community regardless of source.

In combination, we believe that these efforts have contributed to the significant reductions in HIV disease burden and perhaps Hepatitis C in the City of Saskatoon. We have observed a three year decline in HIV disease trends. This is despite a continued epidemic of addictions and more intensive HIV case finding efforts.

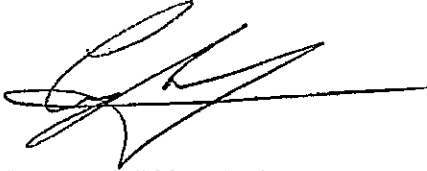
The adverse public health impacts associated with untreated mental health and substance use are substantial and largely preventable, and the associated needless human suffering is substantial.

This is - and should be - a concern to everyone.

We all want to do what is best for our patients, clients, co-workers, and communities. By protecting the most vulnerable in our community from infectious disease, we protect the whole community for the devastating consequences of community-wide outbreaks.

Attached to this letter is a short description of some of the programs offered by the Health Region to address problem substance abuse, with a particular focus on harm reduction programs and the needle exchange programs. We would like to thank you for helping us to get these important messages to members of your city council and members of the public.

Sincerely,



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CMHO, Saskatoon Health Region and  
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# The Evidence Behind Harm Reduction Programs in the City of Saskatoon

Needle Exchange and Methadone Substitution Services



SASKATOON HEALTH REGION

October 31, 2012

Authored by: Dr. Johnmark Opondo, Dr. Julie Kryzanowski, Dr. Peter Butt

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## Introduction to Harm Reduction Programs

Drug use and addiction happens in every country and in every culture despite efforts to prevent its use or trade. Drug use in some situations becomes a significant health and social problem for the drug user themselves, and in reality, interventions to help problematic drug users successfully cope always take time e.g., acute detoxification or long-term detoxification and rehabilitation. Harm reduction programs serve to keep these individuals safe until they are ready to make the lifestyle changes to address their addiction problem. Whether attaining complete abstinence or stabilization, reaching manageable drug use levels is the goal. Harm reduction services and programs focus on reducing the harms related to drug use through education, prevention and treatment. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions should be based on science, compassion, health, and human rights. Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injection sites, and methadone maintenance programs (Health LinkBC.ca, 2010). Interventions may also include counselling, education, and referrals for health care. This paper explores the strengths and disadvantages of needle exchange programs in the context of preventing disease, avoiding serious acute complications of drug use, and public safety concerns of this type of programming. It briefly describes the situation in the City of Saskatoon, and discusses some of the controversy surrounding safe injection programs; is this health promotion or is this a legal problem?

## Needle Exchange Programs

Needle exchange programs, (sometimes called needle and syringe exchange programs) are one form of harm reduction; supporting injection drug users (IDUs) from some of the serious complications they may encounter by not having access to clean, sterile needles. Complications may include abscess formation, infective endocarditis and infection from blood borne pathogens like the Human Immune Deficiency Virus (HIV) (the virus that causes AIDS), Hepatitis C and Hepatitis B infection. All of these complications make it more difficult to treat the addiction itself.

Harm reduction programs attempt to reduce the occurrence of some of these complications, as one works on addressing the (injection drug) addiction problem. To participate in harm reduction programs one does not have to stop the injection drug using behavior. It can be said that harm reduction is more than the services offered; it is the whole philosophy of accepting patient autonomy and working with them in a non-judgmental way to prevent the harms associated with addictions.

The World Health Organization recommends that access to and use of sterile injecting equipment is highly effective in reducing HIV transmission risk because it can ultimately make the high risk behavior safer. Evidence shows that needle and syringe programs (NSPs) also provide opportunities for delivering harm reduction information and related services, including referrals for drug dependence treatment. NSPs can reduce the risk of other infections (such as viral Hepatitis, septicemia and abscesses) and do not increase injecting drug frequency or prevalence (World Health Organization (WHO), 2009). Needle and syringe programs (NSP) are rooted in the theory of harm reduction. This approach embodies non-judgmental, low threshold acceptance of persons who use drugs without the requirement for

abstinence. When NSP are embedded within complementary services, connection to treatment and support services is enhanced. Although this perspective is supported by scientific evidence, many policy-makers are reluctant to fully implement comprehensive harm reduction programs due to the controversial issue around the use and trade of illicit drugs. Some critics of this type of programming take the view that harm reduction programs enable more drug use in the community and even promote the early initiation of drug use amongst community members who may not have been otherwise exposed.

#### Advantages

Harm reduction programs have many benefits for people who use substances, their families, and their communities. Research shows that harm reduction activities can reduce HIV infection and Hepatitis, reduce overdose deaths and other early deaths among people who use substances, reduce injection substance use in public places, and reduce the number of used needles improperly discarded in public.

More so, it has been seen that harm reduction programs also reduce the sharing of needles and other drug use equipment between IDUs as there are enough clean needles and syringes in the environment. The formal organization of harm reduction services provides opportunities for educating IDUs about safer injecting and reduces injecting frequency, while educating them about safer sex, sexual health, and promoting condom use. Because harm reduction strategies often employ peers as educators or community patrollers, harm reduction programs reduce crime and increase employment for people who use substances. This way of organizing harm reduction services often results in increased referrals to treatment programs and health or social services due to the trust built between these services and IDUs who may be difficult to access (Health LinikBC.ca, 2010).

#### Disadvantages

There is little literature citing the disadvantages of needle exchange programs although there are a number of issues associated with Needle Exchange Programs which are frequently cited in the media. It has been often claimed, but not proven, that the used needles appear in the community. Litter from needle exchange programs are a public concern in that they represent a biosafety hazard from a needle stick injury. Improperly discarded needles raise public concern when they appear where children can find them and when they appear in business districts where business owners do not like the image they present. The reality is that needle exchange programs often remove more needles than they transact from communities and are often the only formal needle clean-up agency. As was emphasised in the Thompson report, "Further reassuring research evidence is that despite the theoretical risk of infection from an accidental needle stick, the risk of infection from being stuck by a needle point is extremely low where the needle is not fresh and where no injection from the syringe occurs. Australia was unable to identify a single case of blood infection from a community needle stick in the entire country, ever, despite distributing 30 million needles a year. In Canada, of 274 needle sticks of children treated at two Montreal hospitals over an 18-year period, not one resulted in infection. In Saskatchewan, we were able to identify, at most, a handful of needle sticks that occur per year in the community or to public service workers (outside health care) from handling needles. We were not able to identify any such needle sticks in Saskatchewan, ever, that had resulted in infection (Laurence Thompson, 2008)."

The issue of discarded needles is complex. In 2008, needle exchange programs received back about 90 per cent of the needles they distributed (Laurence Thompson, 2008), but in combination with other activities such as drop boxes, they take in more needles than they give out. Many of the needles that are not returned may go to rural communities when drug users come to the city to get needles. Needle exchanges are torn between what they know is most effective in reducing the risk of infection — distributing as many clean needles as asked for — and public concern about discarded needles.

Needle exchanges are not the only source of needles. The needles used by injection drug users are the same as the needles which diabetics use for insulin injections. These can be and are bought in bulk in drug and grocery stores. It is very likely that many or most needles discarded in the community do not come from needle exchange programs.

A second issue which is politically sensitive is that injection drug users are mostly marginalized people who use drugs to escape their bleak reality. Thompson in his review also states, "As one needle exchange program staff member put it, "the needle in the arm is the symptom of many other issues (Laurence Thompson, 2008)." Addiction to injection drugs takes root in conditions of poverty, childhood sexual abuse and neglect, lack of education and employment, and racism. Complaints have been raised in some communities that harm reduction programs attract socially undesirable elements to the neighbourhood. For example, in the recent City of Saskatoon civic election, the Ward 1 challenger said in a newspaper interview, "It will be very difficult to make a major change in the area until we are willing to take out the various activities that bring in the criminal element. Top of that list is what is referred to as the needle exchange or sometimes known as the needle giveaway program, the other is moving the methadone treatment to a place where it is safe for the client but away from the residential area (Bellamy, 2012)." This view ignores the reality that demographic change and internal migration is a constant reality in any city. Services locate where they are needed and can expect to change over time.

## The Local Situation in the City of Saskatoon

### Safety Net Functions of Public Health

The Population and Public Health Department of the Saskatoon Health Region is responsible for:

- monitoring the overall health status of a community and addressing emerging issues and trends,
- enforcing public health laws and regulations that protect health and ensure safety of the whole community, including disease control investigation and prevention,
- investigating the root causes of health problems such as addictions and mental health disorders,
- linking people to personal health services,
- advocating for the provision of accessible and equitable health care, and
- mobilizing partnerships to inform, educate, and empower people.

### Social Determinants of Health

Although the health status of our community is generally good, and Saskatoon is ranked one of the best Canadian cities to live in, good health is not enjoyed by everyone (Cory Neudorf Medical Health Officer Saskatoon, 2008). Canadians are largely unaware that, in addition to personal lifestyle choices, our

health is shaped by how income and wealth is distributed, whether or not we are employed and if so, the working conditions we experience. Our health is also determined by the health and social services we receive and our ability to obtain quality education, food, and housing. Contrary to the assumption that Canadians have full personal control over these factors, in most cases these living conditions are, for better or worse, imposed upon us by the quality of the communities, housing situations, work settings, health and social service agencies, and educational institutions with which we interact.

#### **Mental Health and Substance Use**

Mental health is a vital part of a person's overall wellbeing. Mental health problems and problematic substance use (including addiction) can be found among all sections of society. However, treatment is available and problems can often be minimized by early intervention. A key principal of the harm reduction approach is to reduce the physical and psychological harm caused by chronic problematic substance use.

#### **Housing and Homelessness Saskatoon Trends**

In Saskatoon, over the last few years a property boom has raised the price of housing considerably. Considering that wages have not changed by the same proportion the housing boom has had the effect of pushing up the price of housing, in some cases beyond the reach of some low income earners. These economic forces have put considerable pressure on affordable housing and from anecdotal reports may have contributed to increased rates of housing insecurity and homelessness in the City of Saskatoon.

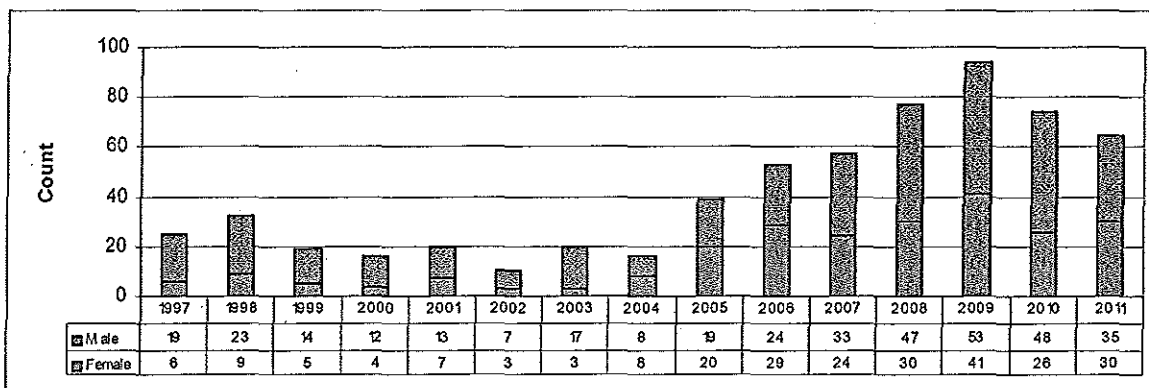
September 24, 2012 was the date of the most recent Saskatoon Homeless Count, an event that saw more than 130 volunteers visiting shelters and outdoor areas to conduct surveys of people with no fixed address. On that night, rough counts showed a total of 372 people were homeless in Saskatoon. A survey using similar methodology in 2008 counted 261 homeless people in Saskatoon (CUISR, 2008).

The 2008 and 2012 Saskatoon Homeless Count surveys included questions regarding use and access to existing services and mental health or addiction issues. In 2008, nearly one-third (27.8%) of outdoor (unsheltered) respondents identified that mental health and addictions treatment, detox services, and harm reduction supports (e.g., needle exchange) would be helpful to them. This finding is consistent with survey data from Toronto that reported 40% of homeless shelter and meal program users experienced drug problems in the previous 30 days (Grinman MN, 2010). A final report of the 2012 Homeless Count will be released in November.

#### **Emerging Health Trends in Saskatoon**

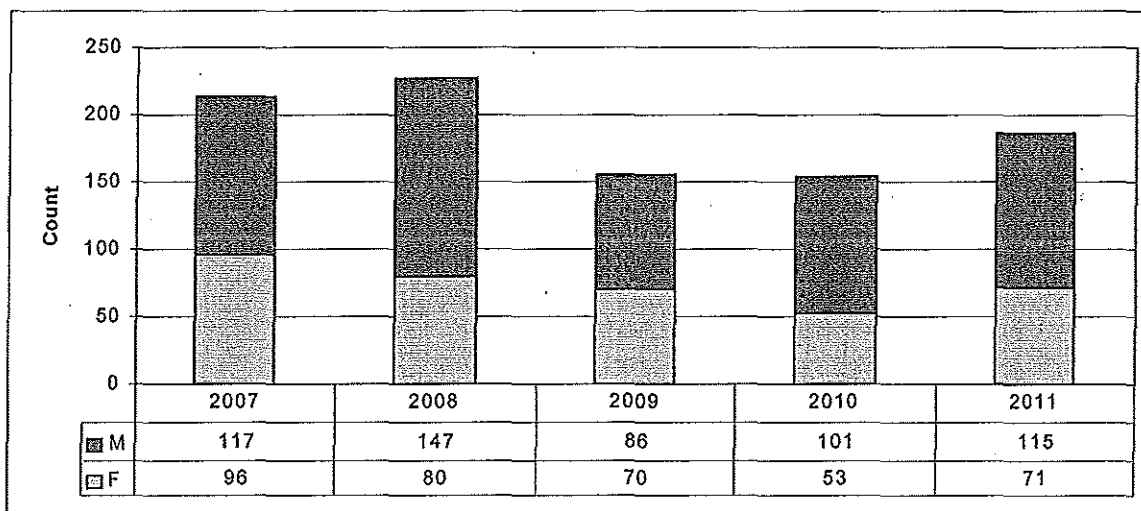
1. Saskatoon Health Region (SHR) experienced a marked increase in HIV infections from 2005 to 2009. Since 2009, there has been a decline of 31% in new HIV infections. (Figure 1).

Figure 1: HIV cases reported by gender, SHR 1997—2011



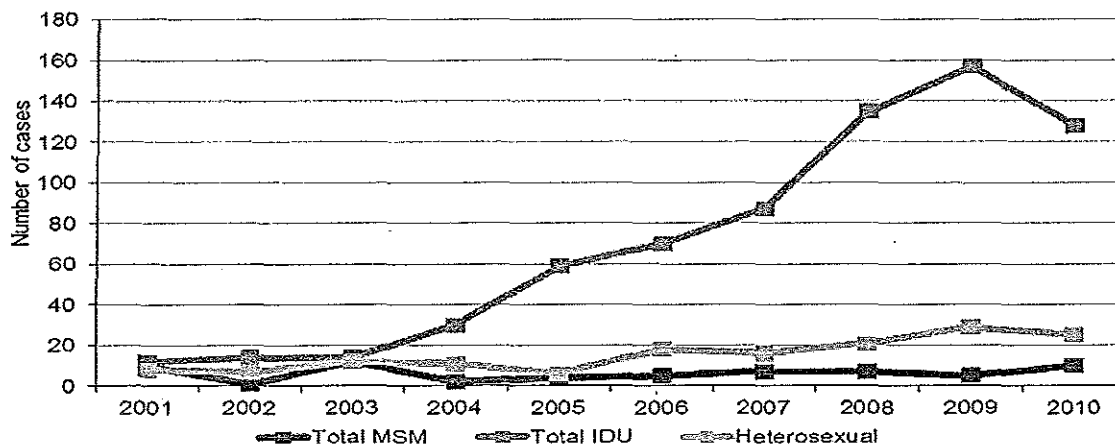
2. SHR experienced a slight dip in new Hepatitis C infections in 2009 – 2010 and has risen slightly in 2011. Hepatitis C is also a concern for transmission among persons who share injection equipment (Figure 2).

Figure 2: Hepatitis C cases reported by gender, SHR, 2007—2011



3. In Saskatchewan, HIV is affecting persons who use injection drugs most significantly (Figure 3). From 2004, injection drug use (IDU) emerged as the leading risk factor for HIV transmission in Saskatchewan (Saskatchewan Ministry of Health, 2011). In 2011, in SHR injection drug use was identified as the risk factor in 73% of the new cases (de Bruin, P., et al 2012).

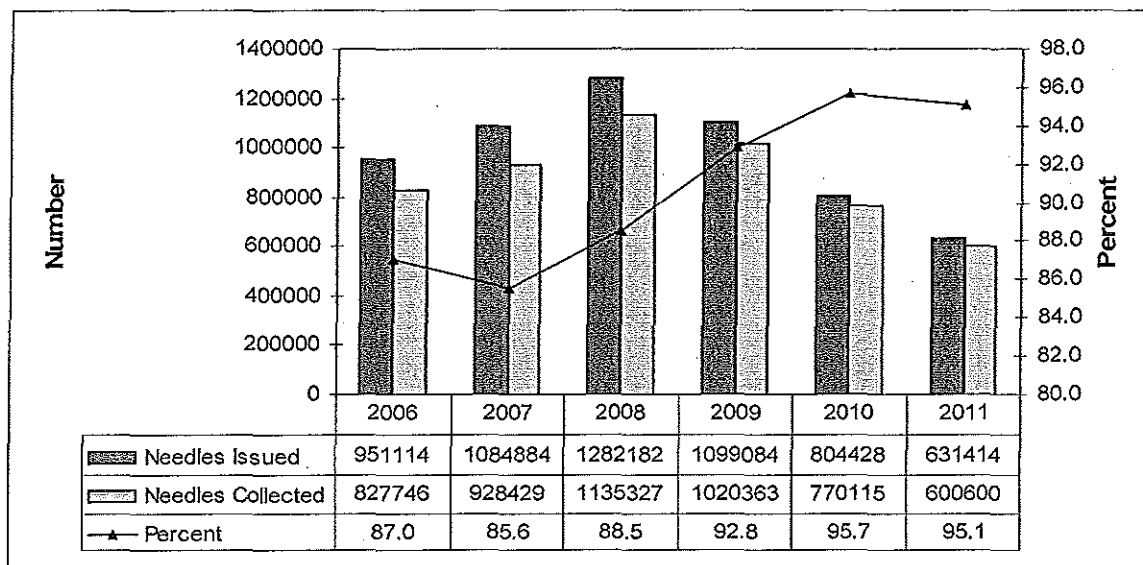
Figure 3: Main Risk Factors HIV Transmission, Saskatchewan, 2001—2010



4. Persons affected with HIV and Hepatitis C struggle with addictions and mental health disorders and are often challenged to link to chronic care management. Harm reduction programs retain contact with most of these marginalized individuals, in fact, harm reduction programs are often the only health service they use with any regularity until they experience a health crisis and require emergency health services. In 2011, 64% of newly diagnosed cases were linked to care. To date for 2012, 78.6% of cases have been linked to care. Linkage and retention in health care has become an important focus of our regional HIV control strategy as explained in point 5 below.
5. One cannot fully address needle transmitted HIV and Hepatitis C without addressing IDU and addiction. The alignment and coordination of services through public health, infectious diseases and mental health and addictions has improved the recruitment, retention and stabilization of people on anti-retroviral therapy (ART). Coordination of ART with methadone has permitted good concurrent care of both addiction and HIV, reduced community viral load, transitioned people into more comprehensive recovery and saved lives. The intensity of case management varies, but the system is evolving to better focus existing services for complex, concurrent care; identify gaps for those with the poorest social determinants; and incorporate chronic disease management principles for both HIV and addiction. It is recognized that needle use cessation is superior to clean needle use in the prevention of blood borne disease. This can only be achieved with robust focus on the full continuum of care, and meeting patients' needs where they are at on their journey to health.
6. In 2011, Population & Public Health, including AIDS Saskatoon's site recorded a needle exchange rate of 95.1% (Figure 4).
  - a. The needle exchange rate is defined as the total number of needles issued and returned to a needle exchange site.



Figure 4: Needle exchange, all sites, 2006 – 2011



NOTE: The total number of needles issued vary from year to year due to changes in the number of people accessing the program and variations in the number of needles used per client per day depending on the drug they are using.

7. In 2011, Needle Safe Saskatoon recorded a community needle recovery rate of 129%. (Schweighardt, S. et al, 2012). This trend had been noted for a number of years.
  - a. The needle recovery rate is defined as the total number of needles recovered through all retrieval efforts (needle drop boxes, needle exchange, community patrols and clean-ups) compared to the total number of needles distributed by exchange programs.

### Saskatoon Health Region's Response

1. Needle and syringe programs (NSP) have been existent in SHR for over 20 years and in the past 3 years have expanded hours of operation and locations that have proven to increase the needle exchange rate. They are rooted in the theory of harm reduction which embodies non-judgmental, low threshold acceptance of persons who use drugs without the requirement for abstinence. The Saskatoon and Saskatchewan program are still essentially based on "exchange" principals where one gets clean needles for the dirty or used needles they return.
  - a. Lessons learned nationally indicate removing needle distribution limits and decentralizing exchange sites to include peer run methods which are essential to access hard to reach segments of IDUs (Hyshka et al, 2012).
2. Needle Safe Saskatoon, established in 1999, is an intersectoral partnership of several agencies in the City of Saskatoon who organize retrieval efforts for improperly discarded sharps as evidenced by:
  - a. 22 needle drop boxes strategically placed for community disposal. The estimated number of returned needles increased by 18.2% in 2011 compared to 2010. (Schweighardt, Wright, Lindberg, & de Bruin, 2012).
  - b. An annual city-wide spring clean-up conducted by many participating community agencies.

- c. Community street patrollers employed six months of the year on a part time basis to recover improperly discarded needles.
- 3. Needle exchange programs are embedded within complementary services to enhance connection to treatment and support services at the street level and in the communities where persons who inject live (Thompson, 2008). This has been achieved in SHR by:
  - a. Building partnerships between agencies to engage persons who inject drugs.
  - b. Offering mandated public health functions such as STI and BBP testing, contact tracing and immunization, through fixed and mobile sites.
  - c. Reducing social barriers through addictions counselling, advocacy, referral to social service agencies and methadone treatment using an outreach model.
  - d. Linking persons to medical care for HIV treatment through outreach.
- 4. The United Way is leading a group of community agencies to develop a 10-Year Plan to End Homelessness. Saskatoon Health Region is an active participant in the development of the community plan. SHR has committed to:
  - a. Improving service coordination to support individuals and families who are homeless or precariously housed;
  - b. Partnering in inventory housing-related initiatives;
  - c. Identifying new opportunities for Saskatoon Health Region to support housing-related initiatives and community partnerships; and
  - d. Working in partnership with government, service sectors, community-based and non-profit organizations and community to raise awareness and implement solutions.

### **The Impact of Interventions**

As a result of all the above efforts, SHR has witnessed a continuing decline in new HIV infections in the community, which is an important public health outcome. As well, a decline in high-risk needles found in the community is a significant finding. Finally, more HIV cases than ever before have been linked to medical care and receive ongoing support through a formal case management system.

The relationship between homelessness and addictions is complex. "Housing First" models are based on the idea that providing immediate access to housing without conditions (e.g. having a mental health diagnosis or participation in addictions treatment) is the first step for people to address individual risk factors for addictions. Studies comparing housing first vs. treatment first models have found that providing homeless individuals with low-cost, low-threshold housing may result in lower rates of substance use and reduces the need for substance use treatment programs (Padgett, Stanhope, Henwood, & Stefancic, 2011) (Tsai, Mares, & Rosenheck, 2010).

### **The Efficacy of Needle Exchange Programs**

In 2004, the World Health Organization concluded that there is compelling scientific evidence to support the provision of sterile injecting equipment (World Health Organization (WHO), 2004). The need for Needle Exchange Programs and evidence for their effectiveness is documented in several recent major documents. Wodak & Cooney (2005) completed a comprehensive international review of needle and syringe programs and indicate that the evidence is "so compelling and the international experience so impressive" that the need for pilot programs is not justified!

There has been ongoing evaluation about the effectiveness and safety of these programs, and they are supported by a vast amount of research and literature (Institute of Medicine of the National Academies, 2006). Until recently, Saskatchewan has kept its rates of HIV infection from injection drug use much lower than the rest of Canada using a combination of needle exchange and other HIV prevention programs (Laurence Thompson, 2008). Because of this, many Saskatchewan residents, injection drug users and those who might be infected by them (mainly through sexual contact), are spared a deadly disease. As a bonus, Saskatchewan taxpayers save an estimated four million dollars per year in health care costs for HIV treatment because of the investment in an effective needle exchange program (Laurence Thompson, 2008).

Wodak & Cooney (2005) go on to describe that “after almost two decades of extensive research, there is still no persuasive evidence that NSPs affect the initiation, or increase the duration or frequency of illicit drug use or drug injecting”. Furthermore, the studies reviewed by Wodak & Cooney (2005) demonstrate that NSPs are cost effective at reducing HIV transmission and those areas threatened by HIV among persons who inject drugs “should adopt measures urgently to increase the availability and utilization of sterile injecting equipment” (Wodak & Cooney, 2005).

### **Are safe injection programs a health promotion strategy or a legal issue?**

The most extensive experience with safe injection programs in Canada and North America has been gathered at the Vancouver Coastal Supervised Injection site otherwise known as INSITE (Vancouver Coastal Health, 2010). INSITE has been subject to rigorous, independent third party research and evaluation lead by the BC Centre for Excellence in HIV/AIDS and other researchers. Anecdotal reports state that the driving forces behind the establishment of this facility along East Hastings street in Vancouver (although numerous) could be summarized as “public intoxication and open drug use in this community was becoming a major community concern.” Public drug use was associated with the littering of used needles and other associated drug using paraphernalia and several medical emergencies as IDUs experienced overdoses in the street. All these elements contributed to an environment of community concern.

During the initial three year study period, researchers examined INSITE's impact in the following areas: overdoses and deaths, health outcomes, the appropriate use of health and social services and the costs for health, social, legal and incarceration associated with injection drug use. From a health perspective, a retrospective population based study of the overdose mortality experiences at the INSITE facility was published in the Lancet, April 2011. It found that fatal overdoses within 500 metres of INSITE decreased by 35% after the facility opened compared to a decrease of 9% in the rest of Vancouver (Marshall, Milloy, Wood, Montaner, & Kerr, 2011). In addition, the INSITE facility moved drug use indoors where IDUs were provided with sterile injecting equipment, medical supervision of their injection practice and education. It is important to note that users of the facility must provide their own drugs. Medical staff at the facility do not help IDUs to inject the illicitly acquired drugs, but supervise safe injection practice and intervene if they estimate that an individual is at risk of or is experiencing an overdose. Because INSITE is a care facility they have access to emergency Narcan (the opiate antidote) and can call emergency services immediately.

The emphasis that INSITE does not provide any drugs, (only sterile injection supplies and a supervised injection service) is important to understand as this avoids the legal concerns of supplying or trading in illicit drugs. Drug use and addictions have their root in mental health disorders. Harm reduction approaches provide us with a means to prevent community members from suffering from some of the most severe consequences of injection drug use as they try to overcome their substance abuse problem. Safe injection sites provide a physical site where harm reduction, clinical and social services can be easily situated to take advantage of the moment when IDUs are willing to transition to treatment and abstinence from the drug use, so it is a key health promotion approach.

### **Conclusion**

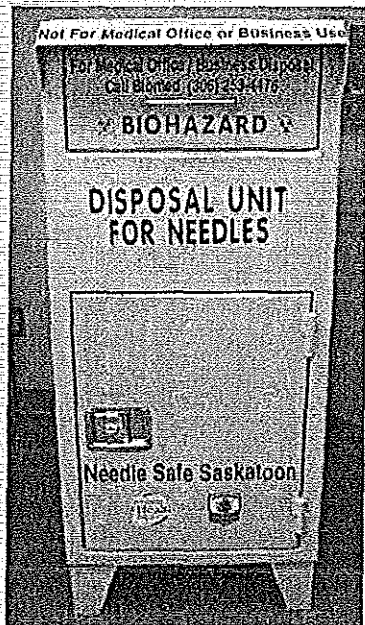
Mental health problems and problematic substance use (including addiction) can be found among all sections of society. Treatment is available and problems can often be minimized by early intervention. A key principal of harm reduction approaches is to reduce the physical and psychological harm caused by chronic problematic substance use. One cannot fully address needle transmitted HIV and Hepatitis C without addressing IDU and addiction. The alignment and coordination of services through community based, integrated harm reduction approaches, including safe injection improves the recruitment, retention and stabilization of people on addiction and HIV treatments. Coordination of preventive health services, counselling, and education on pertinent health risks, along with methadone therapy, allows for good concurrent care of both addiction and other health problems. This approach has transitioned people into more comprehensive recovery and saved lives in the Saskatoon Health Region.

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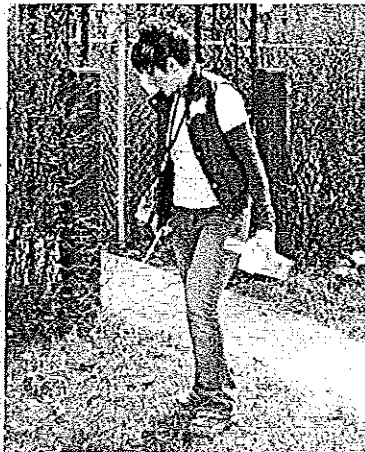
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# Needle Safe Saskatoon

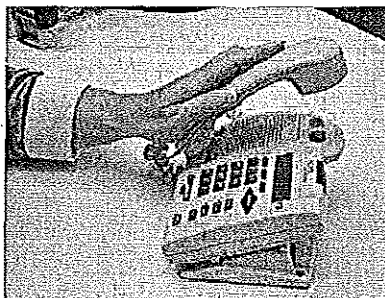


Needle Drop Box



Community Street Patrols

Needle Safety & Disposal Info Line



## Needle Safety - It's Everyone's Concern!

**Needle Safe Saskatoon** is a partnership aimed at dealing with improperly discarded needles found in Saskatoon and increasing knowledge about needle safety.

### Needle Safe Saskatoon Partners

- AIDS Saskatoon
- City of Saskatoon
- Riversdale Business Improvement District
- Saskatoon Health Region
- Saskatoon Regional Intersectoral Committee

2011 Newsletter



## Needles Recovered in Community\*

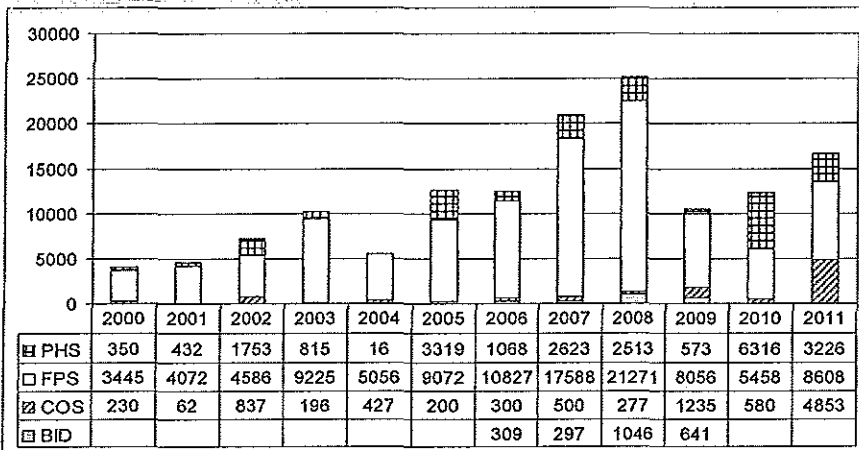
There are three Needle Safe Saskatoon agencies involved in community needle recovery. In 2011 they collected a total of 16,687 needles. This reflects a slight overall increase from the number of needles they recovered in 2010.

Fire and Protective Services noted an increase from 2010. Single collections of high volumes of needles (in one case 2,500 needles were collected and 550 in another) may have resulted in an increase in the number of needles collected. There were no large finds >500 in 2010.

Public Health Services noted a decrease in needle collections as compared with 2010. This reduction may correspond to a greater number of needles being disposed of in the needle drop boxes.

City of Saskatoon volumes increased over the past year, at least in part due to the fact the Police Services have changed their needle disposal practices. This year approximately 2,500 needles were collected and reported by Police Services. A large number of these needles were confiscated from individuals, by police, at the time of apprehension. In previous years these needles were disposed of by police at another SHR facility and therefore not captured in previous reports.

Historically approximately ¼ of the needles recovered by all agencies have been high risk needles. High risk needles are needles found outdoors or in public areas and are not in a container. The number of high risk needles appears to be decreasing as the public receives better information about disposal options through the NSS Newsletters and the *Needle Safety Pick up and Disposal Information* phone line. Of the needles collected in 2011, there was a decrease in the percentage of total needles that were considered high risk.



**Figure 1: Recovered Needles in the Community by Agency, 2000 - 2011\***  
(\*does not include those returned through the needle exchange program or placed in needle drop boxes)

### Abbreviations:

**PHS** = Public Health Services  
**FPS** = Fire & Protective Services  
**COS** = City of Saskatoon  
**BID** = Riversdale Business Improvement District participated 2006 - 2009

### Public Disposal Options

- Do **not** place used needles directly into city garbage.
- Return used medical needles back to the pharmacy from which you bought them.
- Place used sharps in one of the needle drop boxes.
- Call **655-4444** for a list of drop box locations.

### Medical or Business Office Disposal Options

- Call Biomed at **(306) 253-4476** to set up containers and pick up.
- Do **not** use the needle drop boxes.
- Do **not** place in the city garbage.

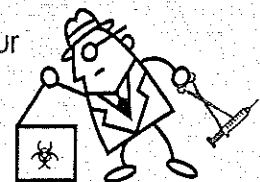
### Needle Clean Up Kit

*Helps you to safely dispose of needles found on your property!*

#### The needle clean up kit includes:

- *Needle Safety at Work* video or DVD.
- 1 pair of tongs.
- 2 biohazard containers.
- 20 pairs of disposable gloves.
- 1 set of instructions.

Phone **(306) 655-4664**  
to learn how to make your own kit or to obtain a kit.

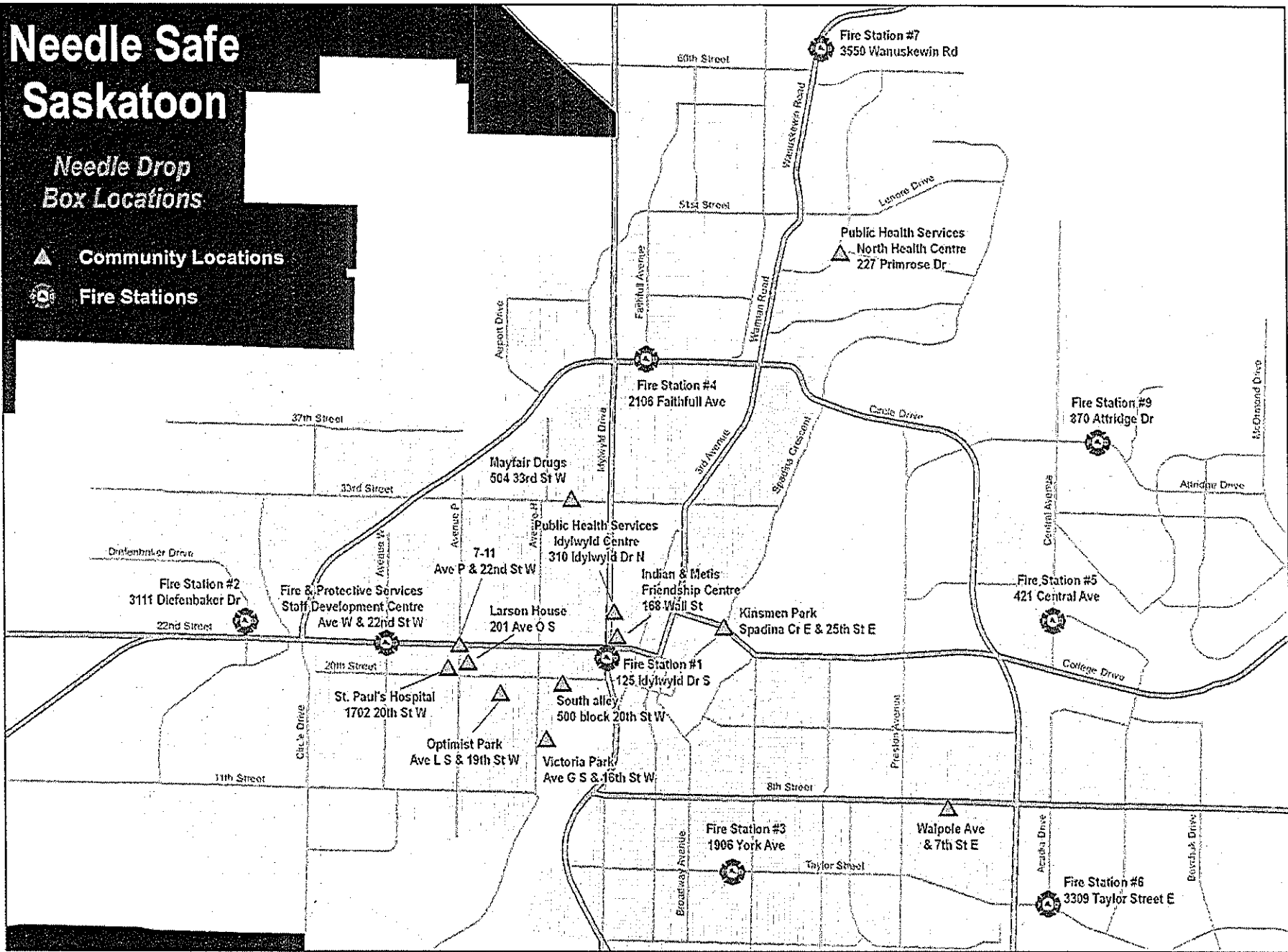




# Needle Safe Saskatoon

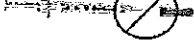



## Needle Drop Box Locations

-  Community Locations
-  Fire Stations



# Needle Safety. It's Everyone's Concern!

If you find a used needle, follow the steps below for safe pick up and disposal.

- Do **not** recap the needle. 
- Wear garden, work or medical gloves.
- Use tweezers, pliers or tongs to pick up by the end that is not the sharp end. Keep away from your body. 
- Place the needle, sharp end first, into a hard container (e.g. liquid laundry detergent or bleach container). 
- **Call 655-4664 if you do not have these clean-up items.**
- Fill a container no more than 3/4 full.
- Put the container lid on tightly and tape it.
- Wash your hands with soap and water.
- Store the container in a safe place until you can dispose of it.
- Do not place needles in city garbage.
- Place in a needle drop box in your community. Call **655-4444** for needle drop locations.
- Call the Saskatoon Fire & Protective Services at **975-3030** if you have found a needle on public property and cannot follow the steps listed. 

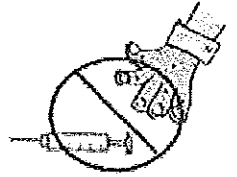
For more information  
on Needle Safety &  
Disposal, call  
**655-4444**

## What should you tell children about finding needles?

Educate your children.

Tell them to:

- Never touch or pick up needles.
- Always call an adult.



## Are used needles dangerous?

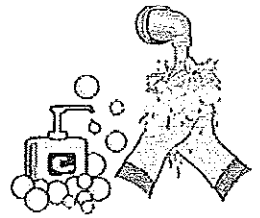
Needle poke injuries are:

- a public health concern
- low risk for spreading hepatitis or HIV infection.

There have been no reported hepatitis or HIV infections from a community needle poke injury in Saskatoon Health Region.

## What should you do if you poke yourself with a needle?

- Allow the wound to bleed.
- Wash all exposed areas with soap and water.
- Report the needle poke:
  - Saskatoon Health Region employees call **655-0820** if the injury occurred at work.
  - For all other needle poke injuries call Public Health Services at **655-4620**.
- Go immediately to an Emergency Room for care. Tell them you have been poked by a needle.



## Saskatoon Police Services Activity Update

### Five Year Comparison from YTD 2007 to 2012

- Caswell down 20.3 percent in violent crimes
- Caswell down 11 percent in property crimes
- Mayfair down 5.6 percent in violent crimes
- Mayfair down 16.3 percent in property crimes

### Year To Date from January 1 to November 12, 2012, Compared To Same Period In 2011 (these numbers refer to actual reported incidents)

- Caswell had 2 less incidents of violent crime
- Caswell had 21 less incidents of property crime
- Mayfair had 4 less incident of violent crime
- Mayfair had 49 less incidents of property crime

### Calls for Service January, 2012 to June, 2012

In looking at a mapping of the incidents in both Caswell and Mayfair since January 1, 2012:

- There are no "clusters" of activity around the Aids Saskatoon office in any of the incident type;
- With the exception of the Safeway which reports a high number of shoplifters, there are no clusters at all in the 33<sup>rd</sup> Street area of Caswell/Mayfair; and
- With the couple exceptions noted above on 22<sup>nd</sup> Street and along Idylwyld Drive, most of the reported crime during these first few months is spread fairly evenly throughout the neighborhoods.

### What Police Have Done

Inspectors for the Central and Northwest divisions collaborate on issues that emerge along the 33<sup>rd</sup> Street business corridor and are both familiar with the community's concerns regarding criminal activity. Since this street does include both Central and NW Divisions, the Inspectors have agreed to allow NW to implement Operational Plans involving both sides of the street, removing the possibility of conflicting operations. While SPS have been working steadily on crime concerns along 33<sup>rd</sup> Street West, they are also balancing the policing needs of the rest of the two Divisions.

In June 2011 the Service conducted the "33<sup>rd</sup> Street Safer Streets Project," which targeted activity within the Mayfair and Caswell neighborhoods which was having a detrimental effect on the quality of life of the residents. The project was focused at changing behavior and utilized almost every section of the Service along with SCAN,

Integrated SPS/RCMP Units, Alcohol and Gaming Inspectors, SGI, and Saskatoon Fire and Protective Services. Some of the operational plans included:

- Drug-related investigations
- An information blitz with area businesses, community leaders and community associations
- Enforcement of Court Orders and Warrants to Arrest issued by the court.
- "John" stings and "Operation Help" projects
- Traffic related projects including impaired driving, driving while prohibited, speeding, school zones, etc.
- Property maintenance bylaw enforcement by Saskatoon Fire & Protective Services
- Bar checks at licensed establishments with Saskatchewan Liquor and Gaming Authority.
- Investigations in collaboration with Safer Communities and Neighborhoods
- Operational plan focused on preventing theft from motor vehicles
- Investigation into street gang activity

Since this time they have conducted further operational plans/projects on a regular basis in the 33<sup>rd</sup> Street area. Thirty four (34) projects have been done utilizing the Compstat Support Team and Patrol members. Many of these projects involved plainclothes surveillance, as well as high visibility foot and vehicle patrols. Other Sections/Units (e.g. Vice) within the police service have done operational plans in the area in addition to these ones which are organized by Patrol.

In addition to this, eight city-wide beat flood days are done each year and the 33<sup>rd</sup> Street area is included in these projects.

The NW Community Liaison Officer did a Crime Prevention through Environmental Design (CPTED) study of a licensed establishment on 33<sup>rd</sup> Street. This study was conducted with the active participation of the owner of the premises in an effort to suppress unwanted behavior within the establishment and surrounding area.

This list of projects does not include anything completed prior to the 33<sup>rd</sup> Street Safer Streets Project. There are other issues affecting the quality of life in the neighborhoods around 33<sup>rd</sup> Street and Idylwyld Drive, which are outside the mandate of the police to address; however, we continue to monitor residential properties to ensure compliance with city bylaws, communicate with area councilors, and respond to community concerns.

In the normal course of business police officers will stop and speak with people believed to be involved with some type of criminal behavior or suspicious activity, generating a report which we refer to as a 'Street Check'. Since the 33<sup>rd</sup> Street Safer Streets Project officers have conducted 217 of these investigations on or around the 33<sup>rd</sup> Street Business Corridor.

Because of the effort expended by these officers, SPS has received some positive comments from the 33<sup>rd</sup> Street business community and surrounding residents that their perception of criminal behavior is that it is being reduced through the extra police presence.

The City of Saskatoon has recently granted permission for a local business on 33<sup>rd</sup> Street to convert its operations to that of a Pawn Shop. An investigator from the Saskatoon Police Service's Pawn Detail has met with the operator, provided education on their responsibility under Business License Bylaw No. 8075, , as it relates to Pawn Shops and Second Hand Goods Stores.

**The Saskatoon Police Service has continued to conduct operational plans and other investigations within the Mayfair and Caswell neighborhoods since June, 2012. These operations focus on crime trends identified through the COMPSAT process and concerns forwarded to us by residents.**

### Community Supports and Initiatives

A number of initiatives are currently underway in Saskatoon, involving a broad range of partners, which support a community-wide health approach. The Ten Year Plan to End Homelessness is one such project, which is based on the "Housing First" philosophy where housing is provided first, then individuals are linked to the services and supports that they need, in order to help them sustain their housing and create long-term independence. This philosophy supports a harm reduction strategy as well, linking drug users and other vulnerable populations with housing first, then providing the necessary services and supports to address an individual's needs.

During its February 27, 2012 meeting, City Council approved a recommendation to create a Safe Streets Commission (Commission) with a mandate to ensure that people are not on the street because they have nowhere else to go. The Commission is currently working to identify and address any gaps in social services and housing provision to ensure that there are appropriate places to refer people.

At the same meeting, City Council also approved the creation of the Community Support Program. This program includes four uniformed officers and one supervisor, and is administered by the Downtown Business Improvement District with funding from parking revenue. The Community Support Program operates in highly visible patrols that reassure community members (including local businesses), and coordinates with community support organizations and the Saskatoon Police Service. This program also provides information to the Commission to assist in identifying potential long-term solutions to issues arising on the street. The Community Support Officers operate in Downtown, Broadway, and Riversdale Business Improvement Districts.

The City's Housing Business Plan further bolsters these initiatives through support for new housing developments that include social housing, transitional housing, rental, and affordable homeownership opportunities. The creation of new housing units of all types across the city supports the ability of individuals to move up through the range of housing types.



Circulated at  
Exll the mtg  
Dec 3/2012

Attachment 7.

December 3rd, 2012

To His Worship & Council:

Re: RBID Motion Pertaining to Safe Injection Sites Within The RBID Boundary

On December 15th, 2011 the Riversdale Business Improvement District Board of Management unanimously passed the following motion:

*"To not accept the construction or implementation of a "safe injection site" or other social medical outreach ran by the health region or other agencies, organization, or religious institutions within the RBID's boundary. A series of letters are to be addressed to the health region and the minister of health stating the aforementioned motion."*

Should you have any other questions regarding this motion please contact the undersigned.

Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Randy Pshebylo'. The signature is written in a cursive, flowing style.

Randy Pshebylo; BDM  
Executive Director

RP/mas

Lori Prostebby  
Exec cllr mty  
Dec 3/2012

)  
(File No. \_\_\_\_\_)

Attachment 8

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

**EXECUTIVE SUMMARY** (optional – where report is more than five pages in length)

This should be no more than a page long to briefly summarize the report.

**BACKGROUND** (optional)

Use this section to describe past actions by Council or a Committee. Include relevant dates and quote resolutions.

**REPORT** (mandatory)

This is the meat of the report, outlining all relevant information and describing why the action is being recommended.

**OPTIONS** (optional)

Provide alternatives to the recommended action if there is a practical and viable alternative. State the alternative(s) briefly and why it was rejected in favour of the recommendation. If applicable, include cost and policy implications for each option. If there are no options, state that there are no options.

**POLICY IMPLICATIONS** (optional)

Briefly describe the policy implications (i.e. whether the recommendation is in accordance with an existing policy, whether it is outside of a policy, or whether the policy will need to be changed). If there are no policy implications, state that there are no policy implications.

**FINANCIAL IMPACT** (optional)

Briefly describe the cost implications, include the source of funds. State whether the recommendation is mill rate supported or self-supporting. Indicate whether the funding will be obtained from City revenue, Provincial grants, borrowing, capital or operating budget, etc. Even if there is no financial impact, include this section and merely state that there is no financial impact.



**STAKEHOLDER INVOLVEMENT** (optional)

If there are identifiable individuals or interest groups that have expressed interest in the matter, have knowledge or expertise in the issue, or who will be specifically affected by the proposal, indicate who they are and outline how you have involved them in your drafting of the recommendations.

**PUBLIC COMMUNICATION PLAN** (optional)

In determining the need to include a public communication plan, consider whether the information or recommendation contained in the report has an impact on citizens on a broad scale. Depending on the significance of the issue and the number of people affected (from a neighbourhood to the whole city), a communications plan can use a variety of techniques, from something as simple as a news release to mass advertising.

In considering whether to include a public communications plan, you may wish to contact the Communications Branch or other internal marketing resources for assistance.

It is important to note that public communication differs from stakeholder involvement which is about ensuring the appropriate individuals or interest groups are involved in the reporting process.

**ENVIRONMENTAL IMPACT** (optional)

If the subject matter of the report has a potential environmental impact (either pro or con), outline that here. If there are environmental impacts, include what actions are being taken to mitigate the negative impacts, or quantify positive impacts.

**PRIVACY IMPACT** (optional)

If this is a new program or a significant change to an existing program, consider whether there are any privacy implications to employees or the public. If there are privacy implications, outline what actions are being taken to address the issue.

**SAFETY [Crime Prevention Through Environmental Design (CPTED)]** (optional)

If this is a civic-owned structure or development, or any Sector Plan or Neighbourhood Plan, a Crime Prevention Through Environmental Design (CPTED) review must be completed. The proponent must ensure that the CPTED review report's recommendations have been responded to and approved by the CPTED Review Committee, and the appropriate authority has reviewed and approved the responses.

**PUBLIC NOTICE** (mandatory)

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

If Public Notice is required, quote the following: Public Notice is required for consideration of this matter, pursuant to Section 3 (insert the appropriate subsection) of Policy No. C01-021, The Public Notice Policy. The following notice was given:

Written by: \_\_\_\_\_  
(insert name/title here)

Reviewed by: \_\_\_\_\_  
(insert name/title here)

\_\_\_\_\_  
Date

Approved by: \_\_\_\_\_  
(insert name/title here)

\_\_\_\_\_  
Date

COPY

TO: Secretary, Executive Committee  
FROM: General Manager, Community Services Department  
DATE: November 19, 2012  
SUBJECT: Needle Exchange Program  
FILE NO.: CK 3000-1, LS 3000-1

---

**RECOMMENDATION:** that a copy of this report be forwarded to City Council for information.

### **TOPIC AND PURPOSE**

The purpose of this report is to provide an overview on the operation and impact of harm reduction strategies, including needle exchange programs, designed to address the issue of reducing the harms related to drug use. This report also provides information about other community initiatives currently underway in Saskatoon, involving a broad range of partners that supports a community-wide health approach.

### **REPORT HIGHLIGHTS**

1. Needle exchange programs are one component of a suite of comprehensive health and social supports and need to be considered within a broader context of the work that is occurring within our community with respect to the issue of drug use and addressing the needs of intravenous drug users and other vulnerable populations on multiple fronts.
2. One of the considerations when locating these programs is to serve the need in the local environment and provide services and access across the city.
3. There has been a continuing decline in new HIV infections, as well as a decline in high-risk needles found in the community. This can be attributed to the effectiveness of the existing initiatives of Needle Safe Saskatoon including the needle exchange programs and the community needle drop boxes.
4. There have been no documented increases in crime connected to this program. Saskatoon Police Services continues to work with residents, businesses, the community, and area City Councillors to address safety concerns.
5. From a land use perspective, needle exchanges are similar to medical clinics which are allowed in many local commercial zoning districts. The definition of "Medical Clinics" should be clarified to accommodate a range of primary health care services including needle exchanges.
6. Aids Saskatoon has taken steps to address the concerns of residents and local business owners.

## STRATEGIC GOAL

This report supports the long-term strategy of building capacity within the community to address a broad range of issues and build consensus around collaborative responses under the goal of Quality of Life.

## BACKGROUND

During its June 18, 2012 meeting, City Council received correspondence from Ms. Lori Prostebby commenting on needle exchange programs in the city. At its July 18, 2012 meeting, City Council considered an additional letter and presentation from Ms. Lori Prostebby with respect to needle exchanges in residential areas (see Attachment 1). City Council passed a motion that the matter be referred to the Administration for a report to the Executive Committee on the possibility of regulating needle exchanges as a land use, including comments from the Saskatoon Police Service and Needle Safe Saskatoon.

## REPORT

Needle exchange programs are one component of a suite of comprehensive health and social supports and need to be considered within a broader context of the work that is occurring within our community with respect to the issue of drug use and addressing the needs of intravenous drug users and other vulnerable populations on multiple fronts.

There are a number of initiatives currently underway in Saskatoon, involving a broad range of partners, including the Saskatoon Health Region, the Saskatoon Regional Intersectoral Committee, the City of Saskatoon (City), and community-based organizations, all of which support a community-wide health strategy.

### Saskatoon Health Region

As indicated in the letter from the Saskatoon Health Region (see Attachment 2), needle exchange programs are a component of a more robust community-wide harm reduction strategy designed to address the issue of reducing the harms related to drug use:

"Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injections sites, and methadone maintenance programs. Interventions also include counseling, education, and referrals for health care."

"Drug use happens in every country and in every culture despite efforts to prevent its use or trade. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions must be based on science, compassion, health and human

rights. We all have a responsibility to protect our patients, our peers, the community at-large and ourselves.”

The Saskatoon Health Region had created a report entitled “The Evidence Behind Harm Reduction Programs in the City of Saskatoon – Needle Exchange and Methadone Substitution Services” (see Attachment 3), which provides an overview of harm reduction, including needle exchange and the local situation in Saskatoon. Some key points from the Health Region’s report include:

1. Harm-reduction strategies are community based, user driven, and non-judgmental and are broad based in that they address systems which isolate and marginalize people.
2. The two main harm-reduction strategies in our community are needle exchanges and methadone substitution therapy.
3. Needle exchange occurs alongside other complementary services, such as testing, notification and contact tracing for sexually transmitted infections, hepatitis and HIV, as well as distribution of condoms and other harm reduction supplies, immunization, first aid, addictions counselling, and linkage to social and medical services. It is not offered as a standalone service.
4. To increase access, these services must be located close to where people live and where other complementary services exist.
5. Harm-reduction programs have many benefits for people who use substances, their families, and their communities. Research shows that harm-reduction activities can reduce HIV infection and hepatitis, reduce overdose deaths and other early deaths among people who use substances, reduction in injections and substance use in public places, and reduce the number of used needles improperly discarded in public.

Using a harm-reduction approach protects the most vulnerable in our community from infectious disease, and thereby protects the whole community from the devastating consequences of community-wide outbreaks.

### Aids Saskatoon

The needle exchange program at Aids Saskatoon is one of a multitude of programs and services that they offer to Saskatoon residents. The needle exchange program is a partnership with the Saskatoon Health Region that began in March, 2009. The needle exchange program operates in the following format:

- operates daily Monday to Friday from 1 to 3 p.m. only;
- is staffed by Aids Saskatoon personnel, with public health staff in attendance twice a month to provide additional supports; and

- average number of exchanges per day is with two clients.

In speaking with the staff at Aids Saskatoon they indicated they have taken the following steps to address community concerns:

- met with all business owners and contacted anyone who has filed complaints;
- attended community meetings to provide information;
- implemented a street patrollers program one morning a week for the past few months to try addressing concerns that have been raised;
- moved the smoking area off the main street to minimize loitering in front of the business; and
- helped hosting the annual community spring needle clean-up.

### Needle Safe Saskatoon

Needle Safe Saskatoon was launched in 1999 as an innovative venture between the Saskatoon Health Region and various community partners, including the Fire and Protective Services Department (FPSD). Refer to Attachment 4 for the "Needle Safe Saskatoon 2011 Newsletter" that provides an overview of the work of this initiative.

The FPSD has been an integral partner since its inception. FPSD believes ensuring needles are properly disposed falls directly under the mission of providing safe neighbourhoods for the citizens of Saskatoon. This unique partnership has allowed FPSD to take a lead role in a number of areas. Although the role of picking up needles on public property in response to calls from residents is very visible, they have also been responsible for a number of proactive initiatives, which include:

- An educational campaign which informed all citizens about the Needle Safe Drop Boxes that were strategically placed at fire stations and other convenient places throughout Saskatoon. Currently, there are 22 Needle Drop Boxes for the public to use. Data received from Biomed, when the boxes are emptied, shows that the educational campaign did work and that the public are using the boxes.
- After the snow melts each spring, FPSD proactively conducts needle sweeps of public parks, playgrounds, and some back alleys. In 2011, the departmental sweep covered 130 parks in one month alone. These sweeps are done by on-duty firefighters with the goal of keeping children and other vulnerable members of our society safe from needle stick injuries.

Below are stats of the number of needles picked up by FPSD for the last six years. The last three years have seen a substantial decrease in the number of needles picked up. FPSD is of the opinion that this can be directly attributed to the increased usage of the Needle Drop Boxes and the effectiveness of other components of the Needle Safe Saskatoon program.

Year	2006	2007	2008	2009	2010	2011
Number of Sharps Picked Up Per Year	10,827	17,558	21,217	8,056	5,458	8,608

### Saskatoon Police Services

Saskatoon Police Services is aware of the concerns from some businesses and residents in the Mayfair and Caswell areas and attended a community meeting in June to address these concerns. Attachment 5 is a summary of the police statistics and activity for this area. Based on this information, there has been no evidence that makes a direct connection between criminal activities in the area to the Aids Saskatoon office, or the work they do, or the programs they provide for their clients. The summary also gives an overview of crime statistics in the area over the past five years showing a decrease in both violent crimes and property crimes.

### Planning and Development Branch

#### A. Land Use – Needle Exchange

In response to the issues of zoning and land use regulation that have been raised, the Administration is of the view that the operations of a needle exchange are similar to a Medical Clinic, which is a permitted use in the B5 – Inner City Commercial Corridor District. Although the current definition of “Medical Clinic” in Zoning Bylaw No. 8770 requires two or more medical professionals, your Administration recognizes the provision of health care does change over time to respond to social changes and identified needs in the community. The definition of “Medical Clinic” in Zoning Bylaw No. 8770 should be amended to support a reasonable range of medical services within a local setting and evolve over time to respond to changing conditions. In due course, your Administration will bring forward a proposed amendment to Zoning Bylaw No. 8770 definition of “Medical Clinic” to include needle exchanges.

The daily operations and the land use impacts associated with a needle exchange use are similar in parking, traffic generation, and noise to those generated by a Medical Clinic. Furthermore, a needle exchange is not intended or preferred to be operated as a standalone use, but rather embedded within a range of services that comprise a harm reduction program and a wider community health approach.

#### B. Other Community Supports and Initiatives

To further help support a community-wide health approach, the City is involved with a number of initiatives currently underway in Saskatoon and involving a broad range of partners. These include the “Ten Year Plan to End Homelessness,” the “Safe Streets Commission,” the “Community Support

Program,” and the “City’s Housing Business Plan.” See Attachment 6 for more information on these initiatives.

C. Neighbourhood Planning

Beyond these housing and social service initiatives, the City works with residents through the Local Area Planning (LAP) program to address changing conditions in their neighbourhoods. The Mayfair and Kelsey-Woodlawn area is the next neighbourhood to begin this process with a public launch of the LAP process scheduled for December 13, 2012. Through this process, your Administration will work with a committee of local residents and businesses to identify opportunities and challenges, propose solutions, and prepare an action plan to address the community-identified priorities. The Mayfair and Kelsey-Woodlawn LAP will include recommendations for both sides of the 33<sup>rd</sup> Street commercial corridor.

D. Neighbourhood Safety and Safe Growth

From the information available, it appears that the issues around Aids Saskatoon are mainly related to inappropriate behaviour, not criminal behaviour.

However, perceptions of safety are extremely important to people and have a significant impact on their feelings of safety and their behaviour. The combination of Aids Saskatoon, the methadone clinic in the area, and the recent realization by some area residents of the needle exchange program at Aids Saskatoon has, for some, reduced feelings of safety in the immediate area. Although not based on actual crime statistics, their fear is real.

Safe Growth and Crime Prevention Through Environmental Design (CPTED) focuses not only on the physical design of the built environment, but also on the social activities and management of space. All must be reviewed and taken into account if a sustainable solution for an issue is to be found.

In a growing city there will be activities, services, and businesses that conflict. Everyone has a right to use public space and have access to needed services. Some services and uses may not be palatable to all citizens, but they do contribute to the greater good, health, and safety of the community as a whole. Keeping all citizens safe is the ultimate goal.

Neighbourhood Safety and site specific CPTED issues will be explored in more detail during the Mayfair and Kelsey-Woodlawn LAP.

PUBLIC NOTICE

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



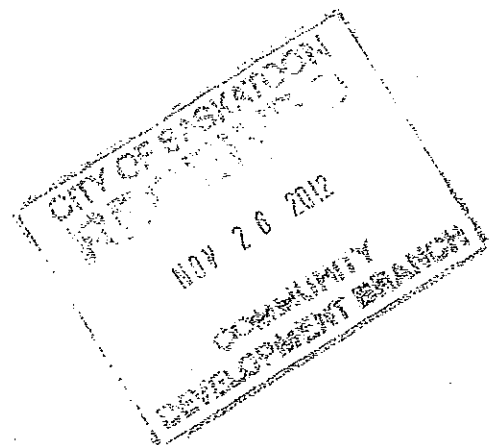
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At the same meeting, City Council also approved the creation of the Community Support Program. This program includes four uniformed officers and one supervisor, and is administered by the Downtown Business Improvement District with funding from parking revenue. The Community Support Program operates in highly visible patrols that reassure community members (including local businesses), and coordinates with community support organizations and the Saskatoon Police Service. This program also provides information to the Commission to assist in identifying potential long-term solutions to issues arising on the street. The Community Support Officers operate in Downtown, Broadway, and Riversdale Business Improvement Districts.

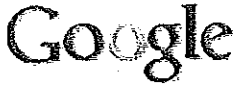
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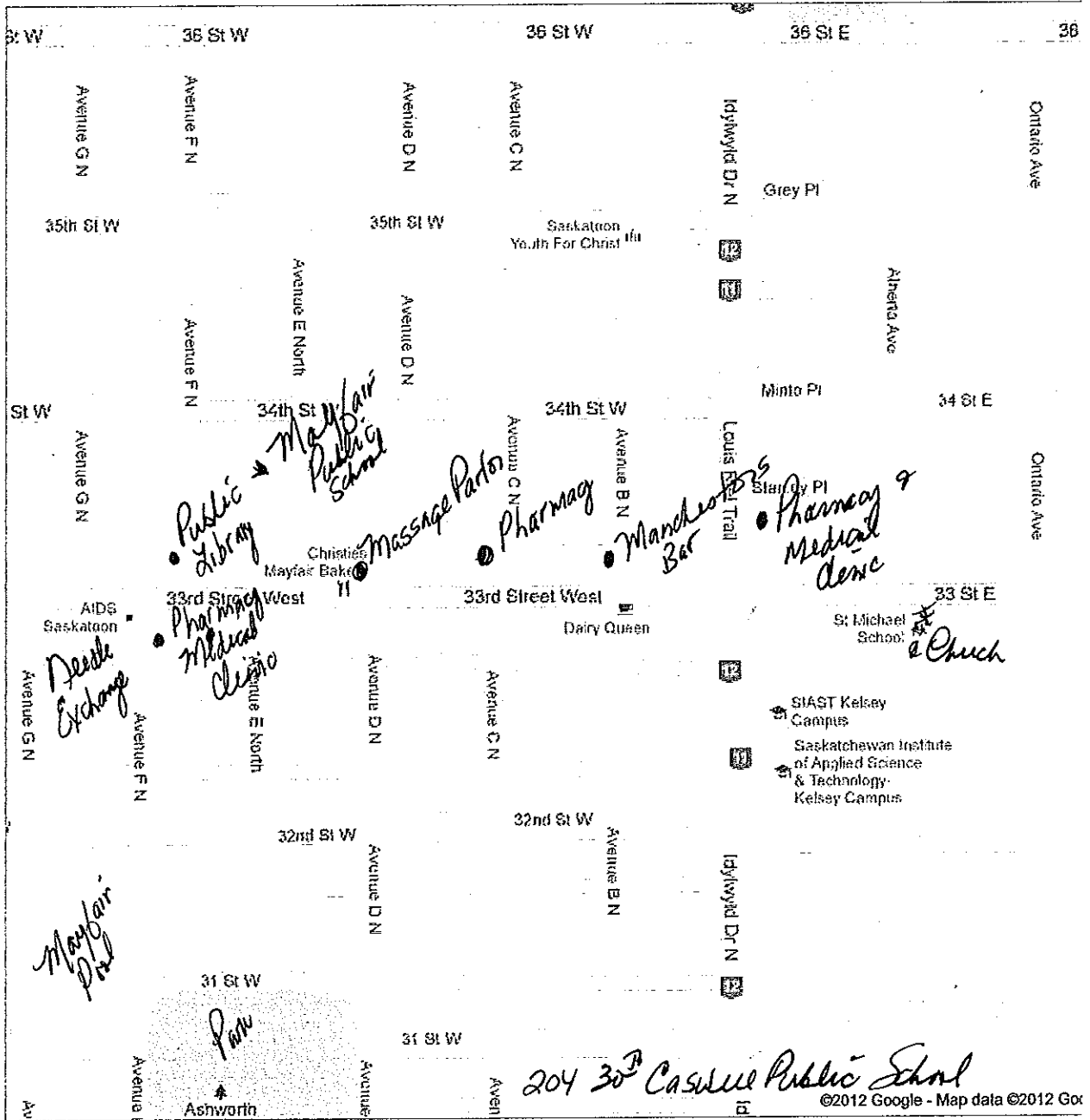
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Address Saskatoon, SK



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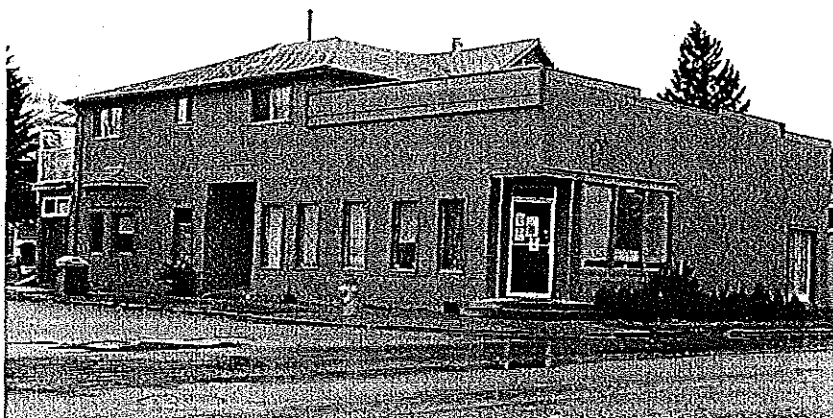
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## About AIDS Saskatoon

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AIDS Saskatoon is the primary AIDS service organization serving Central and Northern Saskatchewan. We provide outreach, education, and support for people living with and affected by HIV/AIDS and Hepatitis C (HCV).

AIDS Saskatoon is proud to be a United Way of Saskatoon and Area funded agency.



A printable brochure about AIDS Saskatoon is attached below.

### 2010 Annual Report & Audited Financial Statements

Attached below is a PDF copy of AIDS Saskatoon's most recent annual report and audited financials for the year ending March 31, 2010.

ATTACHMENT	SIZE
<a href="#">2011 ANNUAL REPORT</a>	1.45 MB

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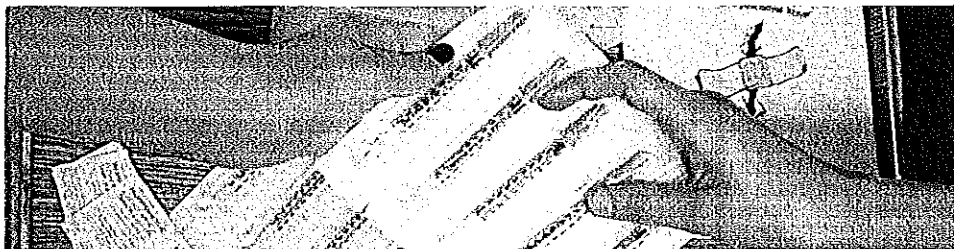
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## Needle Exchange



### Hours: Monday to Friday 1 to 3 pm

Anyone is welcome to use AIDS Saskatoon's needle exchange services; no identifying information is required in order to exchange as per the guidelines set out by the Saskatoon Health Region. The program operates on a one-for-one (exchange) basis; we can provide new syringes, alcohol swabs, filters, spoons and two sizes of biohazard containers to safely dispose of used needles. Information is available on safer injection techniques, needle safety, and blood-borne pathogens.

The needle exchange is also the hub for donated toiletries and personal care items (from baby formula to toothpaste & shampoo), which are made available to exchange clients and PWAS.

AIDS Saskatoon's Needle Exchange program operates as a satellite for Saskatoon Public Health. They provide supplies, training, and best practices; AIDS Saskatoon supplies space and staffing.

### About Needle Exchange Programs

Needle exchange programs provide people with access to new and sterile equipment for injection. They help to reduce the number of loose or discarded needles found throughout the community by providing space to safely dispose of used needles. Using new fixing supplies every time reduces injuries and infections brought on by sharing equipment, as well as dull needles and non-sterile supplies.

Needle exchange programs are provided as a public health service throughout Canada to reduce the transmission of HIV and HCV.

The Saskatchewan Ministry of Health evaluated needle exchange programs throughout the province in 2008.

<http://www.health.gov.sk.ca/needle-exchange-exec-summary>

Click above to read about the findings of this report.

### Needle Exchanges in Saskatoon

**AIDS Saskatoon**

1143 Ave F N

Services offered Monday to Friday from 1-3pm

Call 242-5005

### Saskatoon Health Region Street Health Program

101-310 Idylwyld drive north

Service offered Monday to Friday from 10am- 4:45pm with extended hours on Wednesday/ Thursday from

*Donate*

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#### HIV NEWS

[A Day With HIV \(and Recent Updates in My Life\)](#)

*No Needle Exchanges on Eastside. No IDU's on East side.*

# The Evidence Behind Harm Reduction Programs in the City of Saskatoon

Needle Exchange and Methadone Substitution Services



SASKATOON HEALTH REGION

October 31, 2012

Authored by: Dr. Johnmark Opondo, Dr. Julie Kryzanowski, Dr. Peter Butt

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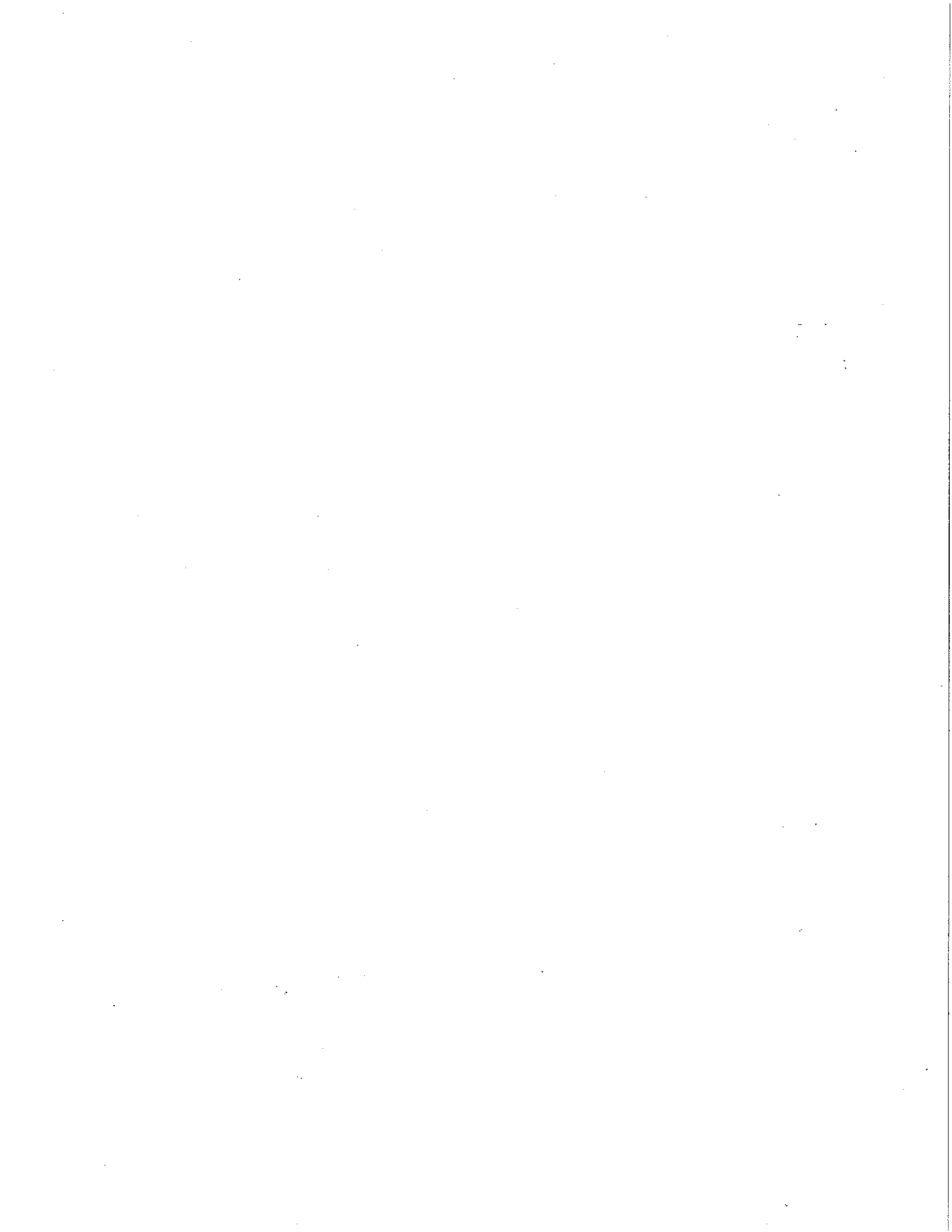
**Table 3b. Efficacy of needle syringe programming, NSP use and HIV seroprevalence or seroconversion as outcomes: studies with negative findings**

Study	Respondents	Outcome variables	Results
Bruneau et al., 1997 <sup>100</sup> . Montreal, Canada; nested case-control study.	408 treated and untreated IDU; any versus no NSP use, last 6 months.	HIV seroconversion	Exclusive NSP users four times more likely to seroconvert than never-users. OR=4.2 (95% CI, 1.5-11.5). Non-exclusive NSP users three times more likely to seroconvert than never-users. OR=3.3 (95% CI, 1.6-6.7). Consistent NSP use strongly associated with seroconversion. OR=10.5 (95% CI, 2.7-41.0).
Bruneau et al., 1997 <sup>100</sup> . Montreal, Canada; prospective cohort study.	1599 treated, untreated IDU. NSP users compared with non-users. Mean follow-up period 21.7 months.	HIV seroconversion	Substantially increased risk of HIV seroconversion associated with NSP use. AOR=2.2 (95% CI, 1.5-3.2).
Strathdee et al., 1997 <sup>101</sup> . Vancouver, Canada; observational study.	1006 untreated IDU. Frequent NSP attenders compared to non-attenders.	HIV seroprevalence.	Frequent NSP attenders more likely to be HIV positive than non-attenders.

**Table 3c. Efficacy of needle syringe programming, NSP use and HIV seroprevalence or seroconversion as outcomes: studies with indeterminate findings**

Study	Respondents	Outcome variables	Results
Patrick et al., 1997 <sup>102</sup> . Vancouver, Canada; case-control study.	281 untreated IDU. Ever-users of NSP compared with never-users.	HIV seropositivity	No association between ever using a NSP and HIV seropositivity.
Schechter et al., 1999 <sup>103</sup> . Vancouver, Canada. prospective cohort study.	694 treated and untreated IDU followed for 15 months. Frequent attenders vs infrequent NSP attenders.	HIV incidence	No differences in HIV incidence between frequent attenders and infrequent attenders.





abstinence. When NSP are embedded within complementary services, connection to treatment and support services is enhanced. Although this perspective is supported by scientific evidence, many policy-makers are reluctant to fully implement comprehensive harm reduction programs due to the controversial issue around the use and trade of illicit drugs. Some critics of this type of programming take the view that harm reduction programs enable more drug use in the community and even promote the early initiation of drug use amongst community members who may not have been otherwise exposed.

#### Advantages

Harm reduction programs have many benefits for people who use substances, their families, and their communities. Research shows that harm reduction activities can reduce HIV infection and Hepatitis, reduce overdose deaths and other early deaths among people who use substances, reduce injection substance use in public places, and reduce the number of used needles improperly discarded in public.

More so, it has been seen that harm reduction programs also reduce the sharing of needles and other drug use equipment between IDUs as there are enough clean needles and syringes in the environment. The formal organization of harm reduction services provides opportunities for educating IDUs about safer injecting and reduces injecting frequency, while educating them about safer sex, sexual health, and promoting condom use. Because harm reduction strategies often employ peers as educators or community patrollers, harm reduction programs reduce crime and increase employment for people who use substances. This way of organizing harm reduction services often results in increased referrals to treatment programs and health or social services due to the trust built between these services and IDUs who may be difficult to access (Health LinikBC.ca, 2010).

#### Disadvantages

There is little literature citing the disadvantages of needle exchange programs although there are a number of issues associated with Needle Exchange Programs which are frequently cited in the media. It has been often claimed, but not proven, that the used needles appear in the community. Litter from needle exchange programs are a public concern in that they represent a biosafety hazard from a needle stick injury. Improperly discarded needles raise public concern when they appear where children can find them and when they appear in business districts where business owners do not like the image they present. The reality is that needle exchange programs often remove more needles than they transact from communities and are often the only formal needle clean-up agency. As was emphasised in the Thompson report, "Further reassuring research evidence is that despite the theoretical risk of infection from an accidental needle stick, the risk of infection from being stuck by a needle point is extremely low where the needle is not fresh and where no injection from the syringe occurs. Australia was unable to identify a single case of blood infection from a community needle stick in the entire country, ever, despite distributing 30 million needles a year. In Canada, of 274 needle sticks of children treated at two Montreal hospitals over an 18-year period, not one resulted in infection. In Saskatchewan, we were able to identify, at most, a handful of needle sticks that occur per year in the community or to public service workers (outside health care) from handling needles. We were not able to identify any such needle sticks in Saskatchewan, ever, that had resulted in infection (Laurence Thompson, 2008)."

## Introduction to Harm Reduction Programs

Drug use and addiction happens in every country and in every culture despite efforts to prevent its use or trade. Drug use in some situations becomes a significant health and social problem for the drug user themselves, and in reality, interventions to help problematic drug users successfully cope always take time e.g., acute detoxification or long-term detoxification and rehabilitation. Harm reduction programs serve to keep these individuals safe until they are ready to make the lifestyle changes to address their addiction problem. Whether attaining complete abstinence or stabilization, reaching manageable drug use levels is the goal. Harm reduction services and programs focus on reducing the harms related to drug use through education, prevention and treatment. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions should be based on science, compassion, health, and human rights. Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injection sites, and methadone maintenance programs (Health LinikBC.ca, 2010). Interventions may also include counselling, education, and referrals for health care. This paper explores the strengths and disadvantages of needle exchange programs in the context of preventing disease, avoiding serious acute complications of drug use, and public safety concerns of this type of programming. It briefly describes the situation in the City of Saskatoon, and discusses some of the controversy surrounding safe injection programs; is this health promotion or is this a legal problem?

## Needle Exchange Programs

Needle exchange programs, (sometimes called needle and syringe exchange programs) are one form of harm reduction; supporting injection drug users (IDUs) from some of the serious complications they may encounter by not having access to clean, sterile needles. Complications may include abscess formation, infective endocarditis and infection from blood borne pathogens like the Human Immune Deficiency Virus (HIV) (the virus that causes AIDS), Hepatitis C and Hepatitis B infection. All of these complications make it more difficult to treat the addiction itself.

Harm reduction programs attempt to reduce the occurrence of some of these complications, as one works on addressing the (injection drug) addiction problem. To participate in harm reduction programs one does not have to stop the injection drug using behavior. It can be said that harm reduction is more than the services offered; it is the whole philosophy of accepting patient autonomy and working with them in a non-judgmental way to prevent the harms associated with addictions.

The World Health Organization recommends that access to and use of sterile injecting equipment is highly effective in reducing HIV transmission risk because it can ultimately make the high risk behavior safer. Evidence shows that needle and syringe programs (NSPs) also provide opportunities for delivering harm reduction information and related services, including referrals for drug dependence treatment. NSPs can reduce the risk of other infections (such as viral Hepatitis, septicemia and abscesses) and do not increase injecting drug frequency or prevalence (World Health Organization (WHO), 2009). Needle and syringe programs (NSP) are rooted in the theory of harm reduction. This approach embodies non-judgmental, low threshold acceptance of persons who use drugs without the requirement for

The issue of discarded needles is complex. In 2008, needle exchange programs received back about 90 per cent of the needles they distributed (Laurence Thompson, 2008), but in combination with other activities such as drop boxes, they take in more needles than they give out. Many of the needles that are not returned may go to rural communities when drug users come to the city to get needles. Needle exchanges are torn between what they know is most effective in reducing the risk of infection — distributing as many clean needles as asked for — and public concern about discarded needles.

Needle exchanges are not the only source of needles. The needles used by injection drug users are the same as the needles which diabetics use for insulin injections. These can be and are bought in bulk in drug and grocery stores. It is very likely that many or most needles discarded in the community do not come from needle exchange programs.

A second issue which is politically sensitive is that injection drug users are mostly marginalized people who use drugs to escape their bleak reality. Thompson in his review also states, "As one needle exchange program staff member put it, "the needle in the arm is the symptom of many other issues (Laurence Thompson, 2008)." Addiction to injection drugs takes root in conditions of poverty, childhood sexual abuse and neglect, lack of education and employment, and racism. Complaints have been raised in some communities that harm reduction programs attract socially undesirable elements to the neighbourhood. For example, in the recent City of Saskatoon civic election, the Ward 1 challenger said in a newspaper interview, "It will be very difficult to make a major change in the area until we are willing to take out the various activities that bring in the criminal element. Top of that list is what is referred to as the needle exchange or sometimes known as the needle giveaway program, the other is moving the methadone treatment to a place where it is safe for the client but away from the residential area (Bellamy, 2012)." This view ignores the reality that demographic change and internal migration is a constant reality in any city. Services locate where they are needed and can expect to change over time.

## The Local Situation in the City of Saskatoon

### Safety Net Functions of Public Health

The Population and Public Health Department of the Saskatoon Health Region is responsible for:

- monitoring the overall health status of a community and addressing emerging issues and trends,
- enforcing public health laws and regulations that protect health and ensure safety of the whole community, including disease control investigation and prevention,
- investigating the root causes of health problems such as addictions and mental health disorders,
- linking people to personal health services,
- advocating for the provision of accessible and equitable health care, and
- mobilizing partnerships to inform, educate, and empower people.

### Social Determinants of Health

Although the health status of our community is generally good, and Saskatoon is ranked one of the best Canadian cities to live in, good health is not enjoyed by everyone (Cory Neudorf Medical Health Officer Saskatoon, 2008). Canadians are largely unaware that, in addition to personal lifestyle choices, our

health is shaped by how income and wealth is distributed, whether or not we are employed and if so, the working conditions we experience. Our health is also determined by the health and social services we receive and our ability to obtain quality education, food, and housing. Contrary to the assumption that Canadians have full personal control over these factors, in most cases these living conditions are, for better or worse, imposed upon us by the quality of the communities, housing situations, work settings, health and social service agencies, and educational institutions with which we interact.

#### Mental Health and Substance Use

Mental health is a vital part of a person's overall wellbeing. Mental health problems and problematic substance use (including addiction) can be found among all sections of society. However, treatment is available and problems can often be minimized by early intervention. A key principal of the harm reduction approach is to reduce the physical and psychological harm caused by chronic problematic substance use.

#### Housing and Homelessness Saskatoon Trends

In Saskatoon, over the last few years a property boom has raised the price of housing considerably. Considering that wages have not changed by the same proportion the housing boom has had the effect of pushing up the price of housing, in some cases beyond the reach of some low income earners. These economic forces have put considerable pressure on affordable housing and from anecdotal reports may have contributed to increased rates of housing insecurity and homelessness in the City of Saskatoon.

September 24, 2012 was the date of the most recent Saskatoon Homeless Count, an event that saw more than 130 volunteers visiting shelters and outdoor areas to conduct surveys of people with no fixed address. On that night, rough counts showed a total of 372 people were homeless in Saskatoon. A survey using similar methodology in 2008 counted 261 homeless people in Saskatoon (CUISR, 2008).

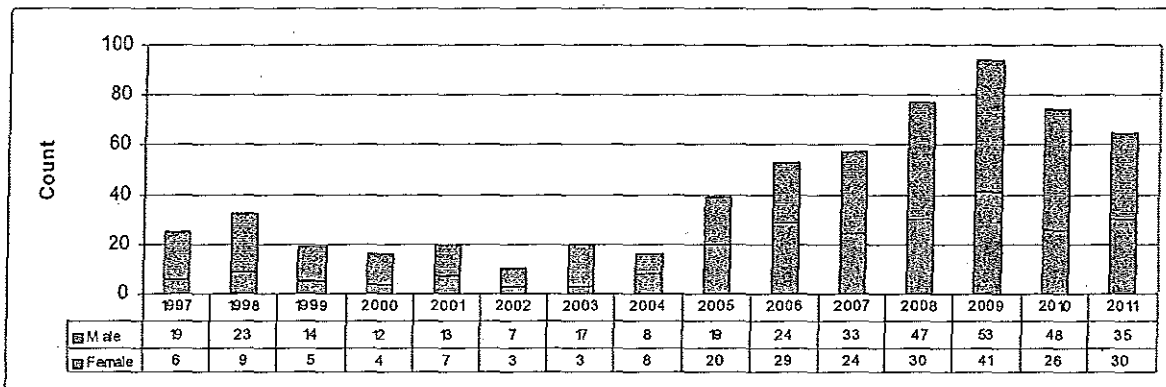
The 2008 and 2012 Saskatoon Homeless Count surveys included questions regarding use and access to existing services and mental health or addiction issues. In 2008, nearly one-third (27.8%) of outdoor (unsheltered) respondents identified that mental health and addictions treatment, detox services, and harm reduction supports (e.g., needle exchange) would be helpful to them. This finding is consistent with survey data from Toronto that reported 40% of homeless shelter and meal program users experienced drug problems in the previous 30 days (Grinman MN, 2010). A final report of the 2012 Homeless Count will be released in November.

#### Emerging Health Trends in Saskatoon

1. Saskatoon Health Region (SHR) experienced a marked increase in HIV infections from 2005 to 2009. Since 2009, there has been a decline of 31% in new HIV infections. (Figure 1).

Saskatoon 65  
 Sask. 186  
 approx 1/3 Saskatoon  
 Page | 6

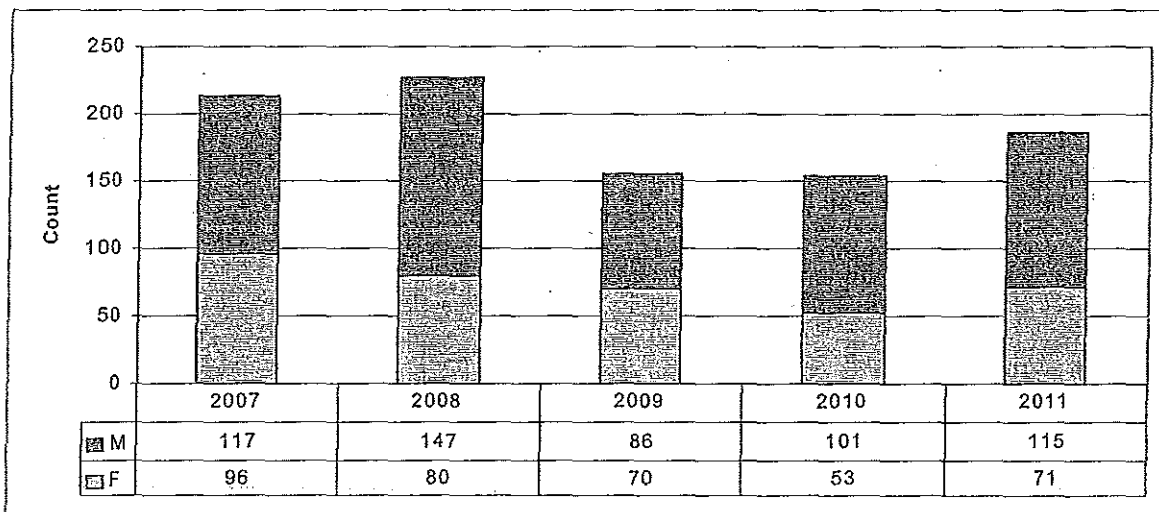
Figure 1: HIV cases reported by gender, SHR 1997–2011



2011  
 HIGHER  
 THAN  
 2010.  
 PROVINCIAL  
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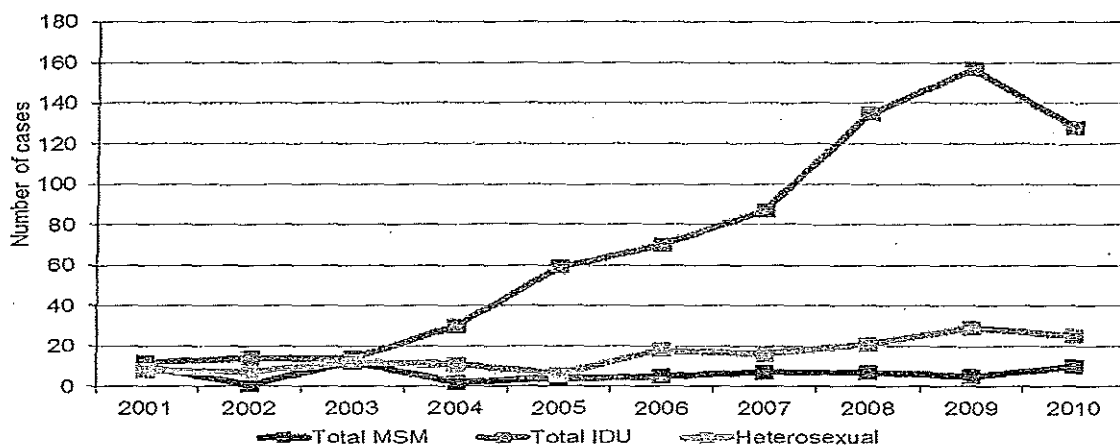
- SHR experienced a slight dip in new Hepatitis C infections in 2009 – 2010 and has risen slightly in 2011. Hepatitis C is also a concern for transmission among persons who share injection equipment (Figure 2).

Figure 2: Hepatitis C cases reported by gender, SHR, 2007–2011



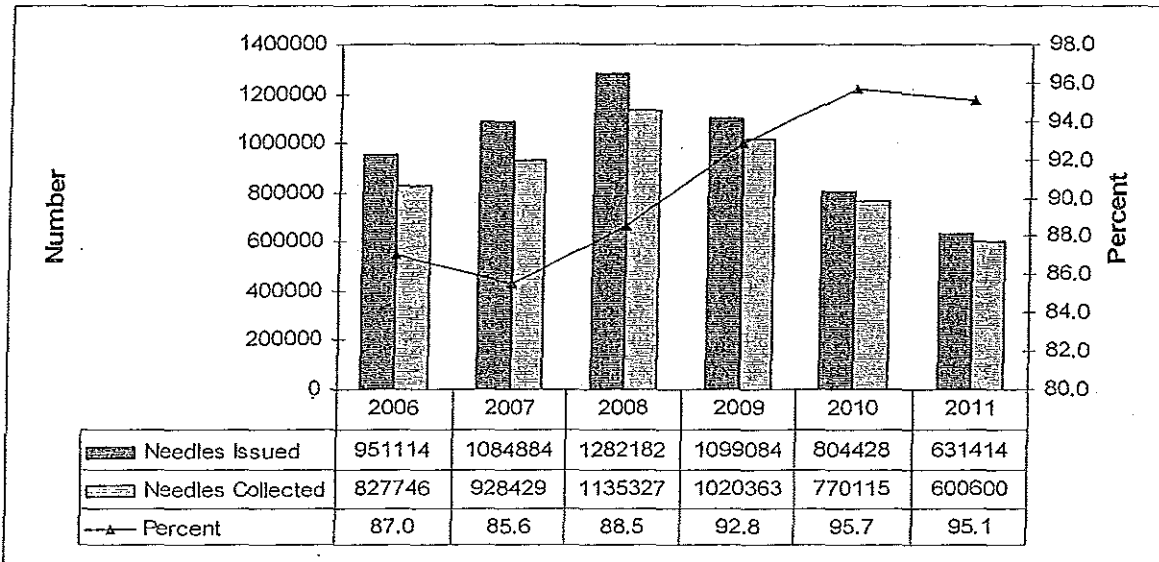
- In Saskatchewan, HIV is affecting persons who use injection drugs most significantly (Figure 3). From 2004, injection drug use (IDU) emerged as the leading risk factor for HIV transmission in Saskatchewan (Saskatchewan Ministry of Health, 2011). In 2011, in SHR injection drug use was identified as the risk factor in 73% of the new cases (de Bruin, P., et al 2012).

Figure 3: Main Risk Factors HIV Transmission, Saskatchewan, 2001—2010



4. Persons affected with HIV and Hepatitis C struggle with addictions and mental health disorders and are often challenged to link to chronic care management. Harm reduction programs retain contact with most of these marginalized individuals, in fact, harm reduction programs are often the only health service they use with any regularity until they experience a health crisis and require emergency health services. In 2011, 64% of newly diagnosed cases were linked to care. To date for 2012, 78.6% of cases have been linked to care. Linkage and retention in health care has become an important focus of our regional HIV control strategy as explained in point 5 below.
5. One cannot fully address needle transmitted HIV and Hepatitis C without addressing IDU and addiction. The alignment and coordination of services through public health, infectious diseases and mental health and addictions has improved the recruitment, retention and stabilization of people on anti-retroviral therapy (ART). Coordination of ART with methadone has permitted good concurrent care of both addiction and HIV, reduced community viral load, transitioned people into more comprehensive recovery and saved lives. The intensity of case management varies, but the system is evolving to better focus existing services for complex, concurrent care; identify gaps for those with the poorest social determinants; and incorporate chronic disease management principles for both HIV and addiction. It is recognized that needle use cessation is superior to clean needle use in the prevention of blood borne disease. This can only be achieved with robust focus on the full continuum of care, and meeting patients' needs where they are at on their journey to health.
6. In 2011, Population & Public Health, including AIDS Saskatoon's site recorded a needle exchange rate of 95.1% (Figure 4).
  - a. The needle exchange rate is defined as the total number of needles issued and returned to a needle exchange site.

Figure 4: Needle exchange, all sites, 2006 - 2011



NOTE: The total number of needles issued vary from year to year due to changes in the number of people accessing the program and variations in the number of needles used per client per day depending on the drug they are using.

7. In 2011, Needle Safe Saskatoon recorded a community needle recovery rate of 129%. (Schweighardt, S. et al, 2012). This trend had been noted for a number of years.
  - a. The needle recovery rate is defined as the total number of needles recovered through all retrieval efforts (needle drop boxes, needle exchange, community patrols and clean-ups) compared to the total number of needles distributed by exchange programs.

### Saskatoon Health Region's Response

1. Needle and syringe programs (NSP) have been existent in SHR for over 20 years and in the past 3 years have expanded hours of operation and locations that have proven to increase the needle exchange rate. They are rooted in the theory of harm reduction which embodies non-judgmental, low threshold acceptance of persons who use drugs without the requirement for abstinence. The Saskatoon and Saskatchewan program are still essentially based on "exchange" principals where one gets clean needles for the dirty or used needles they return.
  - a. Lessons learned nationally indicate removing needle distribution limits and decentralizing exchange sites to include peer run methods which are essential to access hard to reach segments of IDUs (Hyshka et al, 2012).
2. Needle Safe Saskatoon, established in 1999, is an intersectoral partnership of several agencies in the City of Saskatoon who organize retrieval efforts for improperly discarded sharps as evidenced by:
  - a. 22 needle drop boxes strategically placed for community disposal. The estimated number of returned needles increased by 18.2% in 2011 compared to 2010. (Schweighardt, Wright, Lindberg, & de Bruin, 2012).
  - b. An annual city-wide spring clean-up conducted by many participating community agencies.



- c. Community street patrollers employed six months of the year on a part time basis to recover improperly discarded needles.
3. Needle exchange programs are embedded within complementary services to enhance connection to treatment and support services at the street level and in the communities where persons who inject live (Thompson, 2008). This has been achieved in SHR by:
  - a. Building partnerships between agencies to engage persons who inject drugs.
  - b. Offering mandated public health functions such as STI and BBP testing, contact tracing and immunization, through fixed and mobile sites.
  - c. Reducing social barriers through addictions counselling, advocacy, referral to social service agencies and methadone treatment using an outreach model.
  - d. Linking persons to medical care for HIV treatment through outreach.
4. The United Way is leading a group of community agencies to develop a 10-Year Plan to End Homelessness. Saskatoon Health Region is an active participant in the development of the community plan. SHR has committed to:
  - a. Improving service coordination to support individuals and families who are homeless or precariously housed;
  - b. Partnering in inventory housing-related initiatives;
  - c. Identifying new opportunities for Saskatoon Health Region to support housing-related initiatives and community partnerships; and
  - d. Working in partnership with government, service sectors, community-based and non-profit organizations and community to raise awareness and implement solutions.

### **The Impact of Interventions**

As a result of all the above efforts, SHR has witnessed a continuing decline in new HIV infections in the community, which is an important public health outcome. As well, a decline in high-risk needles found in the community is a significant finding. Finally, more HIV cases than ever before have been linked to medical care and receive ongoing support through a formal case management system.

The relationship between homelessness and addictions is complex. "Housing First" models are based on the idea that providing immediate access to housing without conditions (e.g. having a mental health diagnosis or participation in addictions treatment) is the first step for people to address individual risk factors for addictions. Studies comparing housing first vs. treatment first models have found that providing homeless individuals with low-cost, low-threshold housing may result in lower rates of substance use and reduces the need for substance use treatment programs (Padgett, Stanhope, Henwood, & Stefancic, 2011) (Tsai, Mares, & Rosenheck, 2010).

### **The Efficacy of Needle Exchange Programs**

In 2004, the World Health Organization concluded that there is compelling scientific evidence to support the provision of sterile injecting equipment (World Health Organization (WHO), 2004). The need for Needle Exchange Programs and evidence for their effectiveness is documented in several recent major documents. Wodak & Cooney (2005) completed a comprehensive international review of needle and syringe programs and indicate that the evidence is "so compelling and the international experience so impressive" that the need for pilot programs is not justified!

7/2003 STARTED RISK PLG.

There has been ongoing evaluation about the effectiveness and safety of these programs, and they are supported by a vast amount of research and literature (Institute of Medicine of the National Academies, 2006). Until recently, Saskatchewan has kept its rates of HIV infection from injection drug use much lower than the rest of Canada using a combination of needle exchange and other HIV prevention programs (Laurence Thompson, 2008). Because of this, many Saskatchewan residents, injection drug users and those who might be infected by them (mainly through sexual contact), are spared a deadly disease. As a bonus, Saskatchewan taxpayers save an estimated four million dollars per year in health care costs for HIV treatment because of the investment in an effective needle exchange program (Laurence Thompson, 2008).

Wodak & Cooney (2005) go on to describe that "after almost two decades of extensive research, there is still no persuasive evidence that NSPs affect the initiation, or increase the duration or frequency of illicit drug use or drug injecting". Furthermore, the studies reviewed by Wodak & Cooney (2005) demonstrate that NSPs are cost effective at reducing HIV transmission and those areas threatened by HIV among persons who inject drugs "should adopt measures urgently to increase the availability and utilization of sterile injecting equipment" (Wodak & Cooney, 2005).

#### **Are safe injection programs a health promotion strategy or a legal issue?**

The most extensive experience with safe injection programs in Canada and North America has been gathered at the Vancouver Coastal Supervised Injection site otherwise known as INSITE (Vancouver Coastal Health, 2010). INSITE has been subject to rigorous, independent third party research and evaluation lead by the BC Centre for Excellence in HIV/AIDS and other researchers. Anecdotal reports state that the driving forces behind the establishment of this facility along East Hastings street in Vancouver (although numerous) could be summarized as "public intoxication and open drug use in this community was becoming a major community concern." Public drug use was associated with the littering of used needles and other associated drug using paraphernalia and several medical emergencies as IDUs experienced overdoses in the street. All these elements contributed to an environment of community concern.

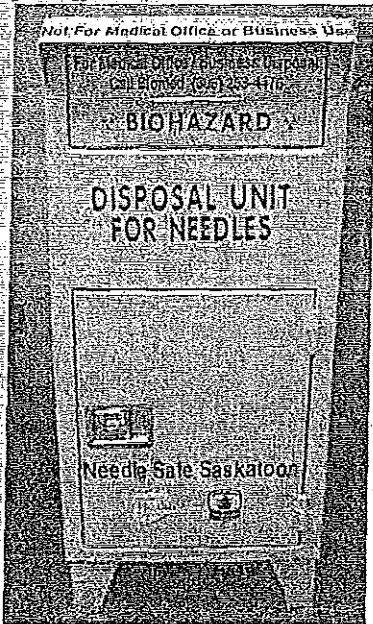
During the initial three year study period, researchers examined INSITE's impact in the following areas: overdoses and deaths, health outcomes, the appropriate use of health and social services and the costs for health, social, legal and incarceration associated with injection drug use. From a health perspective, a retrospective population based study of the overdose mortality experiences at the INSITE facility was published in the Lancet, April 2011. It found that fatal overdoses within 500 metres of INSITE decreased by 35% after the facility opened compared to a decrease of 9% in the rest of Vancouver (Marshall, Milloy, Wood, Montaner, & Kerr, 2011). In addition, the INSITE facility moved drug use indoors where IDUs were provided with sterile injecting equipment, medical supervision of their injection practice and education. It is important to note that users of the facility must provide their own drugs. Medical staff at the facility do not help IDUs to inject the illicitly acquired drugs, but supervise safe injection practice and intervene if they estimate that an individual is at risk of or is experiencing an overdose. Because INSITE is a care facility they have access to emergency Narcan (the opiate antidote) and can call emergency services immediately.

The emphasis that INSITE does not provide any drugs, (only sterile injection supplies and a supervised injection service) is important to understand as this avoids the legal concerns of supplying or trading in illicit drugs. Drug use and addictions have their root in mental health disorders. Harm reduction approaches provide us with a means to prevent community members from suffering from some of the most severe consequences of injection drug use as they try to overcome their substance abuse problem. Safe injection sites provide a physical site where harm reduction, clinical and social services can be easily situated to take advantage of the moment when IDUs are willing to transition to treatment and abstinence from the drug use, so it is a key health promotion approach.

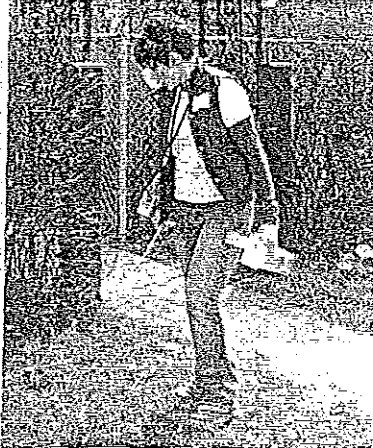
### Conclusion

Mental health problems and problematic substance use (including addiction) can be found among all sections of society. Treatment is available and problems can often be minimized by early intervention. A key principal of harm reduction approaches is to reduce the physical and psychological harm caused by chronic problematic substance use. One cannot fully address needle transmitted HIV and Hepatitis C without addressing IDU and addiction. The alignment and coordination of services through community based, integrated harm reduction approaches, including safe injection improves the recruitment, retention and stabilization of people on addiction and HIV treatments. Coordination of preventive health services, counselling, and education on pertinent health risks, along with methadone therapy, allows for good concurrent care of both addiction and other health problems. This approach has transitioned people into more comprehensive recovery and saved lives in the Saskatoon Health Region.

# Needle Safe Saskatoon

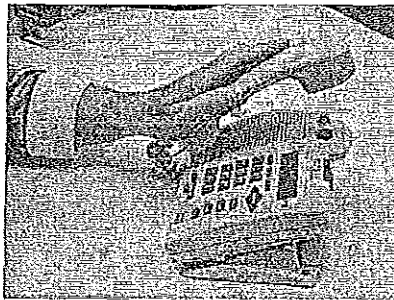


*Needle Drop Box*



*Community Street Patrols*

*Needle Safety & Disposal Info Line*



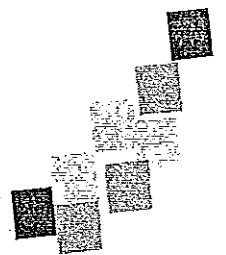
## *Needle Safety - It's Everyone's Concern!*

**Needle Safe Saskatoon** is a partnership aimed at dealing with improperly discarded needles found in Saskatoon and increasing knowledge about needle safety.

### **Needle Safe Saskatoon Partners**

- AIDS Saskatoon
- City of Saskatoon
- Riversdale Business Improvement District
- Saskatoon Health Region
- Saskatoon Regional Intersectoral Committee

2011 Newsletter



## Needles Recovered in Community\*

There are three Needle Safe Saskatoon agencies involved in community needle recovery. In 2011 they collected a total of 16,687 needles. This reflects a slight overall increase from the number of needles they recovered in 2010.

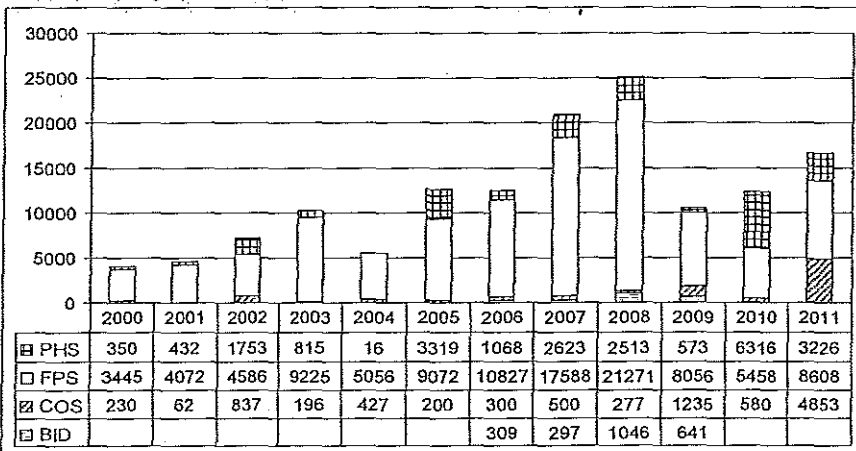
Fire and Protective Services noted an increase from 2010. Single collections of high volumes of needles (in one case 2,500 needles were collected and 550 in another) may have resulted in an increase in the number of needles collected. There were no large finds >500 in 2010.

Public Health Services noted a decrease in needle collections as compared with 2010. This reduction may correspond to a greater number of needles being disposed of in the needle drop boxes.

City of Saskatoon volumes increased over the past year, at least in part due to the fact the Police Services have changed their needle disposal practices. This year approximately 2,500 needles were collected and reported by Police Services. A large number of these needles were confiscated from individuals, by police, at the time of apprehension. In previous years these needles were disposed of by police at another SHR facility and therefore not captured in previous reports.

Historically approximately ¼ of the needles recovered by all agencies have been high risk needles. High risk needles are needles found outdoors or in public areas and are not in a container. The number of high risk needles appears to be decreasing as the public receives better information about disposal options through the NSS Newsletters and the *Needle Safety Pick up and Disposal Information* phone line. Of the needles collected in 2011, there was a decrease in the percentage of total needles that were considered high risk.

*631,414 Needle Exchange 777,366 Returned*



**Figure 1: Recovered Needles in the Community by Agency, 2000 - 2011\***  
 (\*does not include those returned through the needle exchange program or placed in needle drop boxes)

**Abbreviations:**

- PHS = Public Health Services
- FPS = Fire & Protective Services
- COS = City of Saskatoon
- BID = Riversdale Business Improvement District participated 2006 - 2009

### Public Disposal Options

- Do not place used needles directly into city garbage.
- Return used medical needles back to the pharmacy from which you bought them.
- Place used sharps in one of the needle drop boxes.
- Call 655-4444 for a list of drop box locations.

### Medical or Business Office Disposal Options

- Call Biomed at (306) 253-4476 to set up containers and pick up.
- Do not use the needle drop boxes.
- Do not place in the city garbage.

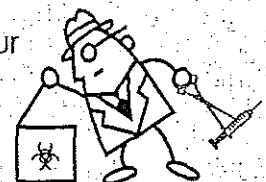
### Needle Clean Up Kit

*Helps you to safely dispose of needles found on your property!*

**The needle clean up kit includes:**

- Needle Safety at Work video or DVD.
- 1 pair of tongs.
- 2 biohazard containers.
- 20 pairs of disposable gloves.
- 1 set of instructions.

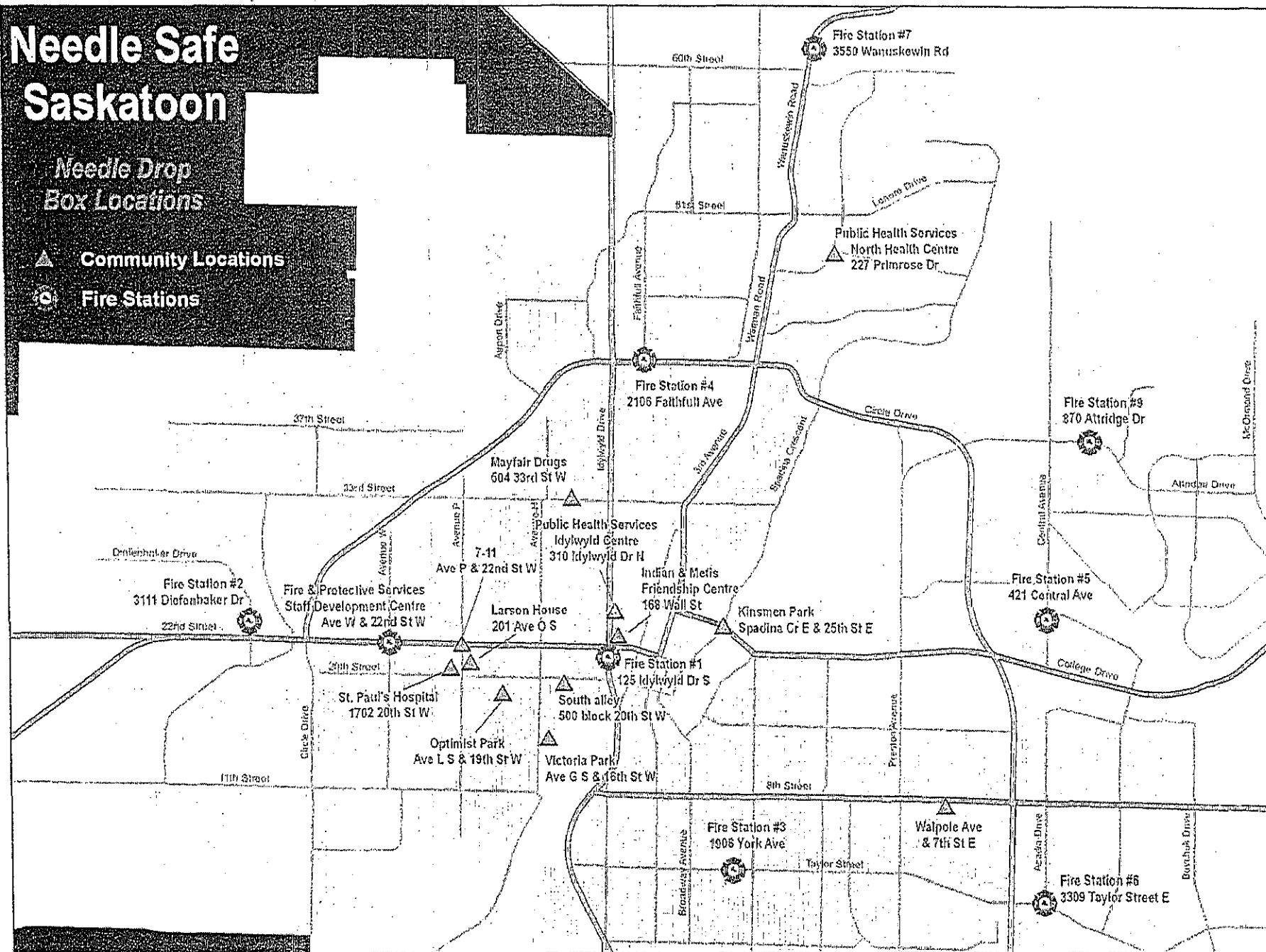
Phone (306) 655-4664 to learn how to make your own kit or to obtain a kit.



# Needle Safe Saskatoon

Needle Drop  
Box Locations

- ▲ Community Locations
- ⊙ Fire Stations

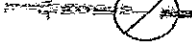





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## Needle Safety. It's Everyone's Concern!

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If you find a used needle, follow the steps below for safe pick up and disposal.

- Do not recap the needle. 
- Wear garden, work or medical gloves.
- Use tweezers, pliers or tongs to pick up by the end that is not the sharp end. Keep away from your body. 
- Place the needle, sharp end first, into a hard container (e.g. liquid laundry detergent or bleach container). 
- Call 655-4664 if you do not have these clean-up items.
- Fill a container no more than 3/4 full.
- Put the container lid on tightly and tape it.
- Wash your hands with soap and water.
- Store the container in a safe place until you can dispose of it.
- Do not place needles in city garbage.
- Place in a needle drop box in your community. Call 655-4444 for needle drop locations. 
- Call the Saskatoon Fire & Protective Services at 975-3030 if you have found a needle on public property and cannot follow the steps listed.

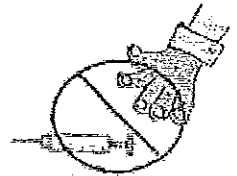
For more information  
on Needle Safety &  
Disposal, call  
655-4444

*What should you tell children about finding needles?*

Educate your children.

Tell them to:

- Never touch or pick up needles.
- Always call an adult.



*Are used needles dangerous?*

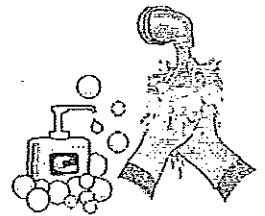
Needle poke injuries are:

- a public health concern
- low risk for spreading hepatitis or HIV infection.

There have been no reported hepatitis or HIV infections from a community needle poke injury in Saskatoon Health Region.

*What should you do if you poke yourself with a needle?*

- Allow the wound to bleed.
- Wash all exposed areas with soap and water.
- Report the needle poke:
  - Saskatoon Health Region employees call 655-0820 if the injury occurred at work.
  - For all other needle poke injuries call Public Health Services at 655-4620.
- Go immediately to an Emergency Room for care. Tell them you have been poked by a needle.



From: CityCouncilWebForm  
 Sent: June 11, 2012 3:04 PM  
 To: City Council  
 Subject: Write a Letter to City Council

**RECEIVED**

JUN 11 2012

CITY CLERK'S OFFICE  
 SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lori Prostebby  
 1521 Ave F North  
 Saskatoon  
 Saskatchewan  
 S7L 0V9

EMAIL ADDRESS:

vaganza@shaw.ca

COMMENTS:

Dear Worship the Mayor and Members of City Council.

My name is Lori Prostebby. I have owned a business at 511 33rd St, for the last 10 years. I also own a house in Mayfair area.

I have always loved the Mayfair area. Had a little edge to it. A lot of working families, seniors with Pets, so I opened a business in the area. It has been great.

A couple years ago. Aids Saskatoon moved into 601 33rd St. We welcomed them with open arms. They operated a well accepted centre for people affected with Aids. Fast forward to 2011-2012. Aids Saskatoon has evolved into 601 Outreach/Needle exchange. I only found out this from a mall resident a couple months ago. Merchants of our mall and residents in the area have noticed a big increase of drug use, discarded needles, and a lot of loitering around the Aids Saskatoon building and mall area. I was getting comments pretty much daily on the behaviour of the patrons. Spitting, swearing, fighting, and yes drug deals right in broad daylight. They do not hide the fact they are selling. A lot came from Mayfair drugs methadone/prescription drugs in hand and selling it in the parking lot. Not sure if they feel safe because of the needle exchange (police's hands are tied) The crime has increased in the area. (look at the crime stats for area) I had been robbed for the very first time last year (reported to police) I had to remove some products I used to sell (jewelery) as their patrons would stop in a window shop in my dogfood, grooming shop. My \$1000 van was stolen right outside my house, my backyards shed has been robbed 2 times in the last year.

Over the last month or so I have been reading studies pros and cons for needle exchange. What I have come to realize is there is really not a concession if needle exchange benefits society as a whole. Residents are not consulted. Police are not informed (had police here last week, they did not know about the needle exchange at 33rd) It's like it has been kept a secret from the residents. City and provincial government officials did know. Saskatoon Health, Sask Health had informed me they would be at the next Caswell Association meeting to educate us on needle exchange. I asked Darren Hill who is Mayfair City Councillor. He informed me he is not allowed to attend other community area meetings??? And interrupted me when we spoke on the phone, he blamed the increase of crime etc on the prostitutes in the area, which has actually decreased a lot over the years. The girls that work on the street



seem to respect us more then the patrons of Aids Saskatoon/601 Outreach At the last moment, Saskatoon Health, Aids Saskatoon cancelled out on attending the board meeting with the caswell association. I was also contacted by Caswell Community Association, they told me I could not go to the meeting as it is only open to caswell residents (on Caswell website, it says everyone welcome to their meetings). I do however pay city property taxes for my portion of the stripmall which is in Caswell. AND house taxes for my resident in Mayfair.

The question I would like answered is:

1. Why werent the residents of Caswell/Mayfair consulted or disclosed that there was a Outreach center/Needle exchange operating at 601 33rd Street W. I have a MLA right next door to me. No mention from him. City councillor Darren Hill had not informed us either. 2 Elections passed. We business merchants found out on our own from Pharmacy next door. We did approach Aids Saskatoon over 2 months ago with our concerns of loitering, etc around the outreach. Nothing was done to improve the problem. There are still people "hanging" around the area. While there is a smoking area for them in back, tables etc supplied. they do not use it.
2. As a concerned citizen, this whole needle exchange, methadone treatment should be revamped, make some improvements. Perhaps coloured needles so we know needles are being returned,(needles are not actually counted, they just go by containers they are supplied. found this on Sask Gov site) no more carry out methadone (its being sold outside mayfair drugs, yes,we have seen this on numerous occasions. Also the police seem to be left out of the loop on this. this must be very frustratingt to the police officers. I have spoken to acouple police who had come to my business, they had no idea there was a needle exchange there.

The words "harm reduction" have come up alot. How is giving needles to a addict reducing harm. the diseases, illnesses they get are just as bad or even worse then Adis itself, everytime they inject death is a consequence. It affects us all by more healthcare dollars. Plus the population of who have acquired Aids has actually increased alot over the years. So saying we spend less or we save money on treating aids does not fly with me. It is not going down. There is more crime in the area, more people getting aids..... how is this harm reduction? Maybe in other cities, but not here. I also read on the saskatchewan government site on needle exchange programs from 2008 study. THEY DO share needles, with family members and friends.

I will keep this short. I thought I would voice my concerns to you as a whole. Provincial and Municipal members of our area seem to have kept the needle exchange their dirty little secret. Residents I have to spoken to had no idea. If they are going to hand out needles, the city officials, provincial government, healthcare officials have to be held accountable for the increase of crime and the large amount of aids cases in Saskatchewan.

One more thing, I noticed there is not 1 needle exchange on the eastside of Saskatoon? Why is that? There are plenty of drug addicts on the eastside too.

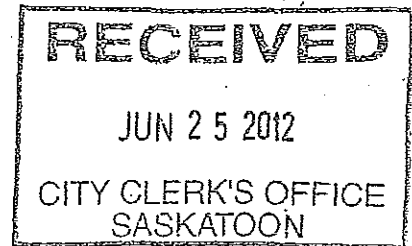
Thanks you for your time. I am just writing you as a concerned business owner, resident of mayfair and a parent of a 16 year old daughter (who has managed to stay drugfree). I fear for this summer when Mayfair pool opens, with the increase of needles and drug addicts around. Will be a scarey place to take children.

Also disclosure of these kind of Outreaches must be shared with residents in the area BEFORE they are opened. I feel our City Councillor has not been forthcoming on this matter with us residents. This is a election year. Some questions should be answered.

Yours truly

Lori Prostebby  
1521 F North (residence)

From: CityCouncilWebForm  
Sent: June 25, 2012 12:55 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lori Prostebby  
1521 Ave F North  
Saskatoon  
Saskatchewan  
S7L 0V7

EMAIL ADDRESS:

[vaganza@shaw.ca](mailto:vaganza@shaw.ca)

COMMENTS:

Myself and some concerned residents/business owners of Mayfair/Caswell would like to voice our concerns about a Needle Exchange in a residential area. What we would like to purpose is the same zoning bylaws as the massage parlors, escort agencies. We are finding drug dealers are hanging around the needle exchange as they know the police are for the Harm Reduction/Needle Exchange Programs here in Saskatoon. There is less of a chance of being arrested outside the very place that gives them needles to use their drugs. They are pretty much left to do what they want. Its a scarey situtaion for children in the area. Not to mention adults. They are very open, not shy about dealing in the immediate area. Plus we are experiencing alot more discarded needles, actual people injecting at back of businesses in the area.

Below is from mins of your last city hall meeting.

27) Lori Prostebby, dated June 11  
Commenting on needle exchange. (File No. CK. 3000-1) (Referred to Board of Police Commissioners [regarding allegations of illicit drug trade activities], to the Administration [regarding zoning issues] and to the Ministry of Health [regarding the issue of needle exchange programs] for consideration and response to the writer.)

RECOMMENDATION: that the information be received.  
Moved by Councillor Dubois, Seconded by Councillor Paulsen,  
THAT the information be received.  
CARRIED.

Thank you for your time.

Lori Prostebby

*Has requested to speak to Council*



Population and Public Health

Office of the Medical Health Officer  
204 – 310 Idylwyld Drive North  
SASKATOON SK S7L 0Z2  
Tel: (306) 655-4338  
Fax: (306) 655-4414

October 30, 2012

To His Worship, the Mayor and members of City Council of the City of Saskatoon

**Re: Harm Reduction Strategies in the City of Saskatoon**

In light of the public and media discussion raised by some members of the business communities of Mayfair and Caswell Hill, we as Health Care Providers from the Saskatoon Health Region (SHR) agree that it is very timely to approach your office, and that of our city counselors who may be interested in discussing the issue of Harm Reduction Strategies more directly with the Health Region.

Drug use happens in every country and in every culture despite efforts to prevent its use or trade. Harm reduction focuses on reducing the harms related to drug use through education, prevention and treatment. A harm reduction approach acknowledges that there is no decisive solution to the problems of drugs in society and that various interventions are needed to address the problems. Such interventions must be based on science, compassion, health and human rights. We all have a responsibility to protect our patients, our peers, the community at-large and ourselves.

Harm reduction strategies are about safety and healthcare and include initiatives like designated drivers, mandatory childcare seat legislation, needle (or syringe) exchange programs, safe graduations, safer sex campaigns, safe injection sites, and methadone maintenance programs. Interventions also include counseling, education, and referrals for health care.

The Canadian overall cost of substance abuse, in 2002, (measured in terms of the burden on services like health care and law enforcement and the loss of workplace productivity) was estimated to be \$39.8 billion and illegal drugs accounted for \$8.2 billion of that total. A total of 1,695 Canadians died in 2002 as a result of illegal drug use. The leading causes of death linked to illegal drug use were overdose, drug-attributed suicide, and drug-attributed Hepatitis C and HIV infection. In 2002, the deaths and illnesses linked to illicit drugs resulted in 62,110 potential years of life lost and accounted for 352,121 days of acute care in hospital (Rehm, J., et al., 2006). Clearly drug use takes a major toll in resource utilization in our community. The added tragedy is that some of the more severe complications of drug use can be prevented or mitigated by comprehensive programs and policies that address the full continuum of service needs, which include prevention, treatment, cessation and harm reduction approaches.

Integrated SPS/RCMP Units, Alcohol and Gaming Inspectors, SGI, and Saskatoon Fire and Protective Services. Some of the operational plans included:

- Drug-related investigations
- An information blitz with area businesses, community leaders and community associations
- Enforcement of Court Orders and Warrants to Arrest issued by the court.
- "John" stings and "Operation Help" projects
- Traffic related projects including impaired driving, driving while prohibited, speeding, school zones, etc.
- Property maintenance bylaw enforcement by Saskatoon Fire & Protective Services
- Bar checks at licensed establishments with Saskatchewan Liquor and Gaming Authority.
- Investigations in collaboration with Safer Communities and Neighborhoods
- Operational plan focused on preventing theft from motor vehicles
- Investigation into street gang activity

Since this time they have conducted further operational plans/projects on a regular basis in the 33<sup>rd</sup> Street area. Thirty four (34) projects have been done utilizing the Compstat Support Team and Patrol members. Many of these projects involved plainclothes surveillance, as well as high visibility foot and vehicle patrols. Other Sections/Units (e.g. Vice) within the police service have done operational plans in the area in addition to these ones which are organized by Patrol.

In addition to this, eight city-wide beat flood days are done each year and the 33<sup>rd</sup> Street area is included in these projects.

The NW Community Liaison Officer did a Crime Prevention through Environmental Design (CPTED) study of a licensed establishment on 33<sup>rd</sup> Street. This study was conducted with the active participation of the owner of the premises in an effort to suppress unwanted behavior within the establishment and surrounding area.

This list of projects does not include anything completed prior to the 33<sup>rd</sup> Street Safer Streets Project. There are other issues affecting the quality of life in the neighborhoods around 33<sup>rd</sup> Street and Idylwyld Drive, which are outside the mandate of the police to address; however, we continue to monitor residential properties to ensure compliance with city bylaws, communicate with area councilors, and respond to community concerns.

In the normal course of business police officers will stop and speak with people believed to be involved with some type of criminal behavior or suspicious activity, generating a report which we refer to as a 'Street Check'. Since the 33<sup>rd</sup> Street Safer Streets Project officers have conducted 217 of these investigations on or around the 33<sup>rd</sup> Street Business Corridor.

## Saskatoon Police Services Activity Update

### Five Year Comparison from YTD 2007 to 2012

- Caswell down 20.3 percent in violent crimes
- Caswell down 11 percent in property crimes
- Mayfair down 5.6 percent in violent crimes
- Mayfair down 16.3 percent in property crimes

### Year To Date from January 1 to November 12, 2012, Compared To Same Period In 2011 (these numbers refer to actual reported incidents)

- Caswell had 2 less incidents of violent crime
- Caswell had 21 less incidents of property crime
- Mayfair had 4 less incident of violent crime
- Mayfair had 49 less incidents of property crime

### Calls for Service January, 2012 to June, 2012

In looking at a mapping of the incidents in both Caswell and Mayfair since January 1, 2012:

- There are no "clusters" of activity around the Aids Saskatoon office in any of the incident type;
- With the exception of the Safeway which reports a high number of shoplifters, there are no clusters at all in the 33<sup>rd</sup> Street area of Caswell/Mayfair; and
- With the couple exceptions noted above on 22<sup>nd</sup> Street and along Idylwyld Drive, most of the reported crime during these first few months is spread fairly evenly throughout the neighborhoods.

### What Police Have Done

Inspectors for the Central and Northwest divisions collaborate on issues that emerge along the 33<sup>rd</sup> Street business corridor and are both familiar with the community's concerns regarding criminal activity. Since this street does include both Central and NW Divisions, the Inspectors have agreed to allow NW to implement Operational Plans involving both sides of the street, removing the possibility of conflicting operations. While SPS have been working steadily on crime concerns along 33<sup>rd</sup> Street West, they are also balancing the policing needs of the rest of the two Divisions.

In June 2011 the Service conducted the "33<sup>rd</sup> Street Safer Streets Project," which targeted activity within the Mayfair and Caswell neighborhoods which was having a detrimental effect on the quality of life of the residents. The project was focused at changing behavior and utilized almost every section of the Service along with SCAN,

Harm reduction is a practical approach to drug use, recognizing that quitting drugs may not be realistic or even desirable for everyone. Harm reduction strategies are community-based, user-driven, and non-judgmental and are broad based in that they address systems which isolate and marginalize people.

Locally, with public safety and patient care in mind, Saskatoon Health Region has two main harm reduction programs that address needle use and needle safety in our community – the Needle Exchange Program offered at various locations in the health region and Methadone substitution therapy. Needle Safe Saskatoon; an integrated partnership between the City of Saskatoon, SHR and other community-based partners, has been the organization that addresses improperly discarded needles found in the community.

Needle Exchange programs not only offer clean needles to individuals who use them, but are often the only point of contact with any formal health care for some members of our community. It is through these programs, they may access protective immunizations from Hepatitis B and A, pneumococcal disease and Influenza; diseases which, when poorly controlled, threaten the health of the whole community.

To increase access, these services must be located close to where people live and where other complimentary services exist.

Needle Safe Saskatoon has over the years contributed to bringing a focal point to the issue of clean-up of "sharps" found in the community. Not only does this program remove more needles than exchange program transact, it is the only formal program that deals with the problems of sharps being found in the community regardless of source.

In combination, we believe that these efforts have contributed to the significant reductions in HIV disease burden and perhaps Hepatitis C in the City of Saskatoon. We have observed a three year decline in HIV disease trends. This is despite a continued epidemic of addictions and more intensive HIV case finding efforts.

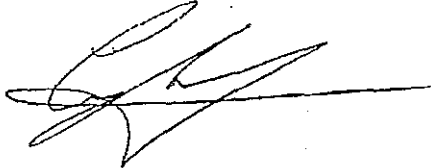
The adverse public health impacts associated with untreated mental health and substance use are substantial and largely preventable, and the associated needless human suffering is substantial.

This is - and should be - a concern to everyone.

We all want to do what is best for our patients, clients, co-workers, and communities. By protecting the most vulnerable in our community from infectious disease, we protect the whole community for the devastating consequences of community-wide outbreaks.

Attached to this letter is a short description of some of the programs offered by the Health Region to address problem substance abuse, with a particular focus on harm reduction programs and the needle exchange programs. We would like to thank you for helping us to get these important messages to members of your city council and members of the public.

Sincerely,



Dr. Cordell Neudorf  
B.Sc., M.D., M.H.Sc., FRCPC  
CMHO, Saskatoon Health Region and  
Assistant Professor, University of  
Saskatchewan, College of Medicine



Suzanne Mahaffey, MSc.  
Director  
Population and Public Health  
Saskatoon Health Region

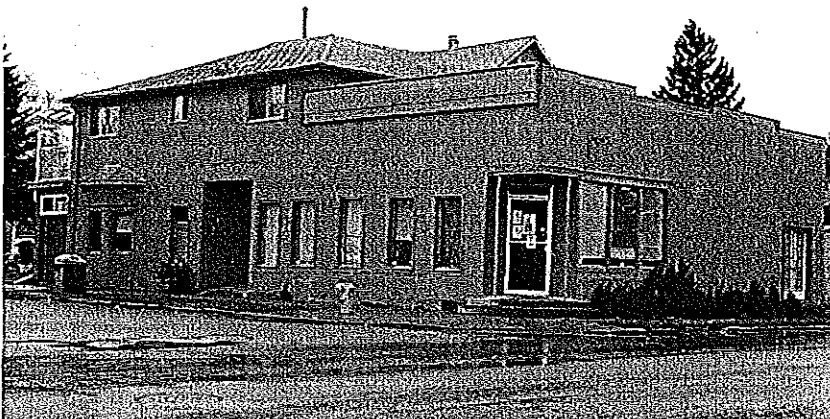
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## About AIDS Saskatoon

[Donate](#)



AIDS Saskatoon is the primary AIDS service organization serving Central and Northern Saskatchewan. We provide outreach, education, and support for people living with and affected by HIV/AIDS and Hepatitis C (HCV).

AIDS Saskatoon is proud to be a United Way of Saskatoon and Area funded agency.



A printable brochure about AIDS Saskatoon is attached below.

### 2010 Annual Report & Audited Financial Statements

Attached below is a PDF copy of AIDS Saskatoon's most recent annual report and audited financials for the year ending March 31, 2010.

ATTACHMENT	SIZE
<a href="#">2011 ANNUAL REPORT</a>	1.45 MB

#### SEARCH

Search

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11/19/2012 - 15:23

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[Intensive Family Support \(IFS\)](#)

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#### HIV NEWS

- [A Day With HIV \(and Recent Updates in My Life\)](#)

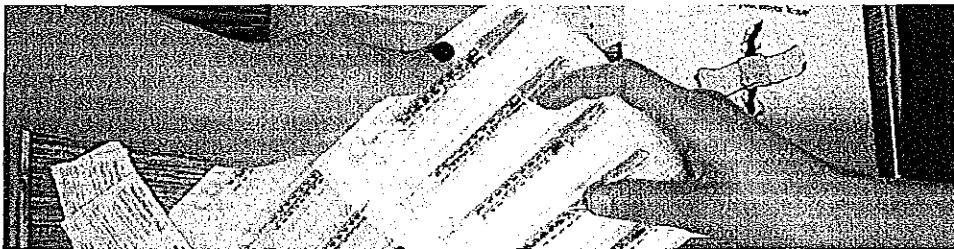


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 Outreach Programming Needle Exchange What's Your Risk?

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## Needle Exchange



### Hours: Monday to Friday 1 to 3 pm

Anyone is welcome to use AIDS Saskatoon's needle exchange services; no identifying information is required in order to exchange as per the guidelines set out by the Saskatoon Health Region. The program operates on a one-for-one (exchange) basis; we can provide new syringes, alcohol swabs, filters, spoons and two sizes of biohazard containers to safely dispose of used needles. Information is available on safer injection techniques, needle safety, and blood-borne pathogens.

The needle exchange is also the hub for donated toiletries and personal care items (from baby formula to toothpaste & shampoo), which are made available to exchange clients and PWAS.

AIDS Saskatoon's Needle Exchange program operates as a satellite for Saskatoon Public Health. They provide supplies, training, and best practices; AIDS Saskatoon supplies space and staffing.

### About Needle Exchange Programs

Needle exchange programs provide people with access to new and sterile equipment for injection. They help to reduce the number of loose or discarded needles found throughout the community by providing space to safely dispose of used needles. Using new fixing supplies every time reduces injuries and infections brought on by sharing equipment, as well as dull needles and non-sterile supplies.

Needle exchange programs are provided as a public health service throughout Canada to reduce the transmission of HIV and HCV.

The Saskatchewan Ministry of Health evaluated needle exchange programs throughout the province in 2008. <http://www.health.gov.sk.ca/needle-exchange-exec-summary>

Click above to read about the findings of this report.

### Needle Exchanges in Saskatoon

#### AIDS Saskatoon

1143 Ave F N

Services offered Monday to Friday from 1-3pm

Call 242-5005

#### Saskatoon Health Region Street Health Program

101-310 Idylwyld drive north

Service offered Monday to Friday from 10am- 4:45pm with extended hours on Wednesday/ Thursday from

Donate

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#### RECENT NEWS

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Week 2012 ~ Nov  
26 to Dec 1](#)

11/19/2012 - 15:23

[Tis the Season for  
Holiday Hampers](#)

11/01/2012 - 14:29

[JOB POSTING:  
Bookkeeper](#)

10/31/2012 - 13:29

[JOB POSTING:  
Intensive Family  
Support \(IFS\)](#)

[Worker](#)

09/18/2012 - 13:31

#### HIV NEWS

- [A Day With HIV \(and Recent Updates in My Life\)](#)

10am-6pm

LOG IN

Call 956-4642

**Health Works Van**

Van stops

Ave. H & 20th from 7-7:30pm Monday to Friday

Ave. R & 20th from 8-8:30pm Monday to Friday

Ave. P & 20th from 11-11:30pm Monday to Friday

Call 221-2442 anytime between 7-11:30pm

**STC Health Centre**

1514 20th St E

Available everyday from 12-5pm

Call 956-0345



**SWITCH**

Located at Westside Community Clinic 1528 20th St E

Service offered Wednesdays 5:30-8pm and Saturdays 11am-1:30pm

Call 956-2518

Exchange only up to 5 needles at a time.

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**Lori Prostebby**

---

**From:** "Heather Byrne" <admin@aidssaskatoon.ca>  
**To:** <vaganza@shaw.ca>  
**Cc:** "Dr. Johnmark Opondo" <Johnmark.Opondo@saskatoonhealthregion.ca>  
**Sent:** October-26-12 2:24 PM  
**Subject:** Needle Exchange Statistics

Hi Lori

I was contacted by Dr. Opondo and informed that you were interested in our 2011 Needle Exchange Statistics.

They are as follows:

Needles Issued: 57,994

Needles Returned: 57,838

Needle exchange return rate: 99.73%

\* We assume that the small number of needles not returned within the 2011 time frame ended up deposited in the drop boxes which would help explain the 123.1% return rate for the region.

Our current 2012 needle exchange rate is 104.53%

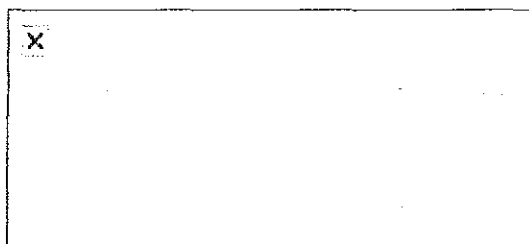
Thank you for your interest.

Heather Byrne  
Interim Executive Coordinator  
AIDS Saskatoon

[admin@aidssaskatoon.ca](mailto:admin@aidssaskatoon.ca)

AIDS Saskatoon  
1143 Ave F N. Saskatoon, SK  
Phone: 306.242.5005  
Fax: 306.665.9976

[www.aidssaskatoon.ca](http://www.aidssaskatoon.ca)



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## 601 Outreach Centre

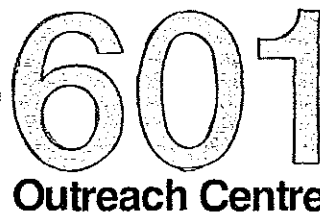
The 601 Outreach Centre is the heart of AIDS Saskatoon.

Begun in 2001 as just a corner in the reception area, the 601 has grown into a lively, welcoming drop-in centre that's the first point of contact for People Who Access our Services (PWAS, in AIDS Saskatoon-speak). Everyone is welcome at the 601 – with no questions asked.

The 601 aims to meet people's basic needs with services like nutrition programming, laundry, internet, personal care items and phone. Through the 601, PWAS can access the services of our Support Services Coordinator, as well as referrals to other friendly professionals. Our needle exchange program began in March 2009 as a partnership with the Saskatoon Health Region.

The 601 is a busy place! Stop by the 601 on any given day and you're likely to see everyone working together: filling the coffee pot, folding clothes, reading the newspaper, doing laundry, mowing the lawn, making crafts, playing bingo, and laughing a lot. The coffee's always on!

*"It's my home away from home. When I come here, it's my time. I like to use the computer and I like when they have activities. The staff is awesome." -Louisa, age 37.*



*Donate*

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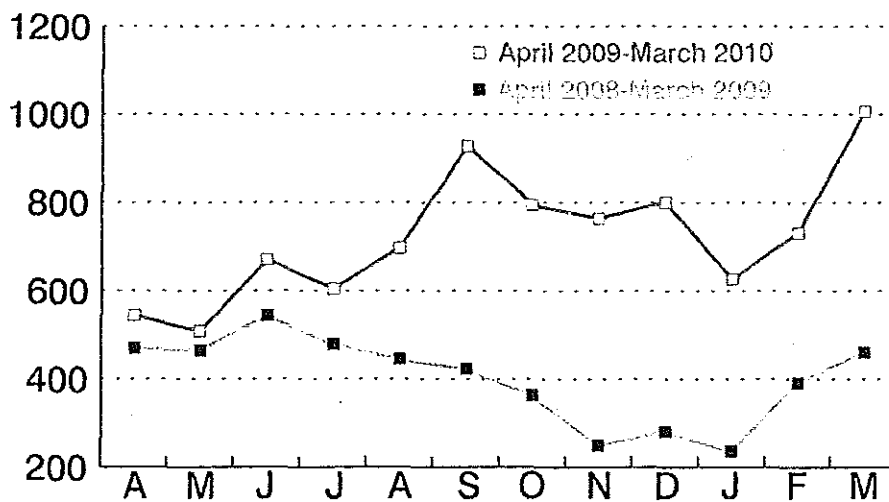
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- [A Day With HIV \(and Recent Updates in My Life\)](#)



Total Visits to 601 Outreach Centre by Month

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## Support Services

### A Friendly Ear

Support Services Coordinator Natalie Kallio's office is beside Sherri's in the 601 Outreach Centre. Natalie is available during office hours for one-on-one support, referrals, or just a friendly face to talk to. If you're newly diagnosed and feeling scared or alone, like Natalie, Support Worker Heather Byrne is a great person to talk to.

### Referrals

Although AIDS Saskatoon not offer ongoing therapy, we can refer you to someone who does. We make referrals to HIV-friendly services, such as dentists, doctors & counsellors; we are also able to connect you to legal and social services when needed. We can provide assistance if you're dealing with medical, legal, social, employment, housing, or family issues. We keep Provincial and Federal forms on hand and we are willing to fax them for you upon request.

### Support Groups

Positive Support and the Harm Reduction Group

### Emergency Assistance Fund

Financial assistance is available on an emergency basis in the form of one-time grants. The EAF does not provide funding for ongoing expenses. Each request for funding is evaluated based on our funding guidelines. Proof of HIV status is required. AIDS Saskatoon's EAF program is funded solely by donations to the annual Red Ribbon Tag Day campaign in September.

### Christmas Hampers

Our Christmas Hamper program provides a hamper full of items to create a wonderful holiday feast. In 2009, 62 hampers were distributed, with the help of generous donors, as well as friends at [Lakeview Church](#), [St. Mark's Anglican Church](#), the Public Service Alliance of Canada's Saskatoon Regional Women's Committee and so many more. Christmas hampers are available to persons living with HIV/AIDS in our community. Proof of HIV status is required.

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# AIDS SASKATOON INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED  
MARCH 31, 2011

## 1. ORGANIZATION

AIDS Saskatoon Inc. is a local organization operating programs aimed at supporting those affected by AIDS and HIV infection and educating and informing with a view to limiting the incidence of AIDS and HIV infection. AIDS Saskatoon Inc. is a registered charity under the Income Tax Act and is incorporated under the Non-Profit Corporations Act of Saskatchewan.

## 2. SIGNIFICANT ACCOUNTING POLICIES

### Tangible Capital Assets and Depreciation

Tangible capital assets are recorded at cost and amortized over their estimated useful lives. This requires estimation of the useful life of the asset and its salvage and residual value. At the end of each accounting period management considers whether there has been a permanent impairment in the value of tangible capital assets by estimating the net recoverable amount of the unamortized portion. As is true of all accounting estimates, it is possible that changes in future conditions could require changes in the recognized amounts for accounting estimates. Should an adjustment become necessary, it would be reported in earnings in the period in which it became known.

Depreciation of tangible capital assets is calculated at the following annual rates:

Furniture	20% declining balance
Computer equipment	30% declining balance
Leasehold improvements	20% straight-line

Depreciation on assets acquired during the year is recorded at one-half the normal annual rate. There is no depreciation recorded in the year of disposal.

### Fund Accounting

The accounts of the organization are maintained in accordance with the principles of fund accounting. For financial reporting purposes, accounts with similar characteristics have been combined into the following major funds:

#### (a) Operating Fund

The operating fund reflects the primary operations of the organization.

#### (b) Emergency Assistance Fund

The emergency assistance fund is an internally restricted fund that provides emergency assistance to individuals affected by AIDS and HIV. Revenue is generated from fundraising and donations. Expenditures consist primarily of payments to individuals for assistance.

#### (c) Capital Fund

The capital fund is an internally restricted fund that reflects the equity of the organization in tangible capital assets. The capital fund includes revenue received from donations designated for the acquisition of tangible capital assets. Expenditures consist primarily of depreciation of tangible capital assets.

### **Basis for Qualified Opinion**

In common with many charitable organizations, the organization derives revenue from the general public in the form of donations and fundraising, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of revenue was limited to the amounts recorded in the records of the organization and we were not able to determine whether any adjustments might be necessary to revenue, excess (deficiency) of revenue over expenditures for the year, assets and unrestricted net assets.

### **Qualified Opinion**

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of AIDS Saskatoon Inc. as at March 31, 2011 and its financial performance and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.



CHARTERED ACCOUNTANTS  
June 20, 2011

**BATH  
FITTER**

Don't be fooled by competitors.  
Call the pros from Bath Fitter



**LISTEN LIVE**

**gz thegreenzone**

## Saskatoon News

### Generic form of oxycodone worries doctor

Federal government refuses to ban drug from Canada

Reported by Karin Yeske

Change text size: + -

First Posted: Nov 22, 2012 7:16am | Last Updated: Nov 22, 2012 7:23am

A Saskatoon doctor is disappointed that the federal government is refusing to ban a generic form of Oxycontin.

The federal health minister says federal laws don't let regulators simply ban a drug because some people abuse the medication.

Dr. Peter Butt, associate professor at the department of family medicine at the University of Saskatchewan, said he understands jurisdictional issues, but added that prescription drug abuse is bigger than the heroin problem in Canada.

Brand name Oxycontin was replaced by OxyNeo, a pill that is treated to make it difficult to grind into powder. In March, the province stopped funding the drug entirely, except for cancer patients.

"People would crush it and snort it. They might chew the slow release tabs to get immediate release," Butt said.

However with generic drugs, the easily-abused format could be back on the market.

Oxycontin is one of the easiest to abuse because of its chemical makeup. The drug is part instant released and part slow release, said Butt.

Butt works at a methadone clinic.

"Everyone that I see that is addicted to opiates with IV drug use is addicted to prescription opiates," he said.

There are already measures in Saskatchewan to curb prescription drug abuse.

"All the prescriptions that are written and processed in the pharmacy are put on a digital database. If there are patterns that are of concern, they get flagged and then they get a follow up with a physician," said Butt.

This would happen if a person is getting prescriptions from more than three doctors, for example.

The majority of oxycodone drug abusers are in their early 20s to their mid 30s, said Butt, adding many of them could have been saved from addiction had they been helped when they were at-risk children.

Part of the solution for Butt is a national opioid strategy that provides education to healthcare providers, practitioners and physicians.

"So that people have access to good assessments, good follow up and good treatment. It's not just about opioids. It's a broader approach to chronic pain management," said Butt.

Chronic pain in patients tends to be more problematic because opioids are being prescribed for long periods of time. Physicians and patients run into difficulty when the expectation is that the pain level will be brought back to zero. Butt said the aim should be dropping pain levels by 30 per cent.

The next step is to address the generic form of Oxycontin at a provincial level to determine whether it will be approved for coverage.

kyeske@rawlco.com

Follow on Twitter: @karinyeske

Health Saskatoon

Give feedback on this story



# *The Medical Profession Act, 1981*

*being*

Chapter M-10.1 of the *Statutes of Saskatchewan, 1980-81* (consult Tables of Saskatchewan Statutes for effective date) as amended by the *Statutes of Saskatchewan, 1982-83, c.16; 1984-85-86, c.38; 1988-89, c.13; 1989-90, c.43 and 54; 1991, c.T-1.1 and c.6; 1993, c.31; 1995, c.12; 2000, c.15; 2002, c.R-8.2 and c.21; 2003, c.P-14.1 and c.29; 2004, c.L-16.1 and c.60; 2008, c.32; and 2010, c.B-12 and c.19.*

## **NOTE:**

**This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.**

**Penalty for unlawfully practising**

80(1) A person who is not registered under this Act and who:

- (a) for hire, gain or hope of reward:
  - (i) engages in, professes to engage in or advertises to give advice in any aspect of practice; or
  - (ii) furnishes any medicine or treats any disease or ailment by medicine, drugs or any Form of treatment, influence or appliance;
- (b) takes or uses any name, title, addition or description representing, implying or calculated to lead people to infer that he is registered under this Act to practise, or that he is recognized by law as a physician, surgeon or podiatric surgeon;
- (c) assumes, uses or employs the term "doctor", "surgeon", "physician" or "podiatric surgeon" or any affix or prefix indicative of any such title as an occupational designation that relates to the treatment of human ailments, or advertises or holds himself out as such;
- (d) pretends to be a physician, doctor of medicine, surgeon, podiatric surgeon, practitioner or healer of the sick; or
- (e) assumes any title, addition or description other than that which he actually possesses and is legally entitled to use under this Act;

is guilty of an offence and liable on summary conviction, in the case of a first offence, to a fine of not more than \$5,000, in the case of a second offence, to a fine of not more than \$10,000, and, in the case of a third or subsequent offence, to a fine of not more than \$15,000.

(2) Every director, officer or agent of a corporation who directed, authorized, assented to, acquiesced in or participated in an act or omission of the corporation that would constitute an offence by the corporation is guilty of that offence, and is liable on summary conviction:

- (a) for a first offence, to a fine of not more than \$5,000;
- (b) for a second offence, to a fine of not more than \$12,000; and
- (c) for a third or subsequent offence, to a fine of not more than \$20,000.

1980-81, c.M-10.1, s.80; 1989-90, c.43, s.28;  
2000, c.15, s.12; 2002, c.21, s.40.

**Limitation of prosecution**

81 No prosecution shall be commenced for an offence against section 80 of this Act after the expiration of one year from the date of the commission of the alleged offence.

1980-81, c.M-10.1, s.81; 1989-90, c.43, s.29.

- (b) a corporation named in the certificate:
  - (i) was or was not registered as a professional corporation; or
  - (ii) was or was not the holder of a valid permit; or
- (c) a person named in the certificate:
  - (i) was or was not registered as a podiatric surgeon; or
  - (ii) was or was not the holder of a valid permit.

(2) In any case where proof of registration or non-suspension of a person pursuant to this Act is required to validate a witness's evidence and the proof is not available without prejudicial delay to the case or the parties interested, the evidence of the person under oath that he is so registered under this Act and not under suspension is sufficient proof of the facts sworn by him.

1980-81, c.M-10.1, s.76; 2000, c.15, s.11; 2002, c.21, s.38.

#### Onus of proof

77 In a prosecution under this Act, the burden of proof of authorization to practise or of non-suspension is on the person charged.

1980-81, c.M-10.1, s.77.

## OFFENCES

#### When physician not entitled to rights

78 A person entitled to be registered under this Act who neglects or omits to be so registered is not entitled to any rights or privileges conferred by registration during the time that the omission or neglect continues, and he is liable to the penalties imposed by this Act or any other Act in force against unqualified or unregistered persons.

1980-81, c.M-10.1, s.78; 2002, c.21, s.39.

#### Practising defined

79 Every person is deemed to practise medicine within the meaning of this Act who:

- (a) holds himself out as being able to diagnose, treat, operate or prescribe for any human disease, pain, injury, disability or physical condition; or
- (b) offers or undertakes by any means or methods to diagnose, treat, operate or prescribe for any human disease, pain, injury, disability or physical condition.

1980-81, c.M-10.1, s.79.

Dr. Johnmark Opondo  
 Deputy Medical Health Officer  
 101-310 Idylwyld Drive North  
 Saskatoon SK Canada S7L 0Z2

Phone Office: (306) 655 4470  
 Fax: (306) 655 4414  
 Cell: (306) 221 3179

Hi Lori,  
 I will respond to the specific questions you raised as follows:

How many needles were exchange in Needle Exchanges in Saskatchewan in the 2011 and how many were exchanged at the Outreach601 in 2011.

In 2011 from the data we have the following were the year end totals for needles transacted for needle exchange programs affiliated with Saskatoon Health Region Population and Public Health

YEA R	needles Issued BY PPH Exchange Program	Needles Returned to PPH Exchange Program	Needles Collected by Needle Safe Saskatoon	Needles Collected Drop Boxes	total Needles Collected	Return rate
2011	631,414	600,600	17,166	159,600	777,366	123.1

Needle  
Safe

Saskatoon has over the years contributed to bring a focal point to the issue of clean-up of "sharps" found in the community. Not only does this program remove more needles than exchange program transact, this is the only formal program that deals with the problems of sharps being found in the community regardless of source. In 2011 for example Needle Safe Saskatoon efforts roved 23% more needles than the needle exchange programs transacted.

also, what is the percentage of IDUs tested for HIV who participate in the Needle Exchanges in Saskatchewan in 2011

All users of Needle Excahnge programs in Saskatoon Health region are offered Testing for HIV regularly as a part of the Needle exchange programs suite of services.

Needle Exchange programs not only offer clean needles to individuals who use them, but are often the **only** point of contact with any formal health care for some members of our community. It is through these programs, they may access protective immunizations from Hepatitis B and A, pneumococcal disease and influenza; diseases which when poorly controlled threaten the health of the whole community.

In Saskatchewan on average, there are approximately 4500 HIV tests being completed per month and that number continues to increase with more local, regional and provincial testing strategies being implemented, along with recent policy changes to implement more routine testing of HIV. We do not have data on the number of IDUs who are tested for HIV; however, everyone who visits a Public Health office or needle exchange site would be given the opportunity to receive testing for STIs, HIV and Hepatitis B and C along with an array of other health and social services. Recently, our statistics indicate that our rate of HIV testing in the province has increased while our rate of positivity has decreased.

# NEEDLE EXCHANGE INCREASES H.I.V.

**"...Needle-exchange appears to be nothing more than a facilitator for drug abuse..."**

(ONDCP:1998)

- *Vancouver has the largest Needle Exchange Program (NEP) in North America.* The Vancouver NEP distributed approx. 3 million needles last year. A 1997 study of the city's intravenous drug users, 92% of whom used the NEP, found that 40% of HIV-positive addicts had lent their used syringes, and 39% of HIV-negative addicts had borrowed a used syringe. (SOURCE: STRATHDEE et al: AIDS II, 1997 AND US OFFICE OF NATIONAL DRUG CONTROL POLICY, 1998)
- Needle Exchange Programs (NEP), however well meaning, do not work. In fact, in Vancouver, the HIV rate among NEP participants is *actually higher* than the HIV rate among injecting drug users who do not participate. These findings are similar throughout the world. Addicts in the Montreal NEP become HIV-infected at twice the rate of addicts not in the program. (AMERICAN JOURNAL OF EPIDEMIOLOGY)
- Nowhere has tolerance toward injecting drug addicts helped them. It only encourages the spread of more needles for more kinds of drugs, stimulants and hallucinogens. In fact, the #1 injected drug is not heroin but cocaine because injecting brings a quicker high and retards withdrawal. (NATIONAL HOUSEHOLD SURVEY ON DRUG ABUSE)

THE REAL ISSUE...  
WHY MUST CANADIANS PAY  
MILLIONS OF DOLLARS IN TAXES TO  
FUND NEP'S THAT HAVE BEEN  
PROVEN TO INCREASE CRIME,  
DISEASE AND ADDICTION?

## **The Cost of Drug Abuse to Society is Enormous**

- Highest rates of property crime in Vancouver are within 2 blocks of the NEP and a 24-hour drug market and open injection site operate immediately adjacent to the Needle-Exchange.

**Maybe More Canadians Should Have a Say in These Decisions!**

# IDEAS

INTERNATIONAL DRUG EDUCATION  
& AWARENESS SYMPOSIUM

*presented by* INTERNATIONAL DRUG EDUCATION & AWARENESS SOCIETY

*in partnership with* DRUG FREE AMERICA FOUNDATION INC. AND DRUG PREVENTION NETWORK OF THE AMERICAS

**May 1 to May 3, 2002**  
**Vancouver Convention & Exhibition Centre**

With the use of statistical and documented evidence, IDEAS - 2002, the first of its kind in Canada, is committed to bringing honesty to the issue of tolerance for substance abuse.

IDEAS has invited Swedish, Swiss, U.S., Canadian and other world-leading medical, legal and police experts with impeccable credentials and experience in the prevention, treatment, law enforcement and harm reduction of illicit drugs. **For three days, they will meet with Canadians of influence in a conference intended to examine Canada's permissive drug policies.**

**If you have been invited, please reply Early.**  
**If you are interested, please refer online at [www.ideas-canada.org](http://www.ideas-canada.org)**



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NEWS RELEASE - NOVEMBER 14, 2012

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## GOVERNMENT SUPPORTS HEALTHY LIFESTYLES DAY FOR YOUTH

The provincial government is providing \$15,000 in support of the annual Drug Awareness and Healthy Lifestyles Day.

More than 1,900 Grade 7 students from across Saskatoon will assemble at Prairieland Park November 14-15 to hear presentations about healthy lifestyles. The two-day event is being sponsored by Saskatchewan Government Insurance (SGI) and the Saskatchewan Liquor and Gaming Authority (SLGA) and is hosted by the Saskatoon Health Region's Mental Health and Addiction Services, the Saskatoon Police Service, Saskatoon Fire and Protective Services and MD Ambulance.

"SGI and SLGA are proud to provide financial support for this event," Minister responsible for SGI and SLGA Donna Harpauer said. "This event provides an opportunity to help young people understand that underage drinking is harmful and getting into a vehicle with an impaired driver is dangerous and often comes with tragic consequences."

Police officers, firefighters, paramedics and addiction professionals will be among the guests speaking to students about topics ranging from the consequences of illegal drug use, impaired driving, texting while driving, the impact of alcohol consumption and other potentially harmful behaviours.

"The financial support being provided by SGI and SLGA for this event will help benefit the larger community by promoting a healthy attitude among our young people," Saskatoon Police Inspector Jerome Engele said. "Teenagers face a lot of peer pressure and this event will provide them with the tools to make safe choices."

"Addictions to drugs and alcohol often start at a young age," Prevention Educator with Mental Health and Addiction Services Siobhan O'Connor said. "This event is a great way for us to talk to young people about the realities of drug and alcohol use by challenging them to consider the potential consequences."

-30-

For more information, contact:

David Morris  
Saskatchewan Liquor and Gaming Authority  
Regina  
Phone: 306-787-1721

Inspector Jerome Engele  
Saskatoon Police Service  
Saskatoon  
Phone: 306-975-8285

Linda Walker  
Saskatoon Health Region  
Saskatoon  
Phone: 306-655-3476

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## Welcome

**Vision. Innovation. Strategy. Alligators.**

You worry about these every day. As a manager or board chair, you want to focus on your vision. To achieve it, you need a strategy. Too often, the everyday alligators lurking around your desk get in the way.

We can help you find and take your road to your organization's success. We bring a fresh, outsider's perspective and years of executive experience in getting things done. We can give your organization the added boost you need to get where you want to go -- or, we can help you map out where you want to go in the first place.

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 0K8  
 Ph: (306) 668-0080  
 Fax: (306) 668-0081  
 Email: [LTSC](mailto:LTSC@ltsc.ca)

Give us a call. We'll be happy to meet with you, hear what you have to say, and put together a proposal.

# HIV AND AIDS IN SASKATCHEWAN, 2011

ANNUAL REPORT RELEASE DATE: NOVEMBER 30, 2012



Saskatchewan  
Ministry of  
Health  
Population Health  
Branch

## Purpose

This annual report examines HIV and AIDS surveillance data reported in Saskatchewan to provide an up-to-date profile of individuals diagnosed with HIV in the province. The report focuses on those cases reported in 2011 within the context of trends and developments in the epidemiology of HIV in Saskatchewan from 2002-2011.

## The profile of people living with HIV in Saskatchewan

### *The number of newly identified HIV cases increased slightly in 2011*

In 2011, 186 HIV cases were reported in Saskatchewan, an 8% increase compared to 2010 but 7% below the 200 cases in 2009. A total of 1,558 lab confirmed HIV cases have been reported since HIV monitoring began in 1985. In the last ten years there was a steady increase in the annual number of HIV diagnoses from 26 cases in 2002 to a peak of 200 cases in 2009 (Figure 1). In the

following two years, the trend in newly identified cases decreased slightly. The peak in 2009 related, in part, to enhanced efforts to find new HIV cases who may have been infected for a number of years but were not aware of their need for testing.

## Summary:

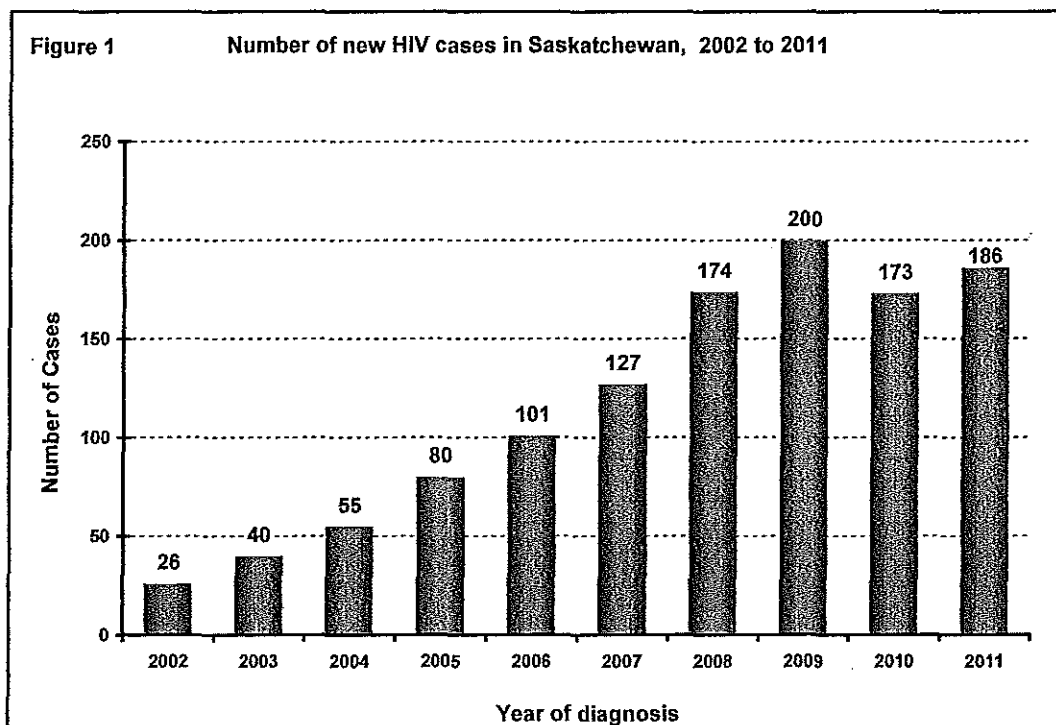
This annual report provides an epidemiological review of HIV and AIDS surveillance data in Saskatchewan to the end of December 31<sup>st</sup>, 2011.

## Prepared by:

Disease Prevention  
Unit, Population  
Health Branch,  
Saskatchewan  
Ministry of Health

## Contact:

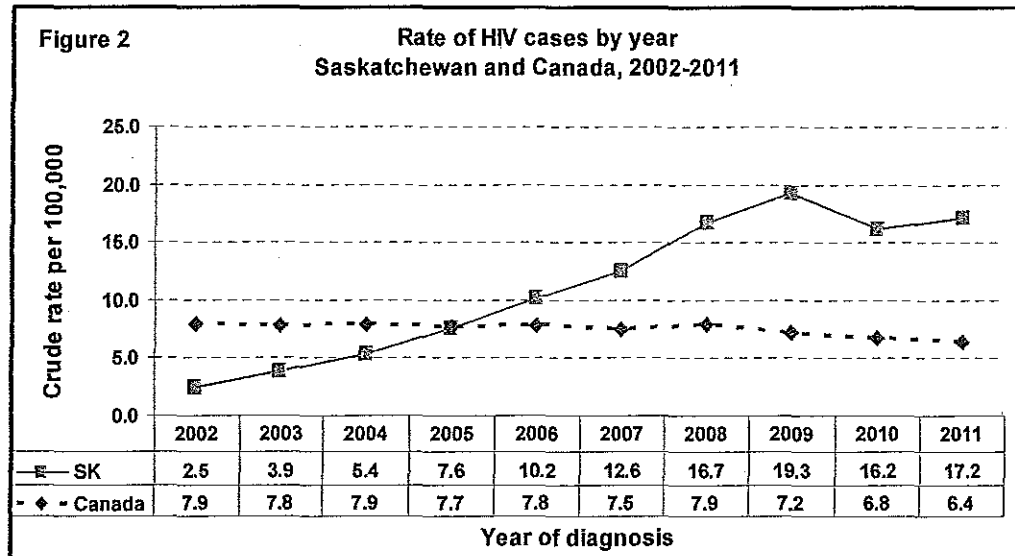
Val Mann, PhD  
Chief Population  
Health Epidemiologist  
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Saskatchewan  
Ministry of Health  
[cdc@health.gov.sk.ca](mailto:cdc@health.gov.sk.ca)





Beginning in 2002 a steady upward trend occurred in the rates of HIV cases reported in the province from 2.5 per 100,000 population to a peak in 2009 of 19.3 newly identified positive people per 100,000 population. The rate decreased to 16.2 cases per 100,000 in 2010 then increased slightly to 17.2 cases per 100,000 population in 2011.

The national HIV rate remained stable between 2002 and 2008 then showed a slight decline in the following three years. By comparison, the Saskatchewan HIV rate surpassed the Canadian rate for positive HIV cases in 2006 and has remained over twice the national rate since 2008 (Figure 2).

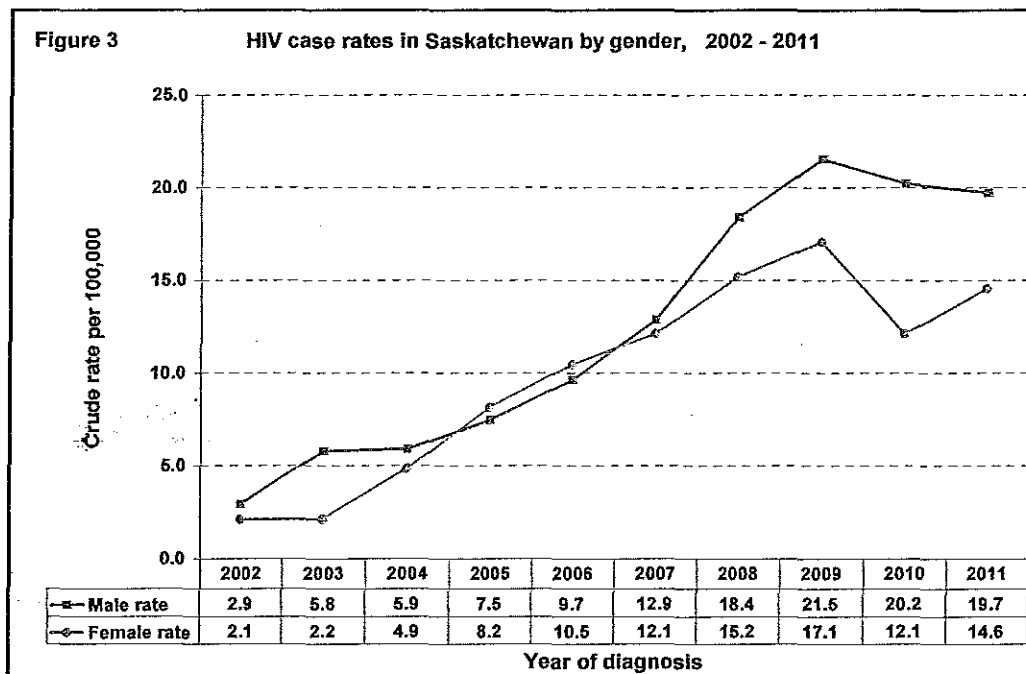


Canadian rates from the Public Health Agency of Canada, 2012

**More men than women tested positive for HIV in 2011**

Over the past ten years, male cases have accounted for the majority of HIV positive cases in the province compared to females. In 2011, there were 107 male cases (58%) and 79 female cases. This difference is reflected in the gender rates per 100,000 population. (Figure 3).

In 2010 the female rate dropped sharply but rebounded in 2011 (11.9 to 14.6 per 100,000). The drop in female cases in 2010 could be related to a number of reasons including fewer women presenting for testing rather than a true decrease in HIV infection among females.



**HIV affected a wide range of ages**

HIV male cases ranged in age from 14 to 68 years in 2011. Female cases ranged in age from 14 to 69 years. Altogether, HIV infected cases aged 20 to 49 years

comprised 83% (155 cases) of the 186 cases in 2011, a proportion comparable to 2009 and 2010.

**HIV rates declined among young adults in 2011**

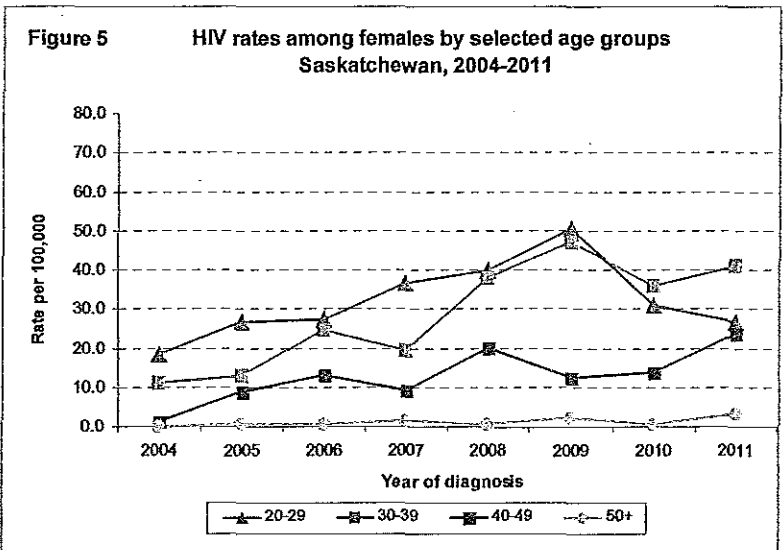
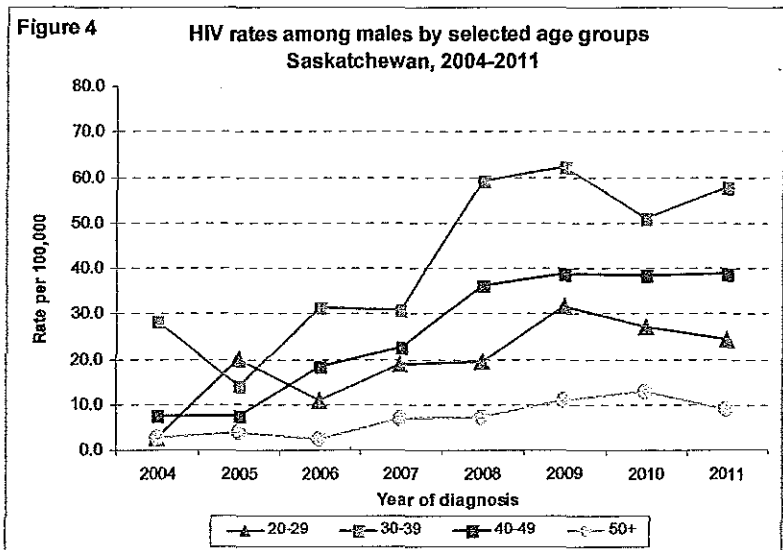
In 2011, males and females comprised an equal proportion of cases in the 20-29 year age category, comparable to 2010. The disease rate among males in this age group showed a steady increase since 2004 to a peak of

31.8 per 100,000 in 2009 before declining to 24.3 in 2011 (Figure 4). Female rates in this age group also showed a steady increase to a peak of 50.7 per 100,000 females in 2009 and declined to 26.9 in 2011 (Figure 5).

**The greatest burden of HIV illness was mainly among those 30 to 39 years of age.**

Males aged 30-39 years accounted for 59% of all cases in that age group (41 of 69 cases) and just over one-third (38%) of total male HIV cases in 2011 (41 of 107 cases). Female cases aged 30-39 years also comprised one-third (35%) of total female cases in 2011 (28 of 79

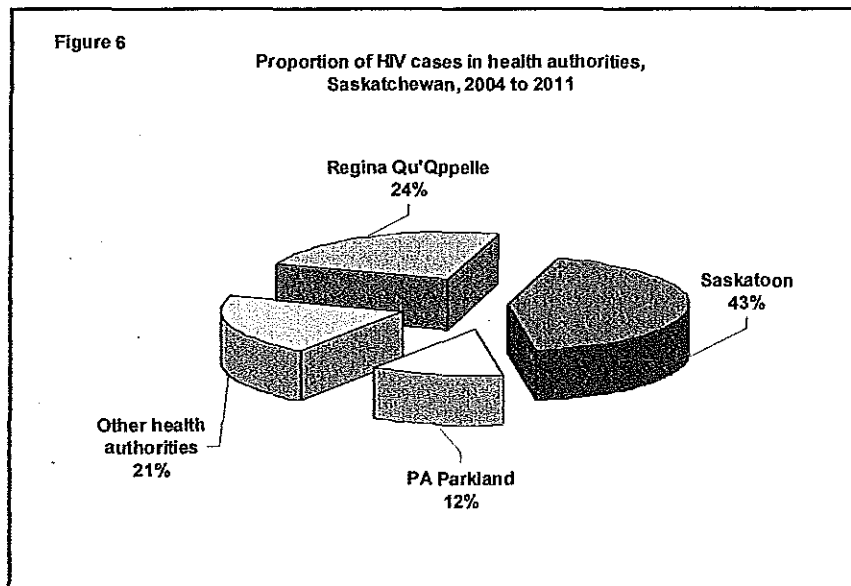
cases). The male and female rate trend in this age group showed a parallel increasing pattern since 2004 which declined after a peak in 2009 with the male rate being an average of 13 points higher throughout that time period.



**The majority of people living with HIV were from large urban centres**

The highest proportion of HIV cases continues to be found in the health regions containing the province's three largest urban centres of Saskatoon, Regina and Prince Albert. This geographic distribution of HIV cases was seen even prior to 2004 when the number of HIV cases began to rise in the province.

From 2004 to 2011, 43% of the cases within the province have occurred in the Saskatoon Health Region, compared to Regina Qu'Appelle Health Region (24%) Prince Albert-Parkland Health Region (12%) (Figure 6).

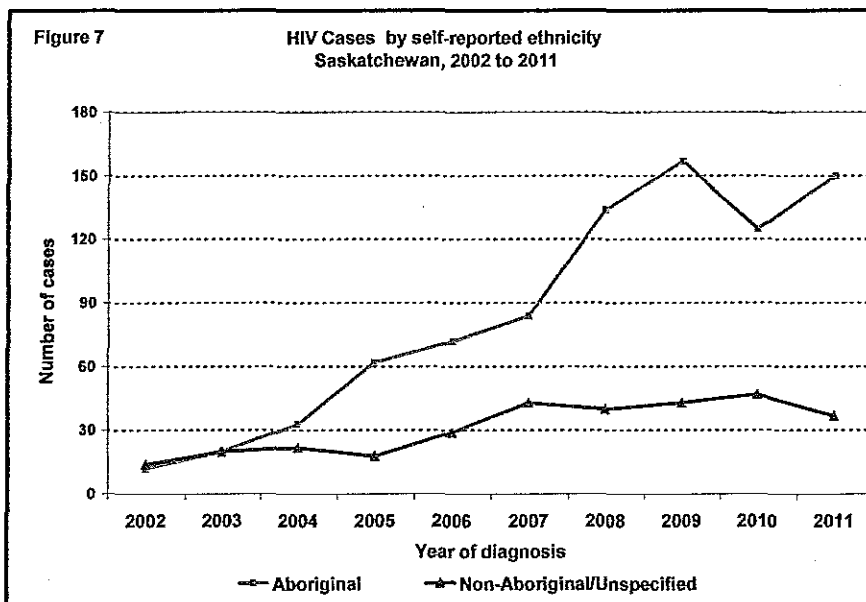


**A high percentage of people living with HIV self-report Aboriginal ethnicity**

People self-reporting as Aboriginal ethnicity continue to be highly represented among the number of newly diagnosed HIV cases in the province. In 2011, 81% (150 cases) of all newly diagnosed HIV cases self-reported Aboriginal ethnicity (Figure 7). This percentage is the highest in the past ten years but could be related to a larger number of cases self-reporting their ethnicity or to

enhanced efforts to offer HIV testing to individuals in First Nations communities.

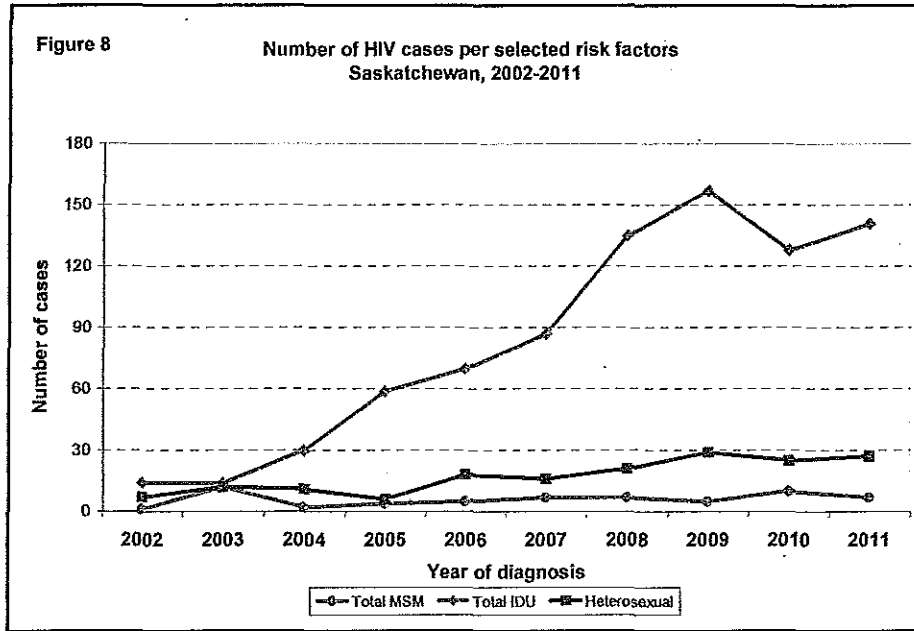
Female cases reporting Aboriginal ethnicity comprised 87% (69 of 79 cases) of all female cases for 2011, while males self-reporting Aboriginal ethnicity made up 76% (81 of 107 cases) of all male cases this year.



**Injecting drugs was the highest risk for acquiring infection as reported by people living with HIV**

Information about risk exposures to the HIV virus is self-reported in Saskatchewan. Cases are assigned to an exposure according to a hierarchy of highest risk.

76% IDU USERS.



Injection drug use continues to be the most commonly reported risk exposure. The number of people with HIV infection from injection drug use increased to a peak of 157 cases in 2009, largely related to enhanced case finding (Figure 8). In 2011, three-quarters of cases (76%, 141 cases) self-reported injection drug use as their main exposure to the virus. Two-thirds (65%) of these were between 20 and 39 years of age. Men comprised 59% of infected individuals self-reporting this exposure.

Heterosexual activity remains the second most commonly reported exposure risk, albeit five-fold less frequently reported than injection drug use among positive HIV cases, an average proportion of 14% annually. Since 2004, the highest proportion of heterosexually exposed cases has consistently been males 30-39 year age group (35% overall), while female cases reporting this exposure were 20-29 years (30%) and 30-39 years (32%) years.

In Saskatchewan, men engaging in sex with other men (MSM) has never been a major risk reported among HIV

positive individuals. In 2011, this risk exposure was reported in 6% (10 cases) of HIV positive individuals. This low percentage has been consistent over the past eight years.

Endemic risk exposure includes people whose origin is in a country where HIV infection is endemic. From 2002-2011, 2% (20 cases) of HIV positive individuals reported this risk exposure. The number of HIV cases from endemic countries has dropped sharply over the past seven years to one to two cases annually.

No babies were born infected with HIV in 2011. Between 2002 and 2010, nine cases of perinatal transmission occurred: 2005 (3 babies), 2007 (4 babies) 2009 (1 baby) and 2010 (1 baby). Infected babies are born mainly to mothers who are unaware of their HIV status at time of delivery.

Risk exposures for HIV infection could not be identified by eight people in 2011 (4%).

**The majority of people diagnosed with HIV since 2002 are still alive**

Between 2002 and 2011, 1162 people were diagnosed with HIV of whom 995 people, (86%) are still alive. Of the 143 who are known to have passed away, 103 lived with HIV an average of two and a half years after their initial HIV positive test (range 1 to 9 years). Another 39

died in the same year they were diagnosed with HIV. The primary cause of death may not have been directly related to HIV infection.

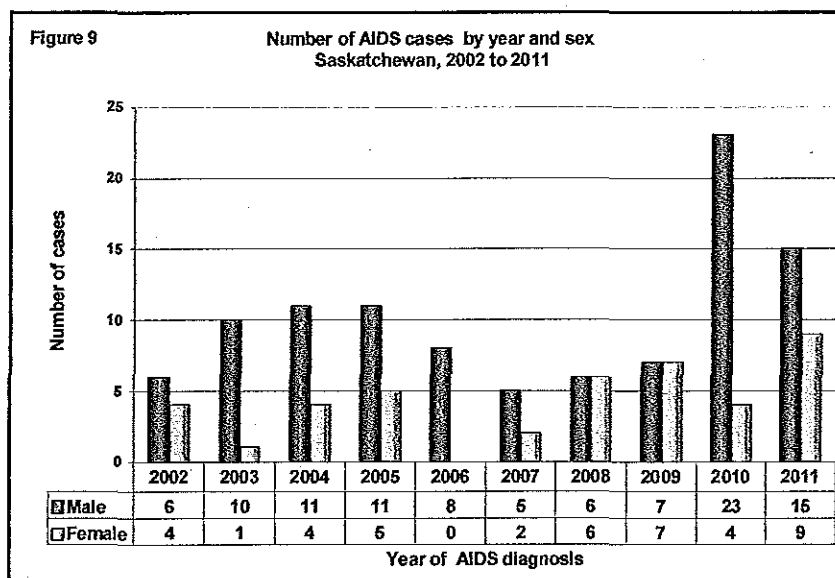
# The profile of people living with AIDS in Saskatchewan

## The number of females living with AIDS has increased

Over 300 people in Saskatchewan are living or have lived with an AIDS defining illness since 1984 when HIV/AIDS became a provincially notifiable disease. While the 15 men diagnosed with an AIDS disease in 2011 represented a 35% drop from the 23 cases in 2010, the nine female AIDS cases represented a doubling from the four cases the previous year. This also was the highest number of female AIDS cases reported in any one year since 1984 (Figure 9).

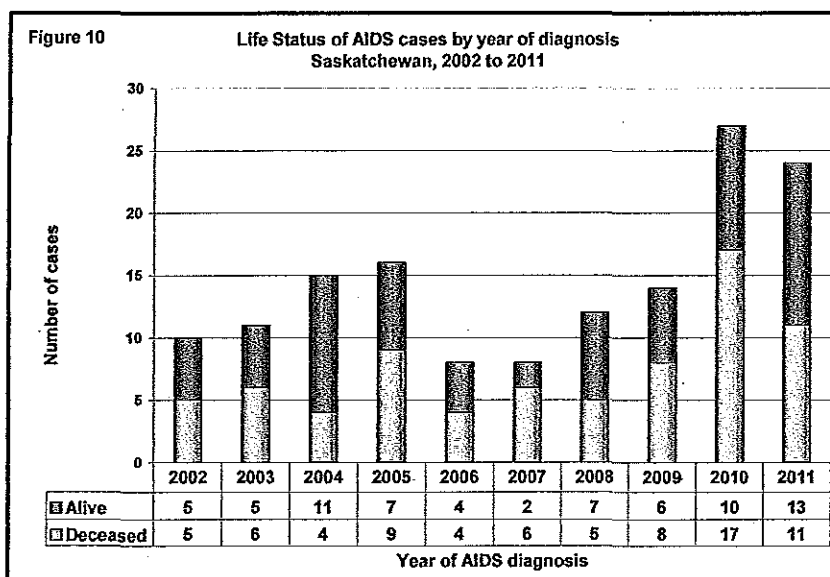
Eight of the 15 male AIDS cases in 2011 were in the 40-49 year age group. All but two of the female cases were between 20 and 39 years of age.

The median length of time between being tested positive for HIV and being diagnosed with AIDS in 2011 was 16 months (range 0 to 14 years). Six of the 24 AIDS cases in 2011 had their initial HIV test at the same time they were diagnosed with an AIDS defining illness.



Just under half of the 24 AIDS cases diagnosed with disease in 2011 have died (11 deaths). (Figure 10)

Three who were first tested for HIV and diagnosed with AIDS in 2011 passed away the same year.



Basic Sciences  
Sciences fondamentales

J001

## ONCOLYTIC VIRUSES AS A POTENTIAL APPROACH TO ELIMINATE THE HIV RESERVOIR

Costiniuk, Cecilia T; Cote, Sandra; Carrasco-Medina, Lorna; Angel, Jonathan B  
Ottawa, ON

**BACKGROUND:** In cancer research, oncolytic viruses (OVs) are actively being studied for their therapeutic potential due to their ability to selectively replicate in, and kill, malignant cells. Similar to cancer cells, HIV-infected cells differ from HIV-uninfected cells in that they have alterations in interferon signaling pathways, the apparent reason for the selectivity of certain OVs. Therefore, use of an OV such as recombinant Maraba virus (MGI) may be a potential approach to eliminate latently infected cells that constitute the HIV reservoir.

**OBJECTIVE:** To determine whether MGI will have a greater propensity to target and kill HIV-infected cells compared to non-HIV-infected cells.

**METHODS:** U1 cells, which are chronically-infected monocytic cells harbouring 2 copies of integrated proviral HIV DNA per cell, were infected with green fluorescent protein (GFP)-encoding MGI at multiplicities of infection (MOIs) ranging from 0.0000001 to 0.01. Control cells included U937 cells, the uninfected parent cell line. Flow cytometry was used to quantify active cell infection by MGI, as detected by GFP signal and 7AAD staining was used to examine cell death.

**RESULTS:** MGI readily infected both U1 and U937 cell lines. MGI infected a greater proportion of U1 than U937 cells at MOIs 0.0000001 through 0.0001, with the extent of infection plateauing at an MOI of 0.0001 in both cell lines. Results from preliminary studies suggest that MGI induced a greater degree of killing of U1 cells compared to that of HIV-uninfected U937 cells at all MOIs tested.

**CONCLUSION:** Initial investigations suggest that MGI infects and kills latently HIV-infected cells to a greater degree than the HIV-uninfected parent cells. This appears to be a promising model to facilitate further studies of MGI as a potential therapy for the eradication of latently HIV-infected cells.

We gratefully acknowledge Dr. David Stojdl for the provision of MGI virus.

J002

CELL-FREE BIOCHEMICAL CHARACTERISATION OF HIV-1 CRF<sub>A/G</sub> INTEGRASE PROTEINQuashie, Peter K; Mesplede, Thibault; Han, Ying-Shan; Osman, Nathan; Wainberg, Mark A  
Montreal, QC

Various subtypes of HIV-1 are responsible for HIV-1 epidemics in different parts of the world with subtypes C being the most prevalent. Circulating recombinant forms (CRFs) of subtype A such as CRF<sub>A/E</sub> and CRF<sub>A/G</sub> account for the second and third most abundant epidemics, followed closely by subtype B, which accounts mainly for infections in North America and parts of Europe. Most HIV research and drug discovery has been focussed on subtype-B yet the drugs have for the most part been shown to be effective against other non-B subtypes. One of the latest classes of HIV drugs, integrase inhibitors (INIs), have followed this trend. Recent studies have however shown that resistance mutations against the only approved INI, Raltegravir (RAL), identified in subtype B, do not result in similar levels of resistance in some non-B subtypes. These subtype-specific differences have profound implications for therapy, especially because non-B subtypes are now spreading in western countries. The G118R mutation which was identified as a minor resistance mutation to the experimental INI MK-2048, and which causes minimal RAL resistance in subtype B has been reported to cause major resistance of CRF<sub>A/G</sub> virus to RAL. This raises the possibility that A/G virus integrase has profound functional differences with B type enzyme

especially in the context of resistance. In order to better characterize A/G integrase, we cloned, expressed and purified the recombinant A/G integrase protein. We extensively characterised the strand transfer and three prime processing activities as well as DNA binding properties compared to recombinant subtype B and C integrase enzymes, which had already been biochemically characterised by our group. These results as well as modelling of subtype A/G integrase structure will be presented.

J004

## A STRAIN-SPECIFIC APPROACH TO HIV-1 VACCINE DESIGN: A STUDY OF THE SASKATCHEWAN EPIDEMIC AND BOTSWANA ACUTE INFECTION COHORT

Scott, Jamie K<sup>1</sup>; Coffin, Niki<sup>2</sup>; Brooks, James<sup>3</sup>; Novitsky, Vladimir<sup>4</sup>; Musonda, Rosemary<sup>4</sup>; Gulzar, Naveed<sup>1</sup>; Grewal, Prabvir<sup>1</sup>; Levett, Paul<sup>2</sup>; Essex, Myron<sup>4</sup>; Zaharatos, Gerasimos<sup>5</sup>; Wainberg, Mark<sup>5</sup>  
<sup>1</sup>Burnaby, BC; <sup>2</sup>Regina, SK; <sup>3</sup>Ottawa, ON; <sup>4</sup>Boston, MA, USA; <sup>5</sup>Montreal, QC

A major impediment to HIV-1 vaccine design is the virus's extensive genetic variability. During the course of infection, epitopes involved in the neutralizing antibody response shift from strain-specific sites on the envelope protein (Env) to those involved in heterologous neutralization. Only rarely are neutralizing antibodies made against sites common to most or all viruses, and then only 1 year or more after initial infection. We propose that if the genetic variability of circulating HIV strains within a population is limited enough, an effective strain-specific vaccine could be achieved. The HIV-1 epidemic in Saskatchewan is considered one of the worst in the western hemisphere, with an incidence of ~19/100,000 (~200 new infections per year). Our phylogenetic analysis of HIV-1 polymerase (pol) collected between 2004 and 2010 shows distinct clustering, indicating a restricted level of genetic diversity, reflecting the limited diversity of transmitted virus within communities in Saskatchewan. Botswana has the second highest HIV-1 prevalence in the world, estimated at ~25% in adults. The phylogenetic relationships among viruses isolated from newly infected individuals in the town of Mochudi, Botswana, reflect limited Env gene (env) diversity. We hypothesize that, within both the Saskatchewan and Mochudi populations: (i) sera that neutralize autologous (self) virus will also neutralize heterologous (non-self) virus if both viruses are closely related, (ii) the relatedness of viruses in each population is close enough to detect cross-neutralizing activity among HIV+ individuals, and (iii) cross neutralizing activity will follow viral relatedness which in turn will follow social networks; thus knowledge of social networks may predict HIV relatedness. We suggest experiments to test these ideas, and how the results of such studies could be applied to discovery of HIV vaccines in populations where its diversity is limited.

J005

## RECOMBINATION IN CYNOMOLGUS MACAQUES MAFA-B AND MAFA-A ALLELES PRODUCING MHC CLASS I ALLELIC DIVERSITY

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<sup>1</sup>Winnipeg, MB; <sup>2</sup>Ottawa, ON

Cynomolgus macaques (*Macaca fascicularis*, Mafa) are a nonhuman primate model commonly used for research in transplantation and infectious diseases such as SARS, tuberculosis and HIV. Their use in such immune-related studies requires research into their major histocompatibility complex (MHC). The MHC class I -A and -B genes of cynomolgus macaques are highly polymorphic. These genes encode proteins that present peptides to CD8<sup>+</sup> T cells to initiate an adaptive immune response. Recombination events are one way the diversity of these alleles can be increased. Such events have been well characterized in humans, but have not been as well characterized in macaques. In order to identify and examine recombinations that create new alleles, it is important to analyze intron sequences. Intron sequences have been shown to be important in understanding the evolutionary mechanisms involved in the

## **The challenges: climbing infection rates of HIV and handling used needles**

Saskatchewan has been very fortunate in keeping the spread of HIV due to injection drug use low compared to the rest of Canada. In the past several years, however, new infections have climbed. This suggests Saskatchewan needs to redouble its efforts to stop the spread of this disease.

At the same time, there has been public concern about discarded needles in the community. This review surveyed the evidence on what works to stop the spread of blood-borne infections, what Saskatchewan could do to improve its efforts and how public safety can best be ensured.

### **What this review found**

The terms of reference for this review are summed up in the following six questions. These are the answers we found to those questions.

#### **1. Research evidence: What works to reduce the spread of blood diseases from injection drug use?**

The overwhelming scientific consensus is that needle exchange reduces needle sharing that leads to blood-borne infections among injection drug users, especially HIV. Cost analyses show that distributing needles actually reduces total costs for health care, because HIV is so expensive to treat. The best estimate is that needle exchange programs reduce the transmission of HIV by one-third and provide a return on investment of four thousand dollars in health care costs saved for each thousand dollars spent. In Saskatchewan, this means an estimated annual savings in health care costs of four million dollars.

Best practices in reducing the spread of HIV include integrating needle exchange with other services, outreach services, and peer distribution (all of which Saskatchewan has), and peer educators, and prison needle exchange (Saskatchewan uses peer educators on a limited basis, and does not do any prison needle exchange). Recent research also shows that aggressive contact testing, contact tracing, and education of HIV positive injection drug users can reduce spread of HIV.

#### **2. Cross-Canada comparison: How do Saskatchewan programs compare to other programs in Canada?**

Saskatchewan's pattern of high-frequency injection of cocaine is, for reasons that are not clear, different from many other provinces. Our two neighbouring provinces have shifted towards use of crack cocaine, which is usually smoked. As a result, they distribute many fewer needles for their population than we do in Saskatchewan. If crack cocaine use spreads into Saskatchewan, the frequency of injection and so the demand for needles may well decline here as well.

Programs in Alberta and Manitoba offer drug users safer crack kits -- equipment for smoking cocaine -- because of the use of crack cocaine in those provinces. Saskatchewan does not currently offer such kits. Programs in other major prairie cities encourage needle return, but do not require one-to-one exchange.

#### **3. Public safety: What can we do to reduce the risks of discarded needles?**

Used needles that appear in the community -- on the ground, or elsewhere -- are a public concern. Discarded needles especially raise public concern when they appear where children can find them and when they appear in business districts where business owners do not like the image they present.



Saskatchewan  
Ministry of  
Health

## HIV STRATEGY FOR SASKATCHEWAN 2010 - 2013

A COMPREHENSIVE STRATEGY IS REQUIRED TO REDUCE THE  
RAPID INCREASE OF NEW CASES OF HIV IN SASKATCHEWAN AND  
TO IMPROVE THE QUALITY OF LIFE FOR HIV-POSITIVE PEOPLE

### ***Executive Summary***

Saskatchewan has seen a significant increase in new cases of HIV since 2003 and currently has the highest rates in Canada at twice the national average. (20.8 vs 9.3/100,000) The epidemiology of HIV in Saskatchewan is different than the rest of Canada, with new HIV cases associated predominantly with injection drug use (75%) with First Nations and Métis women under age 30 accounting for a disproportionate number of those cases.

### **Cost**

The impact on provincial health and social services is significant. The current conservative estimate of the direct cost to the health care system in Saskatchewan is approximately \$40 million per year. Indirect costs, including prevention services, attributable to HIV/AIDS have been estimated to be 2.4 times direct costs. This cost rises with every new case.

### **Strategic Approach**

A comprehensive, integrated and provincially implemented approach to HIV, with consideration of hepatitis C, tuberculosis and sexually transmitted infections, is required.

This strategy will form the framework for current and planned work to address those issues in Saskatchewan.

The HIV strategy is aligned under four main pillars;

- Surveillance
- Clinical management
- Prevention and harm reduction
- Community engagement and education



## **Surveillance**

### *The Goals*

- Earlier detection of cases
- Decrease in number of new cases (within 4 to 5 years)
- A decrease in the number of sexually transmitted infections

### *The Plan*

- Increased access to testing
- Increased understanding of the at-risk groups
- Improved information and communication at all levels

## **Clinical Management**

### *The Goals*

- Increased quality of life for HIV patients
- Increased proportion of HIV-positive pregnant women receiving pre- and post-natal care
- Decreased number of HIV patients progressing rapidly to AIDS
- Decrease hospital admissions for HIV-related illnesses
- Zero perinatal transmission

### *The Plan*

- Adopting a non-discriminatory patient first approach with cross-disciplinary teams
- Focused learning opportunities for all health care providers
- Best practice plans and protocols in place for enhanced clinical management

## **Prevention and Harm Reduction**

### *The Goals*

- Increased access to holistic centers focusing on prevention and well-being
- Fixed and mobile locations offering mix of services including health and social services
- Decrease in transmission of blood-borne viruses and sexually transmitted diseases
- Reduction of injection drug use

### *The Plan*

- Review of medical/nursing curriculums for substance abuse and chemical dependency
- Establish prevention and wellbeing centers with expanded access to needle exchange programs and other harm reduction measures to promote and encourage safe behaviors
- Expand addictions prevention and treatment
- Incorporate mental health and addictions programming into holistic center approach

## **Community Engagement and Education**

### *The Goals*

- Reduce stigma and increase understanding of HIV among the residents of Saskatchewan
- Increased support to HIV-positive people by their families and communities
- Increased community and leadership engagement to address community related risk factors ie: adequate housing

### *The Plan*

- Engage elders of First Nations and Métis communities
- Establish HIV positive peer to peer networks (positive teens, IDU's, and HIV-positive mothers)
- Public education on prevention and awareness of HIV
- Targeted prevention treatment and healthy living for HIV-positive individuals
- Strengthen prevention measures that protect children and youth. ie: KidsFirst programming focuses on areas such as home visiting, parent engagement, and mental health and addictions services

The Saskatchewan HIV Strategy provides a guideline for steps to address the challenge of rising HIV rates in the province over the next three years, but is not limited, as continued research may reveal new opportunities or practices which can be effectively adopted. The complex nature of addictions, which usually includes a host of other challenges such as poverty, housing and mental health issues, all need to be considered within a comprehensive strategy. This strategy will benefit from current action underway in the area of prevention and treatment of addictions. A multi-disciplinary team approach is well suited to the focus on preventing, assessing, treating and controlling communicable disease in Saskatchewan.

Improvements to address the transmission of infectious diseases are already underway with, for example, case management for positive pregnant women and increased access to rapid testing.

The success of the strategy will mean that, over the next couple of years, we will see increased HIV rates due to increased testing and tracing. It is expected that the HIV rates will decline in years three or four as the intervention/prevention initiatives start showing effectiveness. However successful implementation of the strategy will also rely on the continued involvement of many partners and stakeholders. From May to the end of October 2009, four expert working groups provided expertise to guide the development of the refined HIV strategy. These groups included representation from health care providers, community based organizations, and First Nations and Métis organizations.

At the March 2010 session, leadership at all levels was identified as a key component to the strategy. In addition to the standard health and social service oriented and community based organizations, officials at the municipal level need to also become more proactive and involved.

The overarching goals of the Saskatchewan HIV Strategy are to: increase the rate of testing; ensure access to therapy and treatment; reduce the rate of new infections, including no new HIV-positive babies; increase quality of life and decrease discrimination. It is essential we have a sustainable plan that can adapt to meet a growing need.

Leadership, at all levels, must affirm the critical importance of the determinants of health in effecting significant change.

Population Health Branch  
Saskatchewan Ministry of Health  
[www.health.gov.sk.ca/hiv-aids-reports](http://www.health.gov.sk.ca/hiv-aids-reports)

**5. Oversight: Is there appropriate oversight to ensure program policies are followed?**

Needle exchange programs are well administered, with well developed policies, staffed by professional public health nurses and community workers with many years of experience. Medical and policy oversight is provided by Medical Health Officers, physicians with specialized public health training.

What could be strengthened is overall provincial strategic and technical support for programs, such as standardized injection drug user registration, standardized reporting, statistical analysis, staff training, sharing of best practices and setting of program standards. Different programs have developed some different approaches; these should be shared and evaluated, and the best of each implemented across the province.

The main controversy about policy and oversight is around one-for-one-exchange. Saskatchewan needle exchange programs achieve a return rate of 90 per cent. While they generally follow a one-for-one exchange principle, this is relaxed on a case-by-case basis. The overall return record of the user may be considered, or the reason why they do not have returns, such as having lost them in a move, or that they are taking needles back to a rural community for a group of people.

The problem with insisting on one-for-one exchange is that research shows that this can restrict access to clean needles and therefore increase infection rates. It also does nothing to address safe disposal of needles purchased for injecting illicit drugs or other uses, such as insulin injection. Programs in Alberta and Manitoba do not insist on one-for-one exchange; instead they educate users about safe disposal and support a system of needle drop boxes in the community.

**6. Acceptability: What are community concerns and how can we better address them?**

Most informants in Saskatchewan we interviewed support or are neutral about harm reduction and needle exchange. What they worry about is discarded needles, particularly around children. They want fewer discarded needles and more information and education about how to deal with them.

While we could not locate any public opinion surveys on needle exchange in Canada, opinion surveys in Australia and the United States show that the majority of the public supports needle exchange (although not drug use), and that opposition lessens when people are given more information about such programs.

Public concerns can be addressed in several ways: by more public education about what to do when finding needles, including safe needle disposal, and by organized clean-up campaigns, especially following the spring thaw, when many needles appear. Other strategies include exchange programs bolstering their return rates through education, education aimed at service workers about harm reduction and safe needle handling, and, peer-to-peer education to injection drug users about safe needle disposal.

**What next?**

**The challenges**

Until recently, Saskatchewan has kept its rates of HIV infection from injection drug use much lower than the rest of Canada. Because of this, many Saskatchewan residents, injection drug users and those who might be infected by them (mainly through sexual contact), are spared a deadly disease. As a bonus, Saskatchewan taxpayers save an

estimated at four million dollars per year in health care costs for HIV treatment because of the investment in an effective needle exchange program.

Despite this success, Saskatchewan faces two challenges:

1. In the last few years, Saskatchewan's HIV epidemic, under control for two decades, has climbed to approach the rates of other large Canadian cities. Harm reduction and infection control programs must step up to the next level to keep the spread of HIV contained.
2. Discarded needles in the community concern the public in general and parents in particular. Although the risk is low, the concern is there. These needles come from many sources, not only needle exchange programs. Saskatchewan must address the broader issue of easy, safe disposal of biohazards such as needles.

### The response

This review recommends two main policy initiatives to address the challenges we have identified.

1. A more aggressive and integrated approach to harm reduction among injection drug users.

Key features of this approach include to:

- Extend existing best practices across the province, such as tracking users in a registry and partnering with community organizations for service delivery close to where injection drug users live. The goal of tracking users is to be able to "case manage" progress with clients so that every contact has a purpose in reducing the harm of injection drug use and so the overall progress of the blood-borne infection epidemic and of its management can be monitored.
  - Aggressively reach out to test, identify, counsel, contact trace, educate and follow up every HIV-positive injection drug user.
  - Provide a broad range of health care and social services to injection drug users on the street and in the communities where they live. This means integrating primary health care, infection control, addictions, social supports, and public health services around the needs of injection drug users. The goal of this integrated service approach will be to extend and deepen the approach to harm reduction to better limit harm and to provide a door to hope that is easier to open for users.
  - Strengthen provincial strategic support in data collection, analysis and best practice development and staff training.
  - Expand injection drug user registration programs to all consenting users, using of a common electronic database, such as that developed by Saskatoon Health Region.
2. A community-based, province-wide approach to biohazard waste collection and disposal to address all biohazard wastes.

This will require:

The Ontario best practices document includes further best practice recommendations in:

- Safer injection education;
- Safer sex promotion and provision of safer sex materials;
- Overdose prevention education;
- Referrals and counselling;
- Improving access to primary care for injection drug users;
- First aid for abscesses and skin problems;
- Vaccination and testing;
- Relationships with law enforcement; and
- Program evaluation.

The United Nations Office on Drugs and Crime (no date) outlines a three-part strategy to reduce the adverse consequences of drug abuse and stop the spread of blood-borne disease:

- Prevent drug abuse;
- Facilitate entry into drug treatment; and
- Reduce adverse health and social effects of drug abuse.

The World Health Organization (WHO) (2007b), in a *Guide to starting and managing needle and syringe programmes*, provides an extensive description of and checklist for such programs. The WHO program-level checklist includes:

- Tailor programs to local needs;
- Build public support;
- Do not allow police to block programs;
- Seek flexible, sustained funding;
- Replicate good programs;
- On-going training for managers and staff;
- Learn from experience to develop specific program features to achieve high coverage; and
- Target the most vulnerable drug users.

## **Potential harms caused by needle exchange programs**

### *Crime*

Marx et al. (2000) compared trends in arrests in needle exchange program and non-needle exchange program areas before and after introduction of a needle exchange program. Introduction of a needle exchange program had no effect on arrest trends.

### *Needle disposal*

A major public concern about needle exchange programs is the potential for disposal of needles in an unsafe manner. We reviewed the evidence on this issue.

A research review (Ksobiech, 2004) estimated the overall worldwide return rate for needles to needle exchange programs at 90 per cent. It ranged from 15 per cent to 112 per cent.

measures have been described as "lax . . . and inconsistent" (Fischer, 2006, p. 1387).

- Injection drug users also use other non-injection drugs, mostly alcohol and marijuana, aggravating their high-risk behaviour.
- Injecting is often a social activity. Most inject with their regular sex partners, close friends, or family. They inject mostly in their own homes, or at friends' or relatives' places. Injection drug users know not to share needles but may interpret this to mean only not with people close to them. Because injecting is often social, sharing of needles and other injection equipment can easily occur.
- More than half inject drugs three or more times per week; thirty per cent inject daily. Of those who inject every day, most inject between two and ten times per day.
- Client needle use varies according to what drugs they use and how much they can afford. On a several-day cocaine binge with a group of people, a client could use several hundred needles. Other users inject only a few times a week. Most clients take the needles to where they live, or to a friend or relative's house, to inject. Clients who inject in public places are more likely to be transient and away from their home community, or homeless. Public injecting in parks or alleys is most likely to occur among transients or homeless users where there is no access to public washrooms in businesses or public buildings. Some communities and business, particularly in Prince Albert, have actively tried to discourage use of public washrooms for injecting by controlling access or installing black lights, which make it difficult to see a vein into which to inject. This has forced transient or homeless drug use out into more public areas such as streets and parks. Street users, who inject in parks, school grounds, or alleys, are the most likely to discard their needles where they use them (key informant interviews).
- In Regina nearly all injection drug users use needle exchange services, but 14 per cent do not. In Saskatoon, 19 per cent did not use needle exchange services. In Saskatoon, almost half reported they could not get as many needles as they required from the needle exchange. Sixty per cent reported buying needles. In Saskatoon half of users reported the hours of access as a barrier to needle exchange use, and one quarter reported the location was a barrier to use.
- In Regina, 90 per cent did not borrow a needle for injection in the past six months, the highest proportion among the Canadian sites surveyed. Of those who did borrow, almost all borrowed from sexual partners, close friends, or family. However, among those who did borrow, one quarter reported that they used borrowed needles for all their injections, and another quarter that they used borrowed needles for half or more of their injections. These proportions were the highest among the sites surveyed.
- In Regina, the proportion of injection drug users aware of their HIV status was the lowest among the sites surveyed. Of those who

tested HIV positive in the survey, 43 per cent were not aware of their positive status, the highest proportion in Canada. There was a similar pattern for HCV status. One-fifth of Regina injection drug users believed they were HCV negative when they were in fact HCV positive. Almost two-fifths were unaware of their HCV status. Both these proportions were the highest among the Canadian sites surveyed.

- Although the service is provided, HIV and HCV testing rates among injection drug users are low. Of 194 registered clients in Regina, 25 reported an HIV blood test in the past 12 months (memo May 20, 2008 from A/Supervisor, Communicable Disease and Sexual Health Program, to HIV/BBP/IDU Consultant, Saskatchewan Ministry of Health). Saskatoon's Street Health program conducted 135 HIV and 58 HCV tests in 2007-08, among 890 clients, a decrease from the previous year (de Bruin, Lindberg & Grauer, 2008).
- Saskatchewan injection drug users and program staff report a high-risk pattern of injection drug use, relatively rare worldwide, of deliberate blood sharing through "blood shots" (interviews with key informants). Injection drugs are mixed with users blood and shared.
- In Saskatoon, two-thirds of those surveyed had sought addictions treatment. However, one-third did not finish treatment, one-third relapsed within a year, and one-fifth could not access treatment. The main barrier to access was wait times for service.

Saskatchewan has a pattern of high use of injected cocaine and very little use of crack cocaine, unlike Edmonton and Winnipeg. This pattern of drug use affects needle sharing. Because the high from cocaine is short-lived, cocaine use leads to high numbers of injections per day, which requires large numbers of needles. Where clean needles are not available, this contributes to sharing or reusing needles, especially in a social situation. As well, limits on needle exchange may affect cocaine users disproportionately because of their high frequency of injection (Hankins, 1998).

### Estimates of the number of injection drug users in Saskatchewan

There is no exact count of current injection drug users in Saskatchewan. We used data from the 2004 Canadian Addiction Survey to estimate that there are 5,000 current injection drug users in Saskatchewan. (See Appendix F for details of the calculation.) This is consistent with estimates with program staff and Medical Health Officers in interviews. We estimate that there are approximately 2,000 injection drug users in each of Regina and Saskatoon, 600 in Prince Albert, and 400 in the rest of the province. The estimates for the three major cities include a transient population that seeks needles and drugs in larger cities, but spends at least part of the time in smaller rural communities.

### Needle exchange as part of broad harm reduction programs

For the seven Saskatchewan health regions that operate needle exchange programs needle exchange is but one component of a broader harm reduction program targeted to injection drug users. Some or all programs include health teaching, education on safer injection practices, needle distribution and exchange, testing, immunization, primary health care or referrals, mental health and addictions counselling or referrals, case management of users who are HIV or HCV positive, among other services.

Only 2  
 go to people a day  
 in Saskatoon.  
 2000 +  
 1000 +  
 5000



A key component of all the programs is relationship building between staff and injection drug users to build trust. Many of the staff of the various programs have worked in their program for many years; as a result they know many of their clients and have built trust relationships over many contacts. In the three cities that operate vans as part of their street worker programs, the vans have come to symbolize a point of contact with health care that can be trusted.

### How do needle exchange programs actually work?

The following description is based on the four needle exchange site visits by LTSC and on interviews with program staff and injection drug users (reported in detail later in this document).

All but two of Saskatchewan's needle exchange sites operate out of public health offices or community organizations that serve clients needle exchange programs wish to reach. In public health sites, clients attend needle exchange as some of many clients using a range of public health services. Most sites have a small room, among other offices and clinical rooms, dedicated to needle exchange. One client at a time meets face-to-face in the room with a public health nurse or, in some cases a community organization or public health street program worker. Policies describe safety protocols; staff use their experience and judgement as to whether to leave the door open to the room, have a second staff member present, or refuse to meet with a client. Security incidents are rare to non-existent.

For those programs that use a registry (most programs) the client identifies him or her self by initials and birth date, or a code name they have previously registered. In many cases the staff member already knows the client. In Saskatoon, which has an electronic registry, the staff are immediately able to access the client's history, including immunizations, previous tests (but not results) and referrals.

The client returns his or her needles in sharps container (container for safe disposal of needles and syringes) provided by the needle exchange on a previous visit, or, if the needles are in another type of container, deposits the needles into a large sharps bin. For safety reasons, program staff members do not handle used needles or directly count needles. The number of returned needles is estimated based on the size of the sharps container and how full it is. Program staff members verify their estimates of the capacity of the different containers by filling them with clean needles and doing a count.

During the exchange other interactions and assessments are occurring. The nurse will do a rapid health assessment visually and by asking the client questions. On occasion they will recommend the client seek health care at a doctor's office or emergency room. Depending on the program, they may provide treatment for skin infections or other minor conditions. If the client is open to it, the nurse or other worker will do counselling on health issues, safer injection practices, or addictions treatment. Staff members are able to make referrals to other health services, including addictions treatment. Street workers will sometimes accompany clients to first appointments.

A similar process occurs in the street vans. Vans have regularly scheduled stops; schedules are listed in handouts that go out with needles. One client at a time is admitted, the registry is checked, and the needles returned. Counselling and health assessment is carried out and clean needles and other supplies are given to the client.

While the basic rule is one-for-one exchange, policies allow for and staff will use their discretion. Each program has slightly different programs and policies. New clients will get a starter pack of ten or 20 needles. Clients without returns will typically get ten needles. Programs with registries will track the client's overall return history, rather than their returns on each visit. If a client has previously returned more needles than they had taken

*Change to the word choice of one-to-one*

Asked about patterns of injection drug use in their communities, program staff members reported the following:

- "We're not sharing' means we are not sharing with people we don't know, but we are sharing with family members and partners."
  - There is extensive injection drug use in the Sunrise Health Region (Yorkton an area) where there is as yet no needle exchange.
  - Main injection drugs used for the last several years in Saskatchewan are, in descending order of use:
    - powdered cocaine;
    - hydromorphone (Dialudid™) (a synthetic opiate used as a prescription pain killer);
    - morphine; and
    - Methylphenidate (Ritalin™) and pentazocine (Talwin™).
  - This pattern of drug use is significant, because of the predominance of the use off powdered cocaine in Saskatchewan. In Alberta and Manitoba crack cocaine has become common. Crack cocaine is usually smoked, although it can be injected. Cocaine injection is more frequent than for any other injected drug. A user probably averages ten needles a day, but on binges use can be much higher.
  - An enforcement crackdown on Ritalin™ several years ago reduced the use of Talwin and Ritalin ("Ts and Rs"). Ts and Rs injection typically required four needles a day. Usage switched to cocaine, as it became cheap and readily available.
  - Snorting and smoking cocaine is now prevalent in northwest Saskatchewan (Keewatin Yatthé Health Region).
  - Injection drug use starts later than other illicit drug use, usually in the twenties. Few teenagers use injection drugs. Injection drug use often continues well into middle age.
  - There is a well travelled route between the downtown east side of Vancouver, other major prairie cities, and communities in Saskatchewan, even small rural communities, particularly for Aboriginal people. This means that Saskatchewan communities, including small rural communities, are quickly exposed to both drug use patterns and diseases from other major western Canadian cities.
  - While the three major cities have had very circumscribed injection drug use populations in specific core neighbourhoods, this is starting to change. The injection drug using population is starting to spread out across the major cities as housing becomes more difficult to find.
- Drug users pay for their drugs by working as a street sex workers, pimping, hustling, petty theft and by working in waged employment. Many people manage fine with injection drug use while also working.

main risk of needle sticks is during searches. Police carry sharps containers and will pick up the occasional needle. For larger quantities, they call the fire department or, if on private property, leave it to the landlord to clean up.

- Needle sticks to police officers are rare. Outside the three major cities, they almost never occur. In the three major cities, the average is one or two per year in each city. No police chief reported a needle ever being used as a weapon or being aware of an infection ever resulting from a needle stick.

Police report that dealers do sometimes distribute drugs in preloaded syringes. While police suspect drug dealers may be getting needles from needle exchanges, they have no direct evidence this occurs. Police think needle exchanges should be accountable for this if it is occurring and that needle exchange syringes should be identifiable.

### Fire chiefs (6)

*All fire departments interviewed are involved in community needle pickup. Most needle pickup is in the three largest cities. Fire chiefs want more effective community strategies to deal with discarded needles and more resources to support their pickup role. Needle sticks to fire fighters are extremely rare. None has resulted in infection.*

Fire chiefs or their designates reported the following in interviews:

- All fire departments interviewed carry out needle pick-up in the community.
- Fire departments in the three major cities are all involved in needle pickup, along with needle exchange programs and other agencies. Fire chiefs noted a spike in needle pickups in the spring when the snow melts.
- Fire chiefs outside the two major cities know little or nothing about their communities' needle exchange programs.
- In the three major cities, fire departments are or have been involved in multi-agency or civic committees to plan an overall approach to needle pickup in the community.
- In the three largest cities, fire chiefs are concerned about the quantity of discarded needles, and want a more effective community strategy to deal with them.
- Fire chiefs in the three largest cities want more resources allocated for their role in needle pickup and/or a better system for needle pickup. Two placed it in the context of the need for an overall strategy for dealing with biohazard waste in the community.
- While firefighters frequently encounter needles either in community pickups or firefighting operations, needle stick injuries to firefighters are extremely rare. Fire chiefs were able to identify only three such injuries province-wide in the last decade. They were not aware of any infections resulting from these needle sticks.

Asked whether the current needle exchange model is appropriate for Saskatchewan or whether there are any gaps that should be addressed, MHOs identified the following:

- Increase outreach to users of secondary needle distribution: two MHOs noted that clients of the needle exchange also collect and return needles for others, but that needle exchange staff do not have direct contact for education purposes with these secondary clients. They would like to improve outreach to this population.
- Fill in geographic gaps in access to the service;
- A stronger link to addictions treatment;
- Shift emphasis towards prevention and dealing with the underlying causes of drug addiction; and
- Reach new users earlier.

Asked if they thought needle return rates were appropriate, MHOs responded that in general, they thought returns were appropriate. They noted that:

- There is a time lag between dispensing and collecting (there is always an inventory in the community, and when distribution is growing, this means returns will not match distribution)
- Returns are estimated by the size of container, to avoid the risk of staff counting needles; (These estimates are verified by staff by counting the number of clean needles each size container holds.)
- There are other sources of disposal available, such as the drop boxes, which are increasingly used; and
- There has been promotion of the safe disposal of diabetic needles by sealing them in plastic containers and putting them in the garbage--drug users may follow this practice with their drug needles as well.

Asked why they thought Saskatchewan's needle distribution rates are higher than other jurisdictions, MHOs responded that this was due to several reasons:

- The predominant type of drug used (powdered, injectable cocaine) requires more frequent injections than other drugs to maintain a high (5);
- Needle programs have achieved a high level of accessibility (2); and
- There is secondary distribution throughout the province from the urban centres.

Asked if they thought a change in the number of needles distributed through needle exchange program would change the incidence of injection drug use, MHOs were unanimous in saying that it would not. Some of their comments were:

- "I don't think that us altering the availability of needles would in any way dent the use of injection drugs. Addiction is a function of social and family factors. . . . These are the real roots of drug use - not needle availability."
- "Injection drug use is about addiction – self-treatment by substance abuse; injection drug use preceded needle exchange programs; if

*Those who had stopped using drugs most often had done it to keep or get back their children. Many had tried unsuccessfully to stop, often several times. Users said quicker access to methadone treatment, treatment based on Aboriginal culture, and stronger support in the community would help them stop.*

*Users said access to needles and drug use were not related. One put it, "There's nothing going to stop you if you need a fix." They also said reducing needle exchange access would increase HIV and the number of needles on the street.*

LTSC interviewed, individually or in groups, 29 current or former injection drug users in the three largest cities. These interviews were facilitated through the needle exchange programs. Almost all were Aboriginal. They ranged in apparent age from early twenties through their fifties. Typically they had been introduced to injection drug use by family members, sexual partners, in the sex trade, or in prison.

Current and former injection drug users told us that high rates of needle use were common, from 20 to more than 100 needles per day with cocaine, at least for short periods. The only limit was how much cocaine you could afford.

Users interviewed were very aware that they should not share needles. That message has gotten through. Despite that, users described seeing people using used needles (especially late at night) or sharing needles (especially in prison).

Users reported that clean needles are very accessible from needle exchanges during weekdays. They can also be purchased relatively easily if necessary from drugstores and other retail stores.

Users who had been in prison reported that drugs are readily available in prisons. Some users reported being introduced to injection drug use in prison.

For those who have stopped injection drug use, the main incentive was keeping or regaining their children.

Injection drug users described a variety of histories and frequencies of use:

- A few were recent new addicts, but most had a long history of drug addiction, for 20 years or more. Some had used needle exchange programs since their inception in the early 1990s. Some used injection drugs whenever they could get enough money, some used once a day or occasionally.
- Several needle exchange users described being secondary distributors of needles, such as on their home reserve, to a partner, or to a social network.
- Most injection drug users described using drugs in a social situation, including with a partner. A few reported they were "closet users".
- Most needle exchange users lived life on the margins - on the street, or with periods of homelessness, or with frequent changes in residence.

When asked how many needles they or a user might use, injection drug users described high rates of use, from 20 up to 100 or 125 needles per day for short periods. The highest needle use is for cocaine, because of the brief high.

Needle exchange users were very aware that they should not share or reuse needles. Asked if they ever see needle sharing, about half replied that they had, while a few said that they never had. Here are some of their comments:

- "People know they shouldn't share needles, but they still do, when they are high, or because they don't care. It is sad to see."
- "Yes, when there are no clean needles. When you are hooked on it, you don't care about it [sharing]; [Earlier this informant stated that he had done time in jail.] There is lots of injection drug use in jail -- six guys to one needle, sharing -- out of those six guys, one will have HIV. They're not going to tell."
- "Yes, when there are no clean needles. [In jail] pretty much all the people in there do drugs."
- "I have seen sharing blood purposely; I saw it last week. To save time [in getting a fix]. They call it 'blood shots'."
- "I have seen someone pull out a needle from the drop boxes."
- "It is not acceptable, but sharing happens late at night when someone runs out of needles." [Interviewer: "What is the problem with sharing?"] "HIV -- everybody knows that."
- "Yes, I have seen [needle sharing] in jail. It was the only needle there. I haven't seen it elsewhere."
- "I never seen it. I wouldn't share myself. I don't like playing Russian roulette. I don't want to take a chance."
- "At one point in time I did witness people sharing, but I don't witness that much sharing any more. It is easy to get a hold of needles."

Asked where they get clean needles and what would make it easier, needle exchange users generally reported that needles were readily accessible during weekdays. They acquire them at needle exchanges, or if it was more convenient or the needle exchange was closed, at drugstores. At night, if they were out, they reused their own needles, bought them on the street, or bought them at one 24-hour drugstore in Saskatoon. Injection drug users were familiar with which stores hassled them about why they wanted the needles, and avoided those stores. They reported that they readily could purchase needles and syringes at larger chain drugstores or other large retail outlets, where they are sold in bulk for diabetic use.

Injection drug users said that having the needle exchange open seven days a week (2), and open later would make it easier to get clean needles.

Asked if they ever saw people throwing away used needles and what would make it easier to get rid of needles safely, injection drug users replied that most people do return needles, but that fear of being caught with used needles by the police and few drop boxes sometimes lead people to discard them inappropriately. While many users feared being caught by police with used needles, few had actually been caught, and none reported ever being arrested solely for carrying used needles. Users of needles exchanges (the source of the interviews with injection drug users) were often proud of the fact they cleaned up and returned their needles and looked down on those who did not.

- "People throw them away because they don't want to get caught with them [by the police]."
- "We need more disposal boxes; there is only one at St. Paul's on the Westside [in Saskatoon]."

### 3.1.13 Unanticipated benefits

No relevant literature was identified.

**There is insufficient evidence to consider that the criterion of 'unanticipated benefits' has been fulfilled.**

### 3.1.14 Special populations

Correctional inmates: Drug injection and HIV infection are both common in jails and prisons<sup>66, 67</sup>. HIV has been shown to be transmitted in prison populations<sup>62, 68</sup>. Despite the official adoption of policies to make bleach available to inmates, disinfectant availability for inmates may be poor<sup>67</sup>. Few other HIV-prevention measures are available to inmates (including NSPs).

**There is sufficient evidence to consider that the criterion of 'special populations' has been fulfilled.**

## 3.2 The effectiveness of needle syringe programmes

### 3.2.1 Strength of association

There were 45 studies dating from 1989 to 2002 that were identified with NSP implementation as an intervention and HIV seroconversion, HIV seroprevalence or HIV risk behaviours among IDUs examined as outcome variables. Some studies assessed multiple outcomes. Out of 10 studies that evaluated HIV seroconversion or seropositivity as outcomes 6 found that NSP use was protective<sup>69-74</sup>; outcomes in 2 studies were negatively associated with NSP use<sup>65, 66</sup> and 2 studies showed no effect<sup>67, 68</sup> (Tables 3a-c).

HIV risk behaviour outcomes were examined in 33 studies (with some authors reporting on more than one study or outcome). The majority focused on syringe sharing, borrowing, lending or reuse (23 positive<sup>63, 69-93</sup>, 1 negative<sup>91</sup> and 5 indeterminate<sup>62, 68</sup>), while 6 studies examined diverse outcomes including 'injection frequency' (1 positive)<sup>73</sup>, 'proportion of syringes exchanged' (1 indeterminate)<sup>67</sup>, 'syringe return rate or exchange rate' (3 positive)<sup>68, 100</sup> and 'mortality among NSP users versus non-users' (1 indeterminate)<sup>101</sup> (Tables 4a-c).

Overall, these studies provide strong evidence to reject the null hypothesis that attendance at NSP does not confer protection against HIV. However, it

is not possible to exclude the possibility that selection bias may account for the findings in studies comparing IDUs who attend NSPs with those who do not.

Several authors have offered explanations for the counterintuitive finding of some studies that HIV was more prevalent in attenders compared with non-attenders<sup>67, 102-103</sup>. It is well known that NSPs in many settings attract high-risk IDUs, who may therefore have a higher risk of HIV seroconversion before ever attending the programme. This self-selection factor may help explain why cities such as Montreal and Vancouver have observed higher HIV seroconversion rates among NSP attenders compared to non-attenders<sup>67, 106</sup>.

As pointed out by Bastos et al.<sup>109</sup>, evaluations of NSPs typically employ dichotomous categorizations (such as NSP attenders vs non-attenders, frequent vs infrequent attenders). This simplistic approach overlooks the fact that non-attenders may have only used sterile injecting equipment, obtaining these from sources other than NSPs. For example, in an analysis of NSP attenders in Amsterdam, a city where sterile syringes are readily available through pharmacies, irregular NSP attenders, but not non- or frequent attenders, were at highest risk of HIV seroconversion<sup>68</sup>. The authors concluded that irregular NSP attenders had the least exposure to sterile injection equipment and consistent prevention messages, which placed them at highest risk of infection.

Studies examining NSP effectiveness have generally relied on self-reported outcome measures. At least one study compared self-reported risk behaviour with actual programme data and concluded that self-reported risk behaviour data underestimated the protective association of NSP attendance by 18%<sup>107</sup>.

Strong as the evidence is for NSP effectiveness, these data are confounded by the presence or absence of alternative availability of sterile injecting equipment through pharmacies. A systematic review<sup>107</sup> identified 42 published studies evaluating NSP effectiveness. The potential confounding of pharmacy access to syringes for these studies<sup>68</sup> was examined. There were 28 studies that concluded that NSP use had positive effects (reduced risk-behaviour or seroconversion), 12 showed no effectiveness and 2 found negative effects. Of the 14 studies with no effect or negative effects 13 compared clients with non-clients of NSPs. When these 13 studies were examined carefully and an additional 12 studies that compared

## 5. CONCLUSIONS

**5.1 There is compelling evidence that increasing the availability and utilization of sterile injecting equipment by IDUs reduces HIV infection substantially.**

Overall, there is convincing evidence that NSPs, assessed conservatively, fulfil six of the nine Bradford Hill criteria (strength of association, replication of findings, temporal sequence, biological plausibility, coherence of the evidence and argument by analogy) and all of the five additional criteria (cost effectiveness, absence of negative consequences, feasibility of implementation, expansion and coverage, unanticipated benefits and special populations). Measured against any objective standards, the evidence to support the effectiveness of NSPs in substantially reducing HIV must be regarded as overwhelming.

**5.2 There is no convincing evidence of any major, unintended negative consequences.**

Specifically and after almost two decades of extensive research, there is still no persuasive evidence that needle syringe programmes increase the initiation, duration or frequency of illicit drug use or drug injecting.

**5.3 Needle syringe programmes are cost-effective.**

It is more difficult to generalize from studies of cost effectiveness of needle syringe programmes in one country to other similar countries, let alone from developed countries to resource-poor settings. However a number of careful studies in several developed countries and some transitional countries have demonstrated convincingly that needle syringe programmes are cost-effective.

**5.4 Needle syringe programmes have additional and worthwhile benefits apart from reducing HIV infection among IDUs.**

There is reasonable evidence that needle syringe programmes can increase recruitment into drug treatment and possibly also into primary health care.

**5.5 Bleach and other forms of disinfection are not supported by good evidence of effectiveness for reducing HIV infection.**

The evidence supporting the effectiveness of bleach in decontamination of injecting equipment and other forms of disinfection is weak. Field studies cast considerable doubt on the likelihood that these measures could ever be effective in operational conditions, notwithstanding the strength of the laboratory data. At best, these strategies can only be regarded as acceptable in community or correctional settings where the introduction of NSPs is considered impossible because of fear or hostility on the part of community members or authorities. Public health practitioners in these settings should continue to advocate for the introduction of NSPs as the most reliable and evidence-based way of maintaining control of HIV among IDUs. Bleach and disinfection fulfilled only two of the nine Bradford Hill criteria (biological plausibility and analogy) and three of the five additional criteria (absence of negative consequences, feasibility of implementation, expansion and coverage, and special populations).





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## Making the Case for Opposing Needle Exchange

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Crime Increases in Area of Needle Exchanges:

- **Crimes Due to Drug Use** : When a needle exchange program (NEP) moves in, associated crime and violence follows, including prostitution which contributes to the spread of AIDS. A spokesperson from the Coalition for a Better Community, a NY City group opposed to NEPs, visited the Lower East Side Needle Exchange with a *NY Times* reporter. Their conclusion: "Since the NEP began we've seen an increase in dirty syringes on our streets, in schools yards, and in our parks...Brazen addicts shop, loot, and steal to buy drugs." Even exchange workers have been photographed selling needles off-site.<sup>1</sup> The recent murder of a 64-yr-old man who frequently visited his wife in a local hospital was found dumped in a building in a pool of blood in Halifax, Scotia, and it appears to be connected with the dangerous area he lives in surrounding a needle exchange. A neighbor, who lives in a nearby building said there's frequently trouble in at least one of the two downstairs apartments, including drug use, drinking and fighting, and he said "a lot of weird people" and "really rough customers" have been showing up. There have been a lot of fights, with people "hitting each other around and smacking each other," he said.<sup>2</sup>

- **Drug Dealers Blatantly Sell Near NEPs :**

Commonly, drug dealers operate unimpeded by police when they are in the area of an NEP. For example, in Vancouver Canada's Downtown Eastside area "The dealers hang around with impunity on the corner of Hastings and Main and the police don't touch them."<sup>3</sup> But, in Santa Cruz California, dealers conducting business along the San Lorenzo River levee grew too cocky for their own good. Courthouse personnel began to see the dealing from outside Department 7 — the county's drug court — so officers coordinated a sting and arrested and arraigned seven men at the courthouse, about 200 feet from a spot on the levee where detectives say they were selling their wares. Santa Cruz police Lt. Steve Clark said drug dealing along the levee has been a problem for at least seven years...". Sheriff's Sgt. Steve Carney said the dealers had gotten so comfortable they would set up shop in the early morning, packing a lunch "for a day of work" selling heroin, cocaine and other drugs. Rich Westphal of the county Narcotics Enforcement Team said unfortunately, those arrested are quickly replaced by other dealers who will just move down the river a short distance to meet the demand for illegal drugs. The drug traffickers work from Highway 1 to the ocean, he said, and officers keep chasing them<sup>4</sup>.

- **Increased, Open, Injection drug Use in Areas surrounding NEP's** due to influx of users. In Downtown Eastside (Vancouver BC), police estimate there are 7,500 to 8,000 addicts, and users shoot up on the streets because the injection site has wait up to 45 minutes<sup>5</sup>. More police had to be assigned to the area to try and minimize the number of users who were shooting up outside the NEP area.

#### Community Dangers:

- **Neighborhood Businesses Affected :** Dale Deslauriers, the owner of Save on Meats on West Hastings (Downtown Eastside Vancouver BC), said business is down "at least 20 percent" because customers are afraid of drug users and dealers<sup>6</sup>.
- **Discarded Needles:** Reports of discarded needles in public places outside of NEP sites *abound* from cities with NEP's. Here is just one example. In Cairns Australia, City Place has been revealed as Cairns' biggest drug shooting gallery with 1000 syringes discarded since January in toilets and streets surrounding the inner city mall. Addicts are also dumping hundreds of used syringes at many of the city's other popular public places, including the Esplanade near Muddy's playground, the city library gardens and in various other public places. The figures were released by Cairns City Council after a recent audit of its sharps disposal bin program<sup>7</sup>.

#### Danger of Life:

- **Overdoses/Deaths:** Due to the free and open availability of clean needles, addicts are enabled to shoot up as often as they want. This can lead to more deaths by drug overdose. A new study published in the journal *Addiction* finds that despite Baltimore's needle distribution program (the largest in the nation, distributing more than 6 mil. needles over the past 10 years) injection users (IDUs) there, triple their risk for death within two years of taking up the habit and those who inject for ten years have a death rate 8 times higher than those who do not<sup>8</sup>. A sad example of the culture of death that pervades NEPs, the following report from Vancouver is beyond belief. According to an article in the *Canadian Press* on September 6, 2005, addicts, crippled and blinded by their own drug use and too sick to shoot themselves up, will be helped by a team of users to get high "safely"
- **Disease Epidemics:** Both scientific and anecdotal evidence indicates that NEPs have failed to provide a prevention panacea for drug abusers against the dangers of HIV, hepatitis, and other health risks, which continue to increase at alarming rates. See full report on this subject at <http://www.njfpc.org/html/needleexchange.asp>.
- **The Slippery Slope of "Harm Reduction" Methods:** Toronto, Canada has had needle exchange programs for a number of years, but now, rather than spending needed money for rehabilitation programs they've approved a new "harm reduction scheme" which allows the distribution of so-called "safer" crack kits". The socialists on the city council have seemingly abandoned all reason and tacitly approved the use of an illegal drug like crack cocaine — when Toronto has been reeling from

epidemic of gun violence with crack largely at the root of the problem<sup>10</sup>. New Jerseyans and our legislature should take note where this slippery slope of "harm reduction schemes" lead.

#### Young People Would Receive Mixed Messages:

- Due to their potential to take more risks, young people must receive a clear "NO" on Drugs: Harm reduction campaigns like send the wrong message to the community and to young people. Rather than supporting the "zero tolerance" message that are most likely receiving from home and currently in school, NEPs send the message "if you do decide to take drugs, we'll help you with clean needles". A report by Columbia University published in September 2001 is the most exhaustive study ever undertaken on data on substance abuse in schools and among students. The report's data illustrates that even one exposure to an early pattern easily becomes an addiction in young people. One of the key findings states, "relatively few students who experiment with a substance discontinue its use. Among students who have ever tried cigarettes, 85.7 percent are still smoking in the 12 th grade, of those who have ever been drunk, 83.3 percent are still getting drunk in the 12 th grade, and of those who have tried marijuana, 76.6 percent are still using in the 12 th grade.'

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1 "Needle Exchanges Destroy Neighborhoods", Coalition for a Better community, 99 east Fourth Street, NY, NY, April 8, 1996, March 8, 1997, as cited in NJ Family Policy Council's "Family Findings: Needle Exchange Programs, Panacea or Peril", March 1999.

2 "Police find Man dead in Blood-Spattered Room", The Halifax Herald Limited ( Halifax, Nova Scotia, Canada), Friday, December 12, 2003.

3 "City's New 'Harm Reduction Strategy' Threatens Neighborhoods and Enables Drug Use – But Council's Poised to Back it Anyway", The Toronto Sun, December 4, 2005 Sunday, COMMENT Sec.; The Final Say; Pg. C8, by Sue-Ann Levy.

4 Santa Cruz Sentinel ( California) January 13, 2004, Cops bust up blatant drug dealing, By Cathy Redfern, Sentinel Staff Writer

5 Crackdown's Working: Cops: Police say fewer users shooting up in public, by Lena Sin and Elaine O'Connor, Vancouver Province ( British Columbia), Dec. 2, 2005. News Sec. p.A-29.

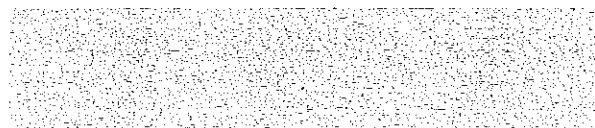
6 The Vancouver Province ( British Columbia), December 2, 2005 Friday, News Sec., Pg. A29.

7 "Syringe city; Drug Users Ignore Needle Bins as Hundreds Thrown Away in Streets Surrounding City CBD; Drug Users Not Dumping Syringes in Bins", By Sonia Campbell. The Cairns Post/The Cairns Sun ( Australia), December 3, 2005 , Saturday News Sec. Pg. 1.

8 "Shooting Up Triples Death Risk: New Users of Illegal Drugs Face Hike in Death Risk Early On, Study Finds, HealthDayNews August 19, 2005.

9 "Sad Beyond Belief", John Coleman, Director, International Drug Strategy Institute, Drug Watch world News, September, 2000 p.9.

10 "Licence to Kill?; even Some Addicts Say 'Safe Injection Sites are Harmful' ", Sue-Ann Levy, Toronto Sun, Dec. 18, 2005, Comment section, p. 6.



American Journal of Epidemiology

aje.oxfordjournals.org

Am. J. Epidemiol. (1997) 146 (12): 994-1002.

## High Rates of HIV Infection among Injection Drug Users Participating in Needle Exchange Programs in Montreal: Results of a Cohort Study

Julie Bruneau<sup>1,1</sup>, François Lamothe<sup>2</sup>, Eduardo Franco<sup>3</sup>, Nathalie Lachance<sup>2</sup>,  
Marie Désy<sup>4</sup>, Julio Soto<sup>5</sup> and Jean Vincelette<sup>2</sup>

+ Author Affiliations

Reprint requests to Dr. Julie Bruneau, Pavillon Saint-Luc, Centre Hospitalier de l'Université de Montréal, 1058 Saint-Denis Street, Montréal, QC, Canada H2X 3J4

Received December 18, 1995.

Accepted January 2, 1997.

### Abstract

Needle exchange programs (NEPs) are designed to prevent human immunodeficiency virus (HIV) transmission among injection drug users. Although most studies report beneficial effects in terms of behavior modification, a direct assessment of the effectiveness of NEPs in preventing HIV infection has been lacking. A cohort study was conducted to assess the association between risk behaviors and HIV seroprevalence and seroincidence among injection drug users in Montreal, Canada.

**Oxford Index** About the Index  
The association between NEP use and HIV infection was

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examined in three risk assessment scenarios using intensive covariate adjustment for empirical confounders: a cross-sectional analysis of NEP use at entry as a determinant of seroprevalence, a cohort analysis of NEP use at entry as a predictor of subsequent seroconversion, and a nested case-control analysis of NEP participation during follow-up as a predictor of seroconversion. From September 1988 to January 1995, 1,599 subjects were enrolled with a baseline seroprevalence of 10.7%. The mean follow-up period was 21.7 months. The adjusted odds ratio for HIV seroprevalence in injection drug users reporting recent NEP use was 2.2 (95% confidence interval 1.5–3.2). In the cohort study, there were 89 incident cases of HIV infection with a cumulative probability of HIV seroconversion of 33% for NEP users and 13% for nonusers ( $p < 0.0001$ ). In the nested case-control study, consistent NEP use was associated with HIV seroconversion during follow-up (odds ratio = 10.5, 95% confidence interval 2.7–41.0). Risk elevations for HIV infection associated with NEP attendance were substantial and consistent in all three risk assessment scenarios in our cohort of injection drug users, despite extensive adjustment for confounders. In summary, in Montreal, NEP users appear to have higher seroconversion rates than NEP nonusers. *Am J Epidemiol* 1997;146:994–1002.

**Key words** cohort studies HIV needle exchange programs substance abuse substance abuse Ir

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## Articles citing this article

Trends in Human Immunodeficiency Virus Incidence and Risk Behavior Among Injection Drug Users in Montreal, Canada: A 16-Year Longitudinal Study

*Am J Epidemiol* (2011) 173(9): 1049–1058

[Abstract](#) [Full Text \(HTML\)](#) [Full Text \(PDF\)](#)

**Oxford Index** <sup>LEVA</sup> properties of HIV risk among injection drug users in Tallinn, Estonia: synthesis of individual and neighbourhood-level factors



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In addition, Aids Saskatoon have clearly indicated that in the spirit of being a "good neighbour", they will be addressing the issue of the smoking behaviour of their clients, and they will be developing a special screened smoking area. They are trying to be a good neighbour, and I hope you will meet them half-way.

*Pat*

**Pat Lorje  
Councillor  
Ward Two  
227-1411**

---

**From:** Lori Prostebby [vaganza@shaw.ca]  
**Sent:** June 25, 2012 9:20 AM  
**To:** Hill, Darren (City Councillor)  
**Cc:** Lorje, Pat (City Councillor); Web E-mail - City Clerks  
**Subject:** Needle Exchange Outreach601

Hello Darren and Pat

I would like to take this time to thank you for attending our meeting June 21.

There were some very heartfelt stories communicated from some residents effected by the Needle Exchange/Outreach.

However, we never did get your thoughts or opinions on a Needle Exchange in a residential area as all you discussed was the BID program with the City of Saskatoon.

1. Were you aware that Aids Saskatoon Outreach601 was exchanging needles since 2009?
2. If so, why werent the residents/business owners consulted or informed?
3. Do you feel a Needle Exchange should be located so close to parks, pool, schools and a library?

The concerned residents, business owners will be attending the July16 City Hall meeting.

I look forward to your answers.

Have a nice day.

Lori Prostebby  
1521 Ave F North (home)  
511 -33rd Street West (business)

**Lori Prostebby**

---

**From:** "Lorje, Pat (City Councillor)" <Pat.Lorje@Saskatoon.ca>  
**To:** "Lori Prostebby" <vaganza@shaw.ca>; "Hill, Darren (City Councillor)" <Darren.Hill@Saskatoon.ca>  
**Cc:** "Nicole White" <nicole@aidssaskatoon.ca>  
**Sent:** June-25-12 11:03 AM  
**Subject:** RE: Needle Exchange Outreach601

Lori- Thank you for your email. I have a totally different recall of that meeting than you seem to have. Much more than the creation of a BID was discussed.

Nevertheless, a BID in the 33rd Street commercial corridor would certainly improve communication between business owners, as well as assist in improved amenities for the area. I encourage you to focus your energy on establishing a BID for 33rd, rather than trying to drive out a social agency that meets the zoning requirements for the area.

You want my "thoughts" on a needle exchange? Quite frankly, as you may know, for years I have been a proponent of making sure that social support agencies are not overly-concentrated in one geographical area of Saskatoon. For instance, I have worked hard to ensure that the commercial corridor of 20th Street is no different than other commercial corridors. This means that all such areas need to focus on attracting commercial businesses. At the same time, the Zoning Bylaw of the city does not prohibit social support agencies from locating along commercial corridors. The Zoning Bylaw does not require that agencies consult with owners about the location of either businesses or social support agencies within an appropriately zoned commercial area.

Concentration of social support agencies remains a concern of mine. 20th street currently has over 40 such agencies. And yes, that includes one office-type needle exchange, as well as two mobile ones. In contrast, 33rd Street has one social agency that also includes a needle exchange function. As you know from the meeting, Aids Saskatoon has an extraordinarily high rate of return of syringes (99.3%).

I believe Dr. Opondo addressed the issue of why Aids Saskatoon is located on 33rd Street. As I recall, he said that the agency located there because a preponderance of their clients live in the area. If you have further questions about that, you need to take it up with him, not with Councillor Hill or myself.

I appreciate your concern about the needle exchange at Aids Saskatoon, but as you yourself have pointed out, it has been in operation since 2009, and you only found out about it a month ago. I have to tell you that until you and a few other business owners started complaining about it, I had not had one single complaint about the needle exchange.



PREMIER OF SASKATCHEWAN

LEGISLATIVE BUILDING  
REGINA, CANADA S4S 0B3

July 9, 2012

Lori Prostebby  
(vaganza@shaw.ca)

Dear Ms. Prostebby:

Thank you for your emails.

Our government believes there is a need to balance harm reduction and improved health outcomes with broader concerns for public safety.

We recognize that needle exchange programming is an important part of our overarching HIV Strategy to reduce the risk of transmission of blood-borne viruses; however, it is also important that the needle exchange is used appropriately and effectively.

To that end, needle exchange programs underwent a formal review in 2008 and we continue to implement improvements to needle exchange programs in Saskatchewan based on the recommendations from that review.

I was not able to attend the event on June 21 in Saskatoon; however, I do understand that representatives from the Saskatoon Health Region were present.

...2





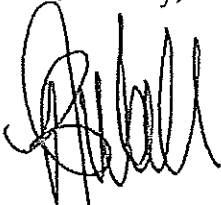
Lori Prostebby  
Page 2  
July 9, 2012

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I am referring your concerns to the Honourable Dustin Duncan, Minister of Health, for a response to the question posed to me on June 19, during John Gormley's "Ask the Premier" segment, regarding the use of fluorescent plungers in the needles distributed by needle exchange programs so they can be easily identified if found in the community.

Thank you for your input.

Sincerely,



Brad Wall  
Premier

cc Honourable Dustin Duncan  
Minister of Health



## **Needle exchange program open house brings out a crowd**

Tim Whitnell — BURLINGTON POST STAFF  
October 9, 2012

Mayor Rick Goldring said the door is now slightly open, at least in his mind, to looking at a controversial needle exchange program in a different light.

Halton Region Medical Officer of Health Dr. Bob Nosal is not of the same mind, however.

Although he's not sure what it might mean, or if he'll change his mind to any degree, Goldring said the throng of residents who challenged his views on the program have led him to re-think the issue.

Approximately 150 people milled about an auditorium in the Gary Allan High School on Oct. 2 at an evening open house to informally ask questions of or listen to the answers given by Burlington city/Halton regional politicians Goldring and Jack Dennison as well as Nosal and several members of the Halton Region Health Department.

The vast majority of residents who attended were there to continue voicing their displeasure, on several levels, with the forthcoming move of a multi-discipline health clinic from Lakeside Plaza to a commercial strip plaza at 3350 Fairview St.

The bottom line for many residents who attended the open house, many of whom also attended a similar public meeting at the Harvest Table Family Restaurant on Sept. 10, seems to be a concern that the needle exchange program for steroid and hardcore drug users— just one of several free health-related services offered by the regional clinic— will continue to be offered at the new site.

"My mind was 100 per cent made up when I came here tonight," Goldring told the Post shortly after standing in essentially one spot for about 2 ½ hours while a group of people, at times 4-5 deep, encircled him and volleyed a barrage of questions at him.

"The concerns are real in their minds," Goldring said of residents and the needle exchange program. "As much as I believe their concerns are unfounded, I don't know what the solution is."

The mayor said he still hasn't been convinced the free needle exchange program — where users bringing in old sharps for new ones at the clinic — should not be offered at the clinic but offsite instead, which many critics have suggested.

"At this stage I'm not in favour of moving that piece (of service) out. I am in favour of dialogue and perhaps a different (program) protocol."

Fellow Burlington councillor John Taylor interjected suggesting perhaps a review period for the needle exchange program could be considered.

Inviting hardcore drug users to walk into the health clinic to pick up free needles and drug paraphernalia kits, and possibly hang around, in a busy business area surrounded by homes, with three schools, a nursery school and a daycare in the vicinity, continue to be the prime concerns of area residents.

Perceived secrecy and lack of public notification of the clinic's move into an empty unit in the Fairview plaza, the estimated \$700,000 cost to taxpayers to move it from the Lakeside plaza, worries about the health hazard of possibly publicly discarded used needles and the potential decline of home values in the area are also concerns by some who live or work in the area.

The current Lakeside clinic is the busiest of the five in Halton. In 2011, the Lakeside unit had more than 4,000

**Lori Prostebby**

---

**From:** "Hill, Darren (City Councillor)" <Darren.Hill@Saskatoon.ca>  
**To:** "Lori Prostebby" <vaganza@shaw.ca>  
**Cc:** <info@health.gov.sk.ca>; "Hill, Darren (City Councillor)" <Darren.Hill@Saskatoon.ca>  
**Sent:** June-05-12 8:45 AM  
**Subject:** RE: Needle Exchange Notice to Residents in Mayfair, Caswell.

Hello Lori,

Hope all is well with you. The family, and our beagle "Ally" are all doing well!

My apologies for the delay in responding. I was in Regina for work the 29th to 30th and then was busy with the FCM conference till the end of yesterday.

1. Let me see what I can find out from the Health Region with regards to the needle exchange and will get back to you.
2. No one is proposing a red-light district. That was the media not City Council. What I have been asking for is a zoning where the adult services can only set up in an industrial area and that there is also two specific separation distances. One that they must be at least 500 M from any residential neighbourhoods and one that there must be a minimum of 150 M between each service. My concern is to get them out of residential areas. They attract the drug trade and streetwalkers. Moving the "rub shops" will not remove all the problems but it is a first step.

Regards,  
Darren

**Darren Hill**

Councillor - Ward 1  
City of Saskatoon  
222 - 3rd Avenue North  
Saskatoon, SK S7K 0J5  
P: 306.975.2783  
C: 306.227.4322  
F: 306.975.2784  
E: [darren.hill@saskatoon.ca](mailto:darren.hill@saskatoon.ca)  
[www.darrenhill.org](http://www.darrenhill.org)  
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**Lori Prostebby**

---

**From:** "John Nicholson" <johnwnic@yahoo.com>  
**To:** <vaganza@shaw.ca>  
**Sent:** June-06-12 7:01 AM  
**Subject:** Re: June Meeting 33rd Stree Merchants/Needle Exchange  
Hello Lori

I am not sure where you received your information with regards to our community association meeting on June 12th. Sorry to have to be the one to inform you that you have been misinformed. Aids Saskatoon has offered to come and introduce themselves to our board with a short 15 minute presentation. This is not a venue to have a debate around the broader topic of needle exchange.

We have now received and number of complaints and concerns with regards to this matter. I have already been in contact with some individuals requesting that they look at this issue and host a meeting to address the concerns raised in hopes of finding a solution.

Once again sorry that the information you have received was incorrect. Our board meetings are open to members, residents of Caswell. I encourage you to speak with Pat Lorje as she would be the one to deal with matters of this nature.

Thanks

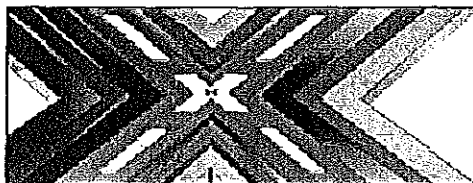
John Nicholson  
President Caswell CA

johnwnic@yahoo.com  
974-4477

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**From:** Raeanne Van Beek <RaeanneVB@shaw.ca>  
**To:** johnwnic@yahoo.com  
**Sent:** Monday, June 4, 2012 7:43:42 PM  
**Subject:** FW: June Meeting 33rd Stree Merchants/Needle Exchange

**From:** Lori Prostebby [mailto:vaganza@shaw.ca]  
**Sent:** June 4, 2012 7:39 PM  
**To:** info@caswellhill.ca  
**Subject:** June Meeting 33rd Stree Merchants/Needle Exchange



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# B.C. treatment protocol reduces HIV infection rates

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CTVNews.ca Staff

Published Tuesday, Nov. 27, 2012 5:01PM EST

Last Updated Tuesday, Nov. 27, 2012 11:39PM EST

A British Columbia program that makes antiretroviral therapy more widely available to HIV patients is leading to a marked decrease in the number of new infections in the province, according to new research. The study says the model should be rolled out across Canada, or the number of HIV cases across the country will likely double over the next 15 years.

The study, led by researchers from B.C. and published Tuesday in the journal *PLOS One*, compiled data on HIV infections and mortality rates from 1995 to 2008. It also took into account how widely available HAART, or highly active antiretroviral therapy, is across Canada.

HAART is a treatment program of medications that reduce HIV in the blood to undetectable levels, which both improves the patient's overall health and helps reduce the risk of transmission.



Puppy room so popular Dalhousie makes students recommend this.

## ONLINE EXTRAS

The researchers found that every 10 per cent increase in HAART coverage, the rate of new diagnoses dropped by eight per cent in B.C., Ontario and Quebec. CTV to air 'The Amazing Race Canada' series. 3,174 people recommend this.

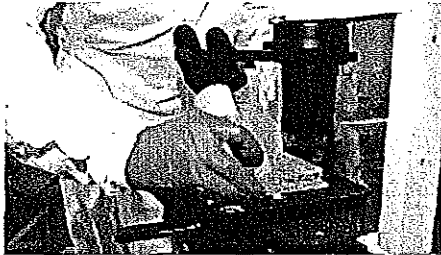


## Read the study

Disparities in the Burden of HIV/AIDS in Canada

Go

### PHOTOS



B.C. program makes antiretroviral therapy more widely available to HIV patients, leading to a decrease in the number of new infections in the province.



Immunology and Microbiology PHD student Feras Al-Ghazawi works in an HIV/AIDS lab at the Ottawa Hospital Research Institute in Ottawa Tuesday Nov. 27, 2012. (Sean Kilpatrick / THE CANADIAN PRESS)

### RELATED STORIES

Routine HIV testing recommended in new U.S. guidelines

B.C. launches major campaign to encourage more HIV testing

HAART treatment in 1996. When he was diagnosed, he was given just six months to live. Friends died from the disease.

"When I got the call and I heard the person say, 'you have tested positive,' I just basically froze and became extremely anxious and cried," Hiebert told CTV.

"It was a total death sentence."

After treatment, Hiebert, now 56, was able to return to school and Vancouver, and credits treatment with saving his life.

The study also found that B.C. had the largest decrease in new HIV infections over the study period, from 18.05 per 100,000 population to 7.94. HIV infection rates remained steady across much of the rest of the country, except in the Prairies, which saw a four-fold increase in new diagnoses, a surge led by Saskatchewan.

The province also averted more HIV cases than both Ontario and Quebec combined, 10.33 cases per 100,000 compared to 3.40 and 0.33 for Ontario and Quebec, respectively.

Senior study author Dr. Julio Montaner is director of the BC-Centre for Excellence in HIV/AIDS and head of the division of AIDS at the University of British Columbia's faculty of medicine. He said the findings show a "dramatic decrease" in new HIV infections in a province where rigorous testing and treatment protocols are in place.

HAART is free for all HIV patients in B.C., where a unique protocol was developed called Treatment as Prevention. The program involves widespread testing and quick implementation of treatment with HAART drugs for patients with HIV.

"B.C. is indeed the only region in the country where the number of new diagnoses has declined significantly over the last two decades, and not by a trivial amount," Montaner told CTV News. "We have a decrease of over 60 per cent, which means not only saving lives and preventing disease, but we are also saving money."

Montaner and his colleagues are calling for a national treatment strategy "so we can truly deliver on the dream of an AIDS-free generation."

Montaner and colleagues are specifically calling for the expansion of B.C.'s unique program.

Montaner said the study proves the model's success at treating and preventing disease.

"Prevention gives us a unique opportunity to virtually eliminate HIV from Canada and in doing so showing the world that it can be done," Montaner said.

Walter Hiebert was diagnosed with HIV 24 years ago and began

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Recommendations



Puppy room so popular Dalhousie makes back-up plan  
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Horse racing returns to Canada series  
3,174 people recommend this.

"The biggest thing in my head was that finally I had control of this virus," Hiebert said. "When you are on the medications, you finally take control of your life back."

Dr. Perry Kendall, B.C.'s provincial health officer, said without a national strategy, "we will see an ongoing increase in the people who have HIV and AIDS." Approximately 3,300 new cases of HIV are diagnosed in Canada every year.

"I actually think we have a moral and ethical obligation to do what we can to prevent further infections, and to improve the lives and the health of people who are currently infected," Kendall said.

Kendall said the Treatment as Prevention program has also helped reduce the number of HIV infections among hard-to-reach populations, such as injection drug users.

"If you can get HIV rates down in this really hard-to-reach population, it is very significant," Kendall said. "The same population in other parts of Canada, in the Prairies, are where we are seeing new infections every week. So there are lessons to be learned."

*With a report from CTV's medical specialist Avis Favaro and producer Elizabeth St. Philip*

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Add New Comment

**Annette Chiasson**

Nov. 29, 2012  
2:09 AM

Really, monogamy? This will not help any sexual assault victims, nor, I suspect, will this notion work really well with the proverbially horny teenagers, nor will it prevent accidental infections resulting from people who do not know they have HIV/AIDS etc. Prompt screening & treatment regardless of infection cause benefits everyone

**Mel**

Nov. 28, 2012  
12:05 PM

Want an AIDS free generation? Stop having casual sex and treat the act as it should be treated, a show of mutual, monogomous love. Then, and only then, will we have an AIDS free generation.

Truth commission taking feds to court over access to records: CP

Appeal of two-year sentence in Graham James case to be heard

Investigation underway after 3 children found dead in Quebec

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Recommendations



**Puppy room so popular Dalhousie makes back-up plan**  
505 people recommend this.



**CTV to air 'The Amazing Race Canada' series**  
3,174 people recommend this.



# Saskatoon Police Service

*Honour - Spirit - Vision*

**Monthend Summary  
Report - North West  
October, 2012**

Crimes Against the Person	Oct-11	Oct-12	YTD 2011	YTD 2012	YTD % Chg.
Homicides	-	-	1	2	100.00%
Attempted Murder	-	-	-	1	N/A
Sexual Violations	6	6	61	50	-18.03%
Assaults	60	55	580	525	-9.48%
Armed Robbery	10	6	49	41	-16.33%
Robbery	4	5	41	32	-21.95%
Criminal Harassment (Stalking)	1	1	38	22	-42.11%
Uttering Threats	12	16	126	97	-23.02%
Kidnapping/Hostage Taking/Abduction	-	-	4	13	225.00%
Other Crimes Against the Person	6	1	43	14	-67.44%
<b>Total Crimes Against the Person</b>	<b>99</b>	<b>90</b>	<b>943</b>	<b>797</b>	<b>-15.48%</b>
<b>Crimes Against Property</b>					
Arson	3	3	29	17	-41.38%
Break and Enter - Residential	29	19	223	212	-4.93%
Break and Enter - Business	28	23	189	169	-10.58%
Break and Enter - Other	14	7	85	59	-30.59%
Theft Over \$5000	1	3	26	38	46.15%
Bicycle Theft Under \$5,000	14	3	71	52	-26.76%
Other Theft Under \$5,000	191	160	1,411	1,508	6.87%
Theft of Motor Vehicle	39	30	361	292	-19.11%
Possession of Stolen Property	5	8	67	76	13.43%
Fraud	25	31	247	226	-8.50%
Graffiti	8	21	116	117	0.86%
Mischief/Wilful Damage	79	74	805	739	-8.20%
<b>Total Crimes Against Property</b>	<b>436</b>	<b>382</b>	<b>3,630</b>	<b>3,505</b>	<b>-3.44%</b>
<b>Other Criminal Code Violations</b>					
Prostitution	4	1	20	9	-55.00%
Controlled Drug and Substance Act	17	15	166	141	-15.06%
Weapons Possession Cont to Order/Concealed	6	8	52	62	19.23%
Firearms Related	-	-	4	1	-75.00%
Other Criminal Code	93	103	862	931	8.00%
Criminal Code Traffic Violations	23	19	187	186	-0.53%
<b>Total Other Criminal Code &amp; CDSA</b>	<b>143</b>	<b>146</b>	<b>1,291</b>	<b>1,330</b>	<b>3.02%</b>
<b>Traffic Tickets (Charges)</b>					
Provincial Traffic Safety Act	360	279	3,210	3,205	-0.16%
Provincial Vehicle Equipment Regulations	23	25	231	268	16.02%
Other Provincial	18	10	148	128	-13.51%
Other Municipal Traffic Bylaws	4	2	42	91	116.67%
Provincial Speeding	74	150	806	893	10.79%
Municipal Bylaw Speeding	472	419	4,199	4,395	4.67%
<b>Total Traffic Tickets (Charges)</b>	<b>951</b>	<b>885</b>	<b>8,636</b>	<b>8,980</b>	<b>3.98%</b>
<b>Total Collisions</b>	<b>196</b>	<b>195</b>	<b>1,717</b>	<b>1,760</b>	<b>2.50%</b>
<b>Communications</b>					
Total Calls Dispatched	1,753	1,529	18,022	17,011	-5.61%
Total Calls Not Dispatched	641	545	5,704	5,981	4.86%
<b>Total Complaints</b>	<b>2,394</b>	<b>2,074</b>	<b>23,726</b>	<b>22,992</b>	<b>-3.09%</b>
Telephone	1,337	1,149	12,771	12,704	-0.52%
911 Calls	768	640	7,059	7,031	-0.40%

NOTE: Statistics on record as of Thursday, November 22, 2012 taken from Saskatoon Records Management System. Due to recent data management issues, the YTD divisional collision statistics have changed. For a better understanding of Saskatoon Crime Statistics, visit [www.saskatoonpoliceservice.ca](http://www.saskatoonpoliceservice.ca). Crime statistics are constantly being updated due to new information being received, changes in reporting procedures, and ongoing investigations. As a result, 2011 data may differ from previously published reports.





# Saskatoon Police Service

*Honour - Spirit - Vision*

## Monthend Summary Report - North West October, 2012

Crimes Against the Person	Oct-11	Oct-12	YTD 2011	YTD 2012	YTD % Chg.
Homicides	-	-	1	2	100.00%
Attempted Murder	-	-	-	1	N/A
Sexual Violations	6	6	61	50	-18.03%
Assaults	60	55	580	525	-9.48%
Armed Robbery	10	6	49	41	-16.33%
Robbery	4	5	41	32	-21.95%
Criminal Harassment (Stalking)	1	1	38	22	-42.11%
Uttering Threats	12	16	126	97	-23.02%
Kidnapping/Hostage Taking/Abduction	-	-	4	13	225.00%
Other Crimes Against the Person	6	1	43	14	-67.44%
<b>Total Crimes Against the Person</b>	<b>99</b>	<b>90</b>	<b>943</b>	<b>797</b>	<b>-15.48%</b>
<b>Crimes Against Property</b>					
Arson	3	3	29	17	-41.38%
Break and Enter - Residential	29	19	223	212	-4.93%
Break and Enter - Business	28	23	189	169	-10.58%
Break and Enter - Other	14	7	85	59	-30.59%
Theft Over \$5000	1	3	26	38	46.15%
Bicycle Theft Under \$5,000	14	3	71	52	-26.76%
Other Theft Under \$5,000	191	160	1,411	1,508	6.87%
Theft of Motor Vehicle	39	30	361	292	-19.11%
Possession of Stolen Property	5	8	67	76	13.43%
Fraud	25	31	247	226	-8.50%
Graffiti	8	21	116	117	0.86%
Mischief/Wilful Damage	79	74	805	739	-8.20%
<b>Total Crimes Against Property</b>	<b>436</b>	<b>382</b>	<b>3,630</b>	<b>3,505</b>	<b>-3.44%</b>
<b>Other Criminal Code Violations</b>					
Prostitution	4	1	20	9	-55.00%
Controlled Drug and Substance Act	17	15	166	141	-15.06%
Weapons Possession Cont to Order/Concealed	6	8	52	62	19.23%
Firearms Related	-	-	4	1	-75.00%
Other Criminal Code	93	103	862	931	8.00%
Criminal Code Traffic Violations	23	19	187	186	-0.53%
<b>Total Other Criminal Code &amp; CDSA</b>	<b>143</b>	<b>146</b>	<b>1,291</b>	<b>1,330</b>	<b>3.02%</b>
<b>Traffic Tickets (Charges)</b>					
Provincial Traffic Safety Act	360	279	3,210	3,205	-0.16%
Provincial Vehicle Equipment Regulations	23	25	231	268	16.02%
Other Provincial	18	10	148	128	-13.51%
Other Municipal Traffic Bylaws	4	2	42	91	116.67%
Provincial Speeding	74	150	806	893	10.79%
Municipal Bylaw Speeding	472	419	4,199	4,395	4.67%
<b>Total Traffic Tickets (Charges)</b>	<b>951</b>	<b>885</b>	<b>8,636</b>	<b>8,980</b>	<b>3.98%</b>
<b>Total Collisions</b>	<b>196</b>	<b>195</b>	<b>1,717</b>	<b>1,760</b>	<b>2.50%</b>
<b>Communications</b>					
Total Calls Dispatched	1,753	1,529	18,022	17,011	-5.61%
Total Calls Not Dispatched	641	545	5,704	5,981	4.86%
<b>Total Complaints</b>	<b>2,394</b>	<b>2,074</b>	<b>23,726</b>	<b>22,992</b>	<b>-3.09%</b>
Telephone	1,337	1,149	12,771	12,704	-0.52%
911 Calls	768	640	7,059	7,031	-0.40%

NOTE: Statistics on record as of Thursday, November 22, 2012 taken from Saskatoon Records Management System. Due to recent data management issues, the YTD divisional collision statistics have changed. For a better understanding of Saskatoon Crime Statistics, visit [www.saskatoonpoliceservice.ca](http://www.saskatoonpoliceservice.ca). Crime statistics are constantly being updated due to new information being received, changes in reporting procedures, and ongoing investigations. As a result, 2011 data may differ from previously published reports.

4.

**TO:** Secretary, Executive Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** November 19, 2012  
**SUBJECT:** Community Engagement Issues Related to Planning Applications  
**FILE NO.:** PL 372-1

---

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

- 1) that the Administration be authorized to bring forward public hearings, as necessary, to City Council meetings in July and August;
- 2) that the Administration be authorized to bring forward public hearings, as necessary, to the City Council meetings of January 21, 2013, and March 18, 2013; and
- 3) that planning related public consultations be held throughout the year as necessary.

### **TOPIC AND PURPOSE**

Community engagement is an integral part of the planning process in the City of Saskatoon (City). Increased development activity, combined with limitations on times when consultation may take place, is impacting service levels and staff resources. This report addresses a number of short-term actions to deal with this issue.

### **REPORT HIGHLIGHTS**

1. It is becoming increasingly difficult to schedule planning related community meetings due to the increasing number of City consultation meetings being held, limitations related to time of the year, and the need for appropriate participants to be able to attend these meetings.
2. These restrictions are impacting the City's ability to process development applications within established timelines.
3. In order to address these issues, your Administration is requesting greater flexibility in scheduling both City Council public hearings and planning related public consultations.

### **STRATEGIC GOALS**

This report supports the Strategic Goals of Continuous Improvement and Sustainable Growth by providing greater flexibility in scheduling City Council public hearings and community meetings.

## BACKGROUND

Community engagement is integral to the various planning processes undertaken by the City. Consultation provides both the opportunity for the public to engage in matters which affect them, as well as for the City to gain valuable feedback regarding the acceptability of various development proposals to the community.

It is also important for the City to process development applications within a reasonable time period. Your Administration regularly receives feedback from the development industry that excessive timelines are a disincentive to investment. While the timelines for processing development applications in Saskatoon compares quite favourably to other Canadian cities, it is important to be cognisant of these concerns.

## REPORT

In order to ensure that appropriate community engagement is undertaken within reasonable timelines, the following actions are being recommended in the short term.

### City Council Hearings

City Council makes decisions on development proposals involving rezoning and discretionary use applications following a formal public hearing. In order to better plan City Council agendas, these hearings are held during the first City Council meeting of each month. On occasion, a limited number of non-controversial applications have been scheduled for the second meeting of the month.

In order to process development applications in a timelier manner, your Administration is requesting that City Council hold public hearings on planning proposals during the July and August meetings. It should be noted that every effort will be made during this time period to avoid bringing forward applications which have generated significant public interest.

Additionally, during the recent civic election, community engagement activities were suspended during the campaign. This resulted in a backlog of applications. In order to process these applications in a timely manner, your Administration is requesting that public hearings be held at all City Council meetings as necessary, through to the end of March, 2013.

### Community Engagement Throughout the Year

The City is facilitating an increasing number of public meetings on a wide variety of topics. In order to coordinate the attendance of necessary participants and to ensure that meetings which are likely to engage specific groups do not overlap, the available dates for community consultation meetings are becoming quite limited. This issue is further exacerbated by the fact that public consultations do not typically occur in July, August, or December, or during other specific times of the year such as school breaks

or other major community events. As a result of this, the time required to process planning applications that require public consultation is increasing significantly.

In order to address this issue, your Administration is requesting that planning related public consultations be held throughout the year as necessary. Again, every effort will be made during these time periods to avoid bringing forward applications that are likely to generate significant public interest.

### **OPTIONS TO THE RECOMMENDATION**

City Council has the option of maintaining the status quo with respect to community engagement on planning matters. This is not recommended as service delivery levels will be negatively affected.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There has been no specific public or stakeholder consultation with respect to this matter.

### **COMMUNICATION PLAN**

If approved by City Council, this information will be forwarded to the various Community Association executives through the City's Community Consultants.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

### **PRIVACY IMPACT**

There are no privacy implications.

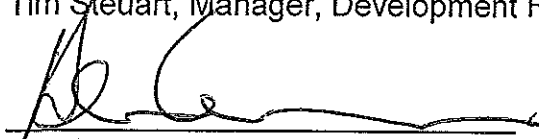
### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

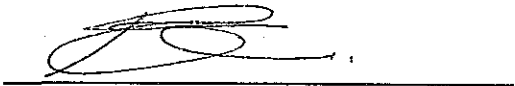
There are no safety or CPTED issues.

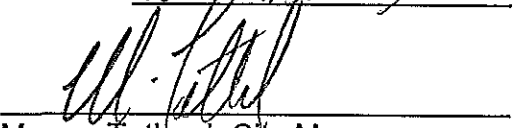
### **PUBLIC NOTICE**

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

Written by: Tim Steuart, Manager, Development Review Section

Reviewed by:   
Alan Wallace, Manager  
Planning and Development Branch

Approved by:   
Randy Grauer, General Manager  
Community Services Department  
Dated: November 21, 2012

Approved by:   
Murray Totland, City Manager  
Dated: Nov. 26/12.

TO: Secretary, Executive Committee  
FROM: General Manager, Community Services Department  
DATE: November 19, 2012  
SUBJECT: Uses of Place of Worship for Funeral Services  
FILE NO.: CK 4350-1 and PL 4350-1

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

- 1) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
- 2) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
- 3) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship," add a definition for "Funeral and Wedding Establishments," and identify "Funeral and Wedding Establishments" as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5; B5A, B5B, B5C, and B6 Zoning Districts; and
- 4) that this matter be referred to the Municipal Planning Commission prior to the public hearing.

**TOPIC AND PURPOSE**

The purpose of this report is to amend Zoning Bylaw No. 8770 to specify that a Place of Worship may not be used principally for the provision of wedding or funeral services. Provision for this type of use is accommodated by adding a definition for "Funeral and Wedding Establishments," which would be permitted in specified industrial, institutional, and commercial zoning districts.

**REPORT HIGHLIGHTS**

- 1. A "Place of Worship" has been interpreted in the past to include secular or non-denominational funeral and wedding services as a principle use.
- 2. A new definition for "Funeral and Wedding Establishments" and a revised definition for "Place of Worship" will clarify that this use is not permitted as a principle use in a Place of Worship.
- 3. Proposed development standards for "Funeral and Wedding Establishments" have been identified in this report.

## STRATEGIC GOALS

This report supports the long-term strategy to work collaboratively with local businesses to promote Saskatoon as a great place to live, work, and raise a family under the Strategic Goal of Economic Diversity and Prosperity. The recommendations also support the long-term strategy to plan collaboratively with regional partners and stakeholders under the Strategic Goal of Sustainable Growth.

## BACKGROUND

At its June 27, 2011 meeting, City Council received a report from the Administration that outlined the interpretation applied to "Place of Worship" in permitting the use of a building to conduct services for weddings and funerals that may or may not have religious reference. This interpretation was provided in approving a request from Mourning Glory Funeral Services to use a vacant church building at 704 Windsor Street for the purposes of providing funeral services and associated social gathering space.

City Council referred the report to the Executive Committee, where the matter was discussed at its July 11, 2011 meeting, and was resolved that:

- a) the matter be referred back to the Administration to report on a new definition of "Place of Worship" in consultation with stakeholders; and
- b) the City Solicitor be requested to provide an In Camera legal opinion regarding existing businesses.

The City Solicitor has provided the requested legal opinion.

## REPORT

This report provides an updated definition of "Place of Worship," specifically excluding using a Place of Worship principally for the provision of secular wedding or funeral services. Secular or non-denominational wedding and funeral services would be accommodated in facilities identified as Funeral and Wedding Establishments. This use is defined and permitted in certain industrial, institutional, and commercial zoning districts.

### Interpretation of Uses Permitted in a Place of Worship

In 2010, the Planning and Development Branch received a request for a development permit to modify and use a former church building as a funeral and wedding chapel. The current definition of "Place of Worship" has been determined by your Administration to include a place where non-denominational or secular services for wedding and funerals are conducted. A building used for the preparation of a body for interment or cremation is considered a funeral home, and this use is not permitted in a Place of Worship.

Subsequently, concerns were identified by City Council about the implications of this interpretation, and the Planning and Development Branch has been requested to review and more clearly define a Place of Worship to exclude the establishment of a funeral or wedding chapel as a principle use in a Place of Worship.

Places of Worship are a permitted use in most residential districts, with approximately one hundred such uses established in residential districts throughout the city. When a Place of Worship is sold, it typically is retained for the same use by another faith-based organization or repurposed for other permitted or discretionary uses, such as a dance studio (defined as a private school).

Revised Definition for "Place of Worship" and New Definition for "Funeral and Wedding Establishments"

Currently, Zoning Bylaw No. 8770 defines a Place of Worship as "A place used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls."

In consultation with the Solicitors Office, the Planning and Development Branch recommends that a definition for a "Funeral and Wedding Establishment" be added to Zoning Bylaw No. 8770, and that the definition for a Place of Worship be modified specifically to exclude a Funeral and Wedding Establishment.

A proposed definition for a Funeral and Wedding Establishment is:

- "Funeral and Wedding Establishment – means a building used primarily for wedding and funeral services, which may include a banquet hall, but does not include facilities intended for the preparation of the human body for interment or cremation."

A modified definition for Place of Worship specially excludes a Funeral and Wedding Establishment as a principle use:

- "Place of Worship - means a place used for worship and related religious, philanthropic, or social activities, and includes accessory rectories, manses, meeting rooms, and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls, but does not include a Wedding and Funeral Establishment."

A Place of Worship may continue to provide wedding or funeral services as a faith-based worship activity.



### Funeral and Wedding Establishments Will Meet Development Standards Consistent with Those Established for Funeral Homes

Your Administration recommends that Funeral and Wedding Establishments be identified as a permitted use in the following industrial, institutional, and commercial zoning districts: IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6. These zoning districts currently permit Funeral Homes as a permitted use.

Parking requirements for a Funeral and Wedding Establishment would be set at the same rate as Funeral Homes:

- M3 and M4 Districts: One space per 10m<sup>2</sup> of gross floor area devoted to public assembly;
- IL1, B3, B4, and B4A Districts: One space per 10m<sup>2</sup> of gross floor area devoted to public assembly; and
- B5, B5A, B5B, B5C, and B6 Districts: no parking requirements.

All other development standards for Funeral and Wedding Establishments will be consistent with those established for Funeral Homes within that particular zoning district.

### OPTIONS TO THE RECOMMENDATION

City Council may direct the Administration to determine other options for defining a Place of Worship specifically to exclude the use of these facilities primarily to offer secular services for funerals and weddings.

### POLICY IMPLICATIONS

The recommended amendments to Zoning Bylaw No. 8770 will clarify the definition of "Place of Worship" and provide specific policies identifying the zoning districts in which facilities that will serve only as Funeral and Wedding Establishments may be located.

### FINANCIAL IMPLICATIONS

There are no financial implications.

### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

No specific public or stakeholder consultation has been undertaken with respect to this matter.

**COMMUNICATION PLAN**

Stakeholder groups (funeral home owners) will be notified of the proposed text amendments and sent a Notice of Public Hearing at such time as the proposed amendments are brought forward for consideration by City Council.

**ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

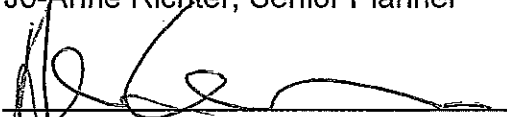
A CPTED review is not applicable.


**PUBLIC NOTICE**


Public Notice is required for consideration of this matter, pursuant to Section 11, Subsection (a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the date of the public hearing, as well as any people who have submitted written comments on this proposal.

Written by: Jo-Anne Richter, Senior Planner

Reviewed by:   
Alan Wallace, Manager  
Planning and Development Branch

Approved by:   
Randy Grauer, General Manager  
Community Services Department  
Dated: November 21, 2012

Approved by:   
Murray Totland, City Manager  
Dated: Nov. 23/12.

cc: His Worship the Mayor

## **COMMUNICATIONS TO COUNCIL**

### **MEETING OF CITY COUNCIL – MONDAY, DECEMBER 10, 2012**

#### **A. REQUESTS TO SPEAK TO COUNCIL**

##### **1) Bruce Frogley, undated**

Requesting permission to address City Council with respect to rent subsidy. (File No. CK. 750-4)

**RECOMMENDATION:** that Bruce Frogley be heard.

##### **2) Jack Grover, dated December 3**

Requesting permission to address City Council with respect to homelessness. (File No. CK. 750-1)

**RECOMMENDATION:** that Jack Grover be heard.

##### **3) Kent Smith-Windsor, Executive Director, The Chamber, dated December 4**

Requesting permission to address City Council with respect to "City of Saskatoon Property Tax Policy Submission."

**RECOMMENDATION:** that Kent Smith-Windsor be heard.

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

**1) Mylène Freeman, MP, dated November 13**

Commenting on waste water management. (File No. CK. 277-1)

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

**2) Kit Deux, dated November 28**

Commenting on excess noise. (File No. CK. 375-2)

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

**3) Shellie Bryant, Secretary, Development Appeals Board, dated November 29**

Submitting Notice of Hearing of Development Appeals Board regarding the property located at 247 Henick Crescent. (File No. CK. 4352-1)

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

**4) Shellie Bryant, Secretary, Development Appeals Board, dated December 4**

Submitting Notice of Hearing of Development Appeals Board regarding the property located at 216 Avenue E North. (File No. CK. 4352-1)

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

**5) Shannon Lussier, Business Counsellor, Canadian Federation of Independent Business, dated December 4**

Submitting Canadian Federation of Independent Business (CFIB) submission together with CFIB research report titled "Wanted: Property Tax Fairness." (File No.1905-5)

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

**C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

**1) Edward Kozowy, dated November 21**

Commenting on snow removal. (File No. CK. 6290-1) (Referred to Administration to respond to the writer.)

**2) Wallace Frie, dated November 22**

Commenting on a recent fire on Brightsand Crescent. (File No. CK. 2500-1) (Referred to Administration to respond to the writer.)

**3) Sally Nowoselski, undated**

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

**4) Brian Geller, dated November 28**

Commenting on infrastructure costs. (File No. CK. 150-1) (Referred to Administration for consideration.)

**5) Wendy Wehner, dated November 28**

Commenting on barking dogs. (File No. CK. 152-1) (Referred to Administration to respond to the writer.)

**6) Yuhou Hu, dated November 29**

Commenting on parking ticket received. (File No. CK. 6120-1) (Referred to Administration to respond to the writer.)

**7) Jodi Down, dated November 28**

Commenting on fluoride. (File No. CK. 7920-1) (Referred to Administration to respond to the writer.)

**Items Which Have Been Referred for Appropriate Action  
Monday, December 10, 2012  
Page 2**

**8) Alicia Donaldson, dated November 28**

Commenting on fluoride. (File No. CK. 7920-1) **(Referred to Administration to respond to the writer.)**

**9) Marjory Gammel, dated November 29**

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

**10) Arthur Cordell, dated December 1**

Commenting on incident involving transit driver. (File No. CK. 7300-1) **(Referred to Administration for consideration.)**

**11) Phil Siebert, dated December 1**

Commenting on cycling in the city. (File No. CK. 6000-5) **(Referred to Administration to respond to the writer.)**

**12) Shirley Bird, dated December 4, 2012**

Commenting on snow removal. (File No. CK. 6290-1) **(Referred to Administration for further handling.)**

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

750-4 Nov 22/2012 **AD**

Mayor & City Councils

I wish to speak  
to the abuse of City  
Fund & Province etc  
on the Rent subsidy  
program. Administered  
by the STA

**RECEIVED**  
NOV 22 2012  
CITY CLERK'S OFFICE  
SASKATOON

Paul Gray  
605-302 6th N  
Saskatoon SK P. Eng  
STA 4A8

750-1

A21

Dec 3/2012

Fax 975-2784

Mayor's City Council  
Saskatoon (SK)

Dear Sir: I would like to speak  
to the Council on Dec 10/12 regarding

the homelessness in our city. Please  
confirm by phone

Thank you

RECEIVED  
DEC 04 2012  
CITY CLERK'S OFFICE  
SASKATOON

Yours truly  
J. Grover

Ph. 306 260-4974  
Jack Grover  
1827 Avenue D North  
Saskatoon, Sask  
S7L 1R3

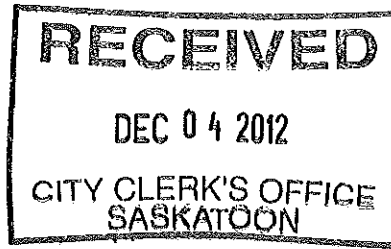




# The Chamber

Greater Saskatoon Chamber of Commerce

*Building the Best Business Climate in Canada,  
Thereby Creating a City of Opportunity*



1920-1  
104-202 4<sup>th</sup> Avenue North  
Saskatoon, SK S7N 0J5  
Tel: (306) 244-2151 Fax: (306) 244-8366  
Email: chamber@saskatoonchamber.com  
Website: www.saskatoonchamber.com

December 4th, 2012

City Clerk's Office  
2<sup>nd</sup> Floor City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK  
S7K 0J5

Dear Mayor Atchison & City Council:

**Re: Request to Address City Council, December 10th, 2012**

The Greater Saskatoon Chamber of Commerce is requesting to address City Council on December 10, 2012 regarding our "City of Saskatoon Property Tax Policy Submission."

Our speaking representative will be Mr. Kent Smith-Windsor representing the Greater Saskatoon Chamber of Commerce. Please find attached a copy of our submission for your review.

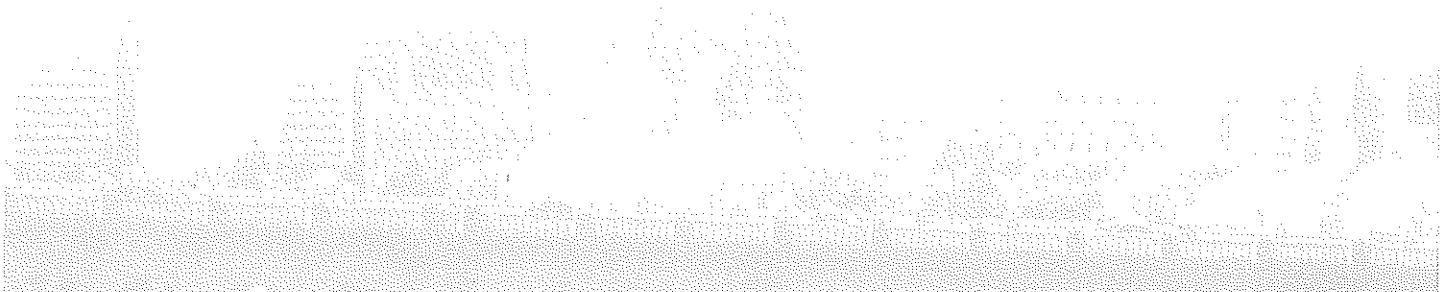
Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to be "Kent Smith-Windsor".

Kent Smith-Windsor  
Executive Director

Att:



# **City of Saskatoon Property Tax Policy Submission**

Greater Saskatoon Chamber of Commerce

December 2012

Chief Researcher: Carson Widynowski

## **Background**

The purpose of this paper is to promote a competitive property tax policy for Saskatoon that will create a more attractive business and investment environment for the City of Saskatoon. Through the implementation of this policy the City of Saskatoon will experience several benefits. These benefits will extend to both non-residential and residential taxpayers. Currently, non-residential property owners pay a premium on property taxes of 1.75 times that of residential property owners. This paper will examine how lowering that differential to 1.43 can provide benefit to Saskatoon's business environment while also positively impacting the residential community through lower tax rates and enhanced career options for Saskatonians.

Creating a competitive property tax policy is important for Saskatoon because it will create more employment opportunities for our residents derived from incremental business investments. In order to attract investment to Saskatoon, it is important to be more competitive than other municipalities in the region. This paper will show that despite an improving property tax policy, Saskatoon still falls behind other prairie municipalities.

This examination will look at how the process of creating a more competitive property tax policy has already been taking place in Saskatoon as well as in the province of Alberta.

## **Lowering Non-Residential Property Taxes**

### **Property Tax Equity**

There are two main ways to measure the equity of tax laws. The first through the tax payer's ability to pay and the second is a measure of how much benefits they receive as a result of that tax.

In regard to the business's ability to pay, property taxes are levied as a fixed cost that do not take into consideration whether that property is generating high, low, or no profits for the company. Therefore, property taxes do not reflect an ability to pay. Businesses are able to deduct property taxes from their corporate income tax while this frequently is presented as a justification for a premium on business over residential. This "tax adjusted" premium is quite a bit lower than the current levels of 175%, as a 30% Corporate Income Tax rates can only justify a non-residential property tax premium of 1.43 times that of the residential rate. Many businesses, particularly small businesses, have a corporate tax rate below 30%. A large corporation with a 25% tax rate could justify a local premium of only 133%, well below the 143% proposed by this submission.

While it is difficult to measure the level of benefits received from public services from taxes, it is still possible to get an approximate answer. A 1968 study came to the conclusion that Canadian businesses received only 60% of the benefits that their residential counterparts received (Gilchrist and St. Louis, 1997). A more recent study by Kitchen and Slack (1993) measured that Canadian businesses paid 41.1% of total property taxes, but only accounted for 17.9% of the service expenditures. This means that the non-residential sector is paying for 2.3 times more public benefits than they actually receiving. One of the reasons for this service differential comes from businesses paying for private services instead of

relying on general property tax funded services. An example of this is private waste disposal. Regardless, these studies and several others recently show that any premium on non-residential tax payers is not justified on grounds of benefits received.

Through these two measures it is seen that the highest justifiable premium that can be levied on non-residential property owners is still below the 1.43 times that of residential rates our Chamber is suggesting. This figure will be used as the differential for the analysis of this paper.

### Competitiveness

Property taxes are an important aspect in determining profitability and investment decisions. While they are not the only aspect, a poor property tax policy can offset the benefits of an otherwise positive investment environment while a competitive property tax policy can make a mediocre investment environment more attractive. A simple example of business sensitivity to property tax rates is the prevalence of property abatements as inducements for new business investment. As stated earlier, property taxes are not a function of profitability so business is heavily influenced by property tax competitiveness. Therefore, creating a competitive property tax policy will help attract new investment to Saskatoon through a higher propensity for existing businesses to maintain or expand investment and a higher likelihood of securing new business investors. Attracting new investment happens primarily in two ways. First, when companies are determining where they want to open a new location (plant, distribution centre, etc.) they will focus on areas where they will receive a higher return on their investment. Making property taxes in Saskatoon more competitive will make Saskatoon a more desirable location for this new investment. Kitchen and Slack (2012) show that while these location decisions are not impacted on an interregional basis, property tax does effect intraregional location decisions. For Saskatoon, this means that property tax may not effect a company's decision between Saskatoon and Toronto, but it will influence companies who have decided to locate somewhere within the prairie region.

Secondly, companies that rely on equity financing will be more likely to receive this financing if they can show a higher rate of return. Once again, this occurs because financiers are looking for the best possible rate of return for their investment.

In this way, investment moves away from communities that generate a low return on investment and towards communities that generate a higher return. Attracting more investment to Saskatoon through a competitive property tax policy generates investment that will increase the non-residential property assessment base in the city. As long as the assessment base grows at a rate in excess of the decrease of the business property tax rate, revenues collected from non-residential property tax revenues will rise. This analysis is shown later in this paper in Table 1.6. In fact this growth in assessment has the effect of reducing the residential tax burden as shown in Table 1.2.

In addition to attracting new investment, the cost of property taxes also impacts the investment decisions of established companies. Since property taxes are a fixed cost that is not directly determined by the level of business activity, a more competitive property tax policy would free up cash that could be used for a capital investment to increase production and profitability within the company.

Entrepreneurs look for ways to grow, invest, and capitalize on market opportunities, but they need the financial resources in order to seize these opportunities when they come around. In this way, a competitive property tax policy empowers entrepreneurship. Therefore, this increased profitability would contribute to the propensity of an already established business to expand more rapidly and to a greater extent than it otherwise would have. Similarly, a poor property tax policy restricts a company's ability to make new capital investments. In competitive industries these companies are forced to cut costs in response to higher property taxes. These cuts may come in the form of shifting the cost burden onto suppliers or cutting wages. In either case, the local economy suffers the burden of the uncompetitive tax policy.

#### Positive effects of competitive policy

- Increased investment on capital and property, leading to increased productivity and efficiency
- Increased wages due to more jobs and increased efficiency
- Overall increase in non-residential property assessment leading to increased property tax revenues
- Overall efficiency gains for local economy
- More efficient allocation of resources
- Potential to lower residential property rates so long as the non-residential assessment base per capita grows more than the reduction in the property tax premium

#### Negative effects of uncompetitive policy

- Burden of tax costs transferred to customers and employees
- Property investment is discouraged
- Reduce efficiency and competitiveness of companies
- Discourages companies from expanding operations locally, and may expand elsewhere within the region
- Lower job creation rates
- Smaller property assessment base
- Slower employment growth due to reduced business investment

### Who Is Affected?

Gilchrist and St. Louis (1997) looked into which types of companies are impacted more by the effect of property taxes. These findings demonstrated that **small businesses** are hurt disproportionately because they do not benefit as much from the corporate income tax savings, as they generally pay a lower rate and therefore deduct less of their property tax payment. In the same way, companies that are highly profitable reduce their own property tax burden and companies that are **less profitable** are not able to deduct as much. Therefore, a non-competitive property tax policy is especially harmful to small and start-up or struggling businesses, making them even more vulnerable to business failure.

The forecast profitability of new investments is more impactful for companies looking to expand to new regions. A competitive property tax policy is an important factor in attracting **outside companies** to Saskatoon.

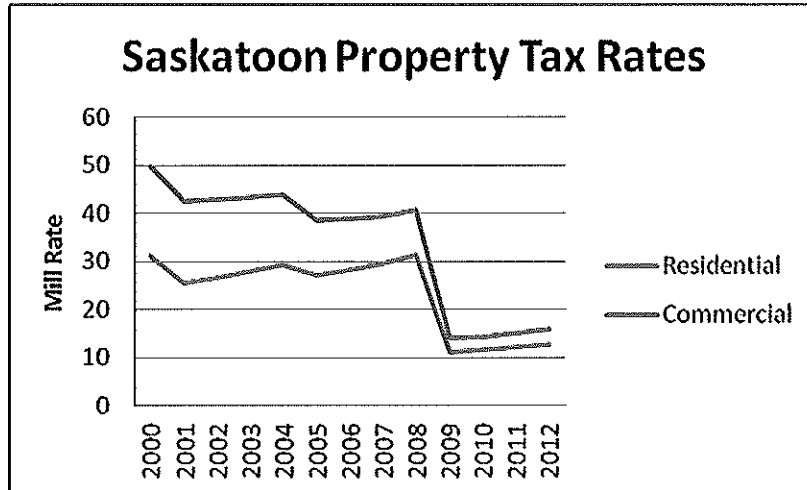
### Property Tax in Saskatoon

In recent years, Saskatoon has made significant changes to its property tax policy to make it more competitive. In 2001, the City committed to a reduced effective non-residential property tax rate to 1.75 times that of the residential rate instead of the previously held 2.41. As a result, the non-residential

property assessment base grew from \$7, 540 per capita in 2001 to \$13, 255 in 2007 and is expected to reach \$24,392.83 with the 2013 re-assessment (Greater Saskatoon Chamber of Commerce, 2009).

Because the non-residential assessment base grew at a rate in excess of the premium reduction, the residential tax burden decreased compared to the rate that would have occurred in the absence of the scale of growth of the non-residential assessment base.

Table 1.0 – Saskatoon Property Tax Rates (2000-2012)



Source: City of Saskatoon

## Regional Competitiveness

Despite this reduction in property taxes, Saskatoon’s non-residential tax costs compare unfavourably to nearby alternatives. KPMG’s Competitive Alternatives analysis tool allows us to compare Saskatoon against 6 other prairie cities (Appendix A). Saskatoon currently rates as being less competitive than Winnipeg or Edmonton in the analysis. A 2011 report from Altus Group (2011) verified this by rating Winnipeg as the having the most competitive property tax costs in Canada. This is an important factor because property taxes have been shown as being a factor in company location decisions within regions (Kitchen and Slack, 2012).

Saskatoon also faces competition from the smaller surrounding municipalities. Warman, Biggar, and Dalmeny currently have non-residential property tax premiums of 162%, 143%, and 120% respectively, which makes Saskatoon’s premium of 175% less competitive (CFIB, 2012).

Table 1.1 – 2012 Property Tax Figures

	Non-Residential	Residential**	Total
2012 Assessment	\$2,960,000,000.00	\$12,488,024,000.00	\$15,448,024,000.00
2012 Taxable Assessment	\$2,960,000,000.00	\$8,741,616,800.00	\$11,701,616,800.00
2012 Mill Rate*	15.80595264	12.594**	
2012 Effective Mill Rate	15.80595264	8.816	
<b>2012 Tax Revenues</b>	<b>\$46,785,619.81</b>	<b>\$110,093,466.10</b>	<b>\$156,879,085.91</b>

\*City and Library Rate multiplied by class Mill Rate Factor

\*\*includes Residential and Condominium classes

Source: City of Saskatoon

**Disclaimer:** these figures currently show an effective mill rate premium on non-residential properties of 1.792886743 instead of the 1.75 cap for Saskatoon. This is due to an additional premium on non-residential reserved for commercial appeals.

### 2013 Re-Assessment

In 2013, the city of Saskatoon will undergo a re-assessment of property values, something that occurs every 4 years. During this re-assessment, the Residential property assessment base is expected to rise by 83%, while the Non-Residential property assessment base is expected to rise by 93%. To compensate for this overall rise in property values, mill rates will be reduced to achieve the same level of tax revenues. However, because non-residential mill rates are pegged to be 1.75 times that of effective residential mill rates, the overall burden of tax revenues will shift more towards the non-residential tax payers. The higher that non-residential values rise in comparison to residential values, the more of the tax burden falls to the non-residential taxpayers. An example of this movement with current Saskatoon growth figures is shown below:

Table 1.2 – Reduction of Residential rates through Non-Residential growth

	Year 1			Year 2	
	<u>Residential</u>	<u>Non-Residential</u>		<u>Residential</u>	<u>Non-Residential</u>
Assessment	\$100,000	\$100,000	Assessment	\$183,000	\$193,000
Taxable Assessment	\$70,000	\$100,000	Taxable Assessment	\$128,100	\$193,000
Mill Rate	14.286	17.500	Mill Rate	7.543	9.241
Effective Mill Rate	10.000	17.500	Effective Mill Rate	5.280*	9.241*
Taxes Due	\$100.00	\$175.00	Taxes Due	\$96.63	\$178.36

\*Mill Rates adjusted to maintain \$275 of tax revenue and 1.75 non-residential to residential differential

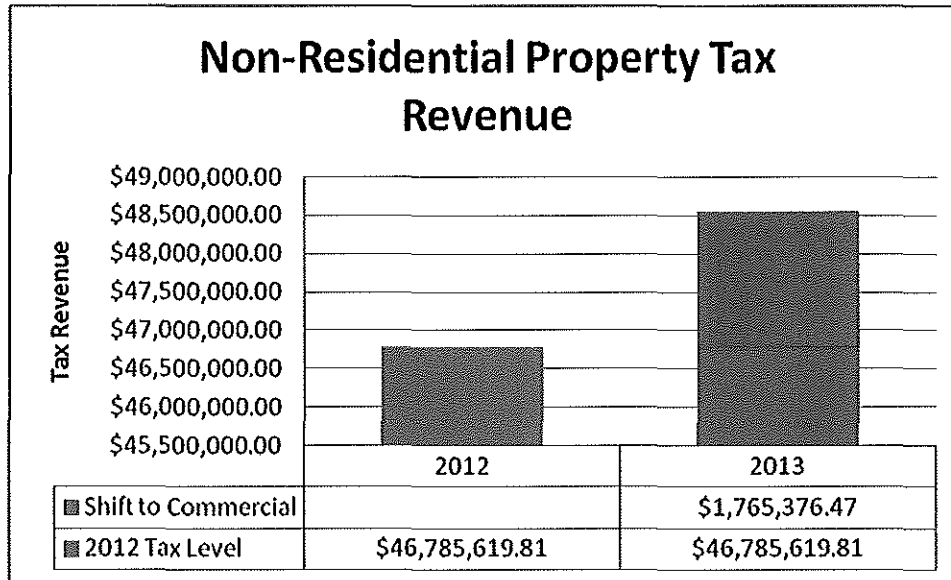
As shown above, the excess growth in non-residential assessment (either through new investment or an increase in property values) results in a tax savings for the residential property.

To illustrate this impact, if tax revenues in Saskatoon are fixed at 2012 levels, residential property taxes are reduced because of the larger growth in non-residential assessment values. Non-residential property taxpayers take on more of the overall tax burden. This shift in the tax burden is demonstrated below:

Table 1.3 – Non-Residential Property Tax Figures

	2012	2013
Taxable Assessment	\$2,960,000,000.00	\$5,712,800,000.00
Mill Rate	15.80595264	8.498633993
<b>Tax Revenues</b>	<b>\$46,785,619.81</b>	<b>\$48,550,996.28</b>

Table 1.4 – Shift of Property Tax Burden to Non-Residential



This 2013 property value re-assessment brings an opportunity to begin a process of reducing non-residential property tax rates in such a way that will induce more investment in the city of Saskatoon without any rise to the residential property tax burden. The following chart shows these proposed changes.

Table 1.5 – Proposed 2013 Property Tax Figures

	Non-Residential	Residential**	Total
2013 Assessment	\$5,712,800,000.00	\$22,853,083,920.00	\$28,565,883,920.00
2013 Taxable Assessment	\$5,712,800,000.00	\$15,997,158,744.00	\$21,709,958,744.00
2013 Mill Rate*	8.344123380829	6.8820637378055	
2013 Effective Mill Rate	8.344123380829	4.8174446164638	
<b>2013 Tax Revenues</b>	<b>\$46,785,619.81</b>	<b>\$110,093,466.10</b>	<b>\$156,879,085.91</b>
<b>+\$882,688.235 premium</b>			

\*City and Library Rate multiplied by class Mill Rate Factor

\*\*Includes Residential and Condominium classes

Instead of the growth of non-residential property values bringing about an immediate reduction to the residential property tax burden, the residential tax burden can be partially reduced while improving



non-residential property tax competitiveness. This will allow the non-residential assessment growth to bring about an immediate reduction to non-residential property taxes while reducing residential mill rates. As shown earlier, this reduction in non-residential property taxes will create more investment into Saskatoon. This will not only create a better economy and job market for Saskatoon residents, but will also create an even larger non-residential property assessment base. Using this approach over the long-run the burden of property taxes will shift away from residential property tax payers in the process shown earlier. These changes would help both residential and business investors, as reduced non-residential property taxes would help position Saskatoon as a more attractive business investment environment and would also alleviate the residential tax burden.

Reducing residential property tax revenues by a lower amount while increasing non-residential tax revenues by a lower amount would split the \$1,765,376.47 of additional revenue generated by the excess growth of non-residential property assessment in 2013 so that both categories of tax payers would benefit. The changes proposed by this paper suggest lowering non-residential property tax rate premium to generate half of the revenue shift. By only partially reducing the residential revenues, the tax burden is still achieved with a shift towards non-residential. However, under this proposal since non-residential rates are lowered it makes Saskatoon a more attractive investment environment which will in turn increase investment, then increase the non-residential property assessment base, and therefore lower residential property tax rates in the long run.

This proposal produces a \$882,688.24 premium on non-residential taxes over 2012, which can be used as an immediate reduction in the residential tax burden.

### **Break-Even Analysis for the Policy Shift**

In order to make Saskatoon an increasingly desirable investment opportunity, the mill rate differential for non-residential property should continue to decrease. With sufficiently increasing non-residential investment, this can be accomplished without reducing the amount of tax revenue received from non-residential property taxes and can indeed even increase this revenue source. The following table shows the levels at which the Non-residential assessment base would have to grow in order to maintain the 2013 level of non-residential property tax revenue shown in Table 1.4.

Table 1.6 – per capita assessment levels required to maintain current tax revenues

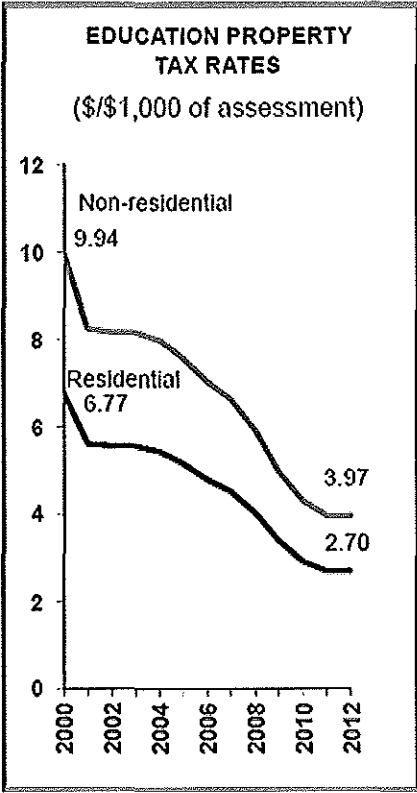
Mill Rate Differential	Non-residential Assessment Base	Non-residential Assessment per capita
1.75	\$5,744,660,048.26	\$24,528.86
1.70	\$5,913,620,637.92	\$25,250.30
1.65	\$6,092,821,263.31	\$26,015.46
1.60	\$6,283,221,927.79	\$26,828.45
1.55	\$6,485,906,506.10	\$27,693.88
1.50	\$6,702,103,389.64	\$28,617.01
1.43	\$7,030,178,380.74	\$30,017.84

This analysis shows us that a **23%** non-residential assessment growth is required to break-even on overall property tax revenues for a 20% reduction in property tax rates. In comparison, Saskatoon’s non-residential assessment base grew **75.8%** between 2001 and 2007, and with the 2013 re-assessment will grow **84.0%** between 2007 and 2013. This recent history shows that the non-residential assessment base can grow at a rate faster than the required neutral growth level of 23%.

With Saskatoon’s current non-residential growth, in addition to the new investment that will be attracted through a more competitive property tax policy, this policy will generate **additional** non-residential property tax revenue that could be used for residential programs or residential tax decreases.

**The Alberta Example – Showing It Works**

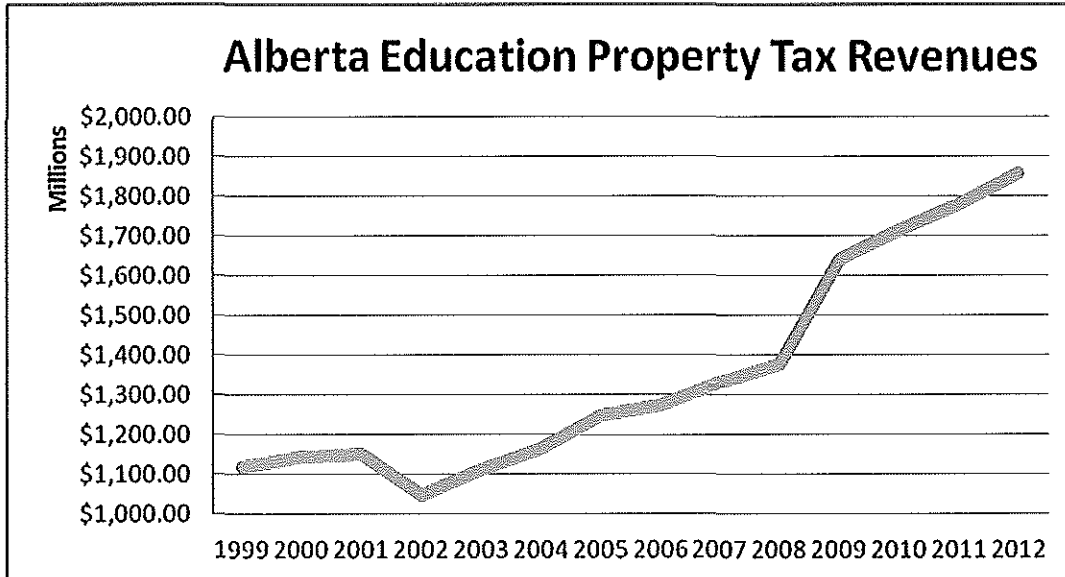
Over the past 19 years, the province of Alberta has taken on the task of creating a more competitive education property tax policy. In that time, the province has frozen or lowered both non-residential and residential education property tax rates in every year (Alberta Treasury Board and Finance).



Source: Alberta Fiscal Budget 2012-2015 – Tax Plan

As a result of this policy, increased investment has brought the non-residential property assessment per capita up to \$35,347.11 (Alberta Education) per capita and the province has increased the overall amount of property tax revenue. Looking at Table 1.5, we can see that a tax rate reduction for non-

residential property tax can be self-funding with an assessment per capita of approximately \$30,000. The Alberta example shows that this is more than feasible that Saskatoon can generate additional revenue by creating a more competitive property tax policy.



Source: Alberta Ministry of Education

### Canada West Foundation Recommendations

In October 2010, the Canada West Foundation published a paper titled 'A Tax Framework for Saskatchewan's Continuing Prosperity' which applied earlier research to Saskatchewan's specific situation. The framework established from this paper consisted of 7 recommendations related to taxation in Saskatchewan, two of which were specifically for municipal property taxation. The first related to the process of assessments and recommended that the assessment cycle be reduced from 4 years down to 2 years and to apply a program of simplified administration regarding percentages of value. The second recommended that the tax differential between non-residential and residential properties be capped at 1.43 times, which is consistent with the recommendations of this paper.

The Canada West Foundation stated that these reforms would be 'quite sustainable in terms of the fiscal impact to the government' and that it is 'very practical'. The framework recommended that the differential slowly be lowered in accordance with the growing non-residential assessment base and therefore would no fiscal impact on the government. (Vander Ploeg and Vicq, 2012)

### Tax Policy Leadership

Implementing these recommendations gives Saskatoon the opportunity to lead property tax policy reforms in Saskatchewan. Saskatoon has already established itself as a leader in larger centres by eliminating the business tax in 1997 and establishing a 1.75 differential of non-residential properties over residential. By lowering that differential to 1.43, Saskatoon will not only create a more competitive

tax policy, but it will also encourage the provincial government to introduce much need reforms to the assessment policy and education property tax policy and become more competitive at the provincial level. The previously mentioned CFIB report also recommended reforms to the Provincial Education property tax rates. As shown by the Alberta example, the Alberta provincial government was able to reduce provincial property tax rates and increase overall revenues through the assessment base growth. This means that Alberta municipalities currently have a competitive advantage over Saskatchewan municipalities due to provincial education property tax rates. Saskatoon may not be able to directly change provincial rates, but by implementing the recommendations of this paper Saskatoon can lead the implementation of the Canada West Foundation recommendations. The Canada West recommendations would create a more competitive tax environment throughout Saskatchewan and an added competitive advantage for Saskatoon.

## Benefits

This proposal yields benefits for both non-residential and residential taxpayers. The following is a list of benefits received by both parties:

<u>Residential</u>	<u>Non-Residential</u>
Mill Rate reduced from 12.594 to 6.882	Mill Rate reduced from 15.806 to 8.344
\$882,688.24 contribution	Mill Rate differential reduced from 1.79 to 1.71
Better economy and job market	Reduction in property taxes per sq. ft.
Long term reductions for property tax	More attractive business environment
	Increased investment and larger assessment base

## Recommendations

In addition to the above recommendations, this paper also makes the following recommendations for changes to the Provincial property tax policy:

### 1. Transparency

In order to determine the effective tax rate for their property, property owners currently have to go through a series of steps and calculations. After going through the assessment process to determine the value of the property, they have to adjust this to determine the taxable assessment. Finally they must determine the annual city, library, and provincial education rates. This rate then needs to include the multiplier for its class of property and also take into consideration the percentage of the property value assessment which is taxable. A move to greater transparency would improve taxpayer confidence in their taxation system.

This makes it so that tax payers are subject to different mill rates and percentages and do not immediately see what the effective tax rate (the end percentage that taxpayers pay) actually is. This paper recommends a tax policy that displays the effective property tax rate as opposed to each of the individual steps used to calculate property tax rates.

## **2. More frequent reassessments**

In Saskatoon, property assessments are conducted every 4 years, compared to the annual reassessments that are conducted in Alberta. This delay between reassessments means that assessed property values do not always accurately reflect the actual property value. In Table 1.0, we can see the history of property tax rates and how they have large changes every 4 years. This is due to the market changing rapidly over the 4 years between reassessments. Without having more frequent reassessments, accurate information is not as readily available which makes decision making processes more difficult.

## References

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House of Commons

277-1  
BI)

Ottawa, November 13, 2012

Dear Sir or Madam,

I am writing to inform you of a private members motion (M-400) that I have recently tabled in the House of Commons. I believe M-400 will be of great, practical benefit to you and your community.

Deficient waste water management is a major polluter. According to the Canadian Council of Ministers of the Environment, waste water from households contains a broad range of substances that may pose risks to human and environmental health. The federal government is correct to impose environmental standards that keep sewage water management as clean and as safe as possible. However, whereas environmental upgrades are subsidized for all municipalities, individually owned household septic systems are not. Most rural Canadians whose homes are far from municipal networks are burdened with the huge costs associated with meeting environmental standards. M-400 seeks a parliamentary resolution to implement an effective and fiscally efficient plan to make it possible for all Canadians to get the eco-upgrades they require.

The text of M-400 reads as follows:

**That, in the opinion of the House, the government should study the possibility of establishing, in cooperation with the provinces and territories, one or more financial support programs, inspired by the one proposed by the Federation of Canadian Municipalities, that would bring up to standard the septic systems of homes not connected to a sanitation system, in an effort to ensure urban/rural balance, lake protection, water quality and public health.**

This motion will have a practical, positive effect on all municipalities and citizens who are subject to the increased health risks associated with waste water pollution. As well, we hope to help the approximately 25% of rural citizens who have a septic system not connected to a municipal network. Hopefully, through this motion, a step towards urban/rural equality can be achieved.

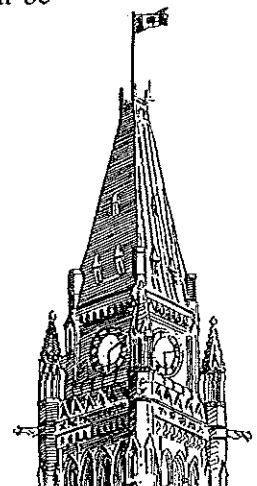
**Parliamentary Office:**

754 Confederation Building, Ottawa, Ontario, K1A 0A6 Tel: (613)992-0902

**Constituency Offices:**

499B Main Street, Lachute, Québec, J8H 1Y4 Tel: (450) 562-0737

149 Main Street, Saint-André-Avellin, Québec, J0V 1W0 Tel: (819) 983-1577



I am asking you to support this Motion by passing it as a municipal resolution in your council. As well, I've included a petition that you and your constituents may want to sign. I invite you to contact my Parliamentary office at (613) 992-0902 in order to receive more information about M-400.

Sincerely,



Mylène Freeman, MP  
Argenteuil-Papineau-Mirabel

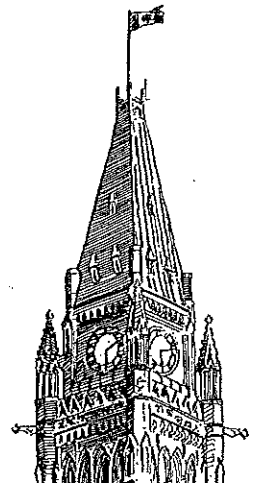
**Parliamentary Office:**

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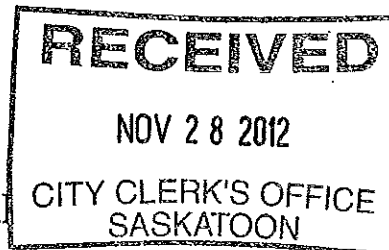






3-5-2012  
Ba)

From: Web E-mail - Mayor's Office  
Sent: November 28, 2012 3:01 PM  
To: Web E-mail - City Clerks  
Subject: FW: A Letter to the Mayor of Saskatoon



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

From: [lucien.kit.deux@shaw.ca](mailto:lucien.kit.deux@shaw.ca) [mailto:[lucien.kit.deux@shaw.ca](mailto:lucien.kit.deux@shaw.ca)]  
Sent: November 26, 2012 5:45 PM  
To: Web E-mail - Mayor's Office  
Subject: A Letter to the Mayor of Saskatoon

First Name: Kit  
Last Name: Deux  
Organization:  
Address: 38 Henigman Place  
City: Saskatoon  
Province: SK  
Postal Code: Saskatoon  
Phone: 306 384-6248

Fax:  
Email: [lucien.kit.deux@shaw.ca](mailto:lucien.kit.deux@shaw.ca)

Comments: Dear Mayor Atchison and City Council members,

I applaud the city's attempts to work with the province and reduce noise from loud vehicles. I sincerely believe that noise is the "new smoke," an environmental presence with adverse affects to health.

I appreciate how the city works with the Health Region to offer programs for people with various health issues. I hope the next initiatives will see the city reduce un-necessary noise as much as possible to help people that are handicapped by loss of hearing, suffering from misophonia and hypercussis to be able to go out in public including to Leisure Facilities and other civic buildings.

Thank you for your consideration,

Kit Deux



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

B3)

November 29, 2012

His Worship the Mayor  
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing  
Refusal to Issue Development Permit  
One-Unit Dwelling (Existing)  
(With Side Yard Setback Deficiency and  
Side Yard Eave Encroachment)  
247 Henick Crescent – R2 Zoning District  
North Ridge Development (Brian Bachewich)  
(Appeal No. 41-2012)**

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,

A handwritten signature in black ink, appearing to read 'Shellie Bryant'.

**Shellie Bryant**  
Secretary, Development Appeals Board

SB: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>	<b>Monday, December 17, 2012</b>	<b>TIME:</b>	<b>4:00 p.m.</b>
<b>PLACE:</b>	<b>Committee Room E, Ground Floor, South Wing, City Hall</b>		
<b>RE:</b>	<b>Refusal to Issue Development Permit One-Unit Dwelling (Existing) (With Side Yard Setback Deficiency and Side Yard Eave Encroachment) 247 Henick Crescent – R2 Zoning District North Ridge Development (Brian Bachewich) (Appeal No. 41-2012)</b>		

TAKE NOTICE that North Ridge Development (Brian Bachewich) 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 regarding the new one-unit dwelling constructed at 247 Henick Crescent.

The property is located in an R2 Zoning District. Section 8.4.2(1) requires a side yard setback of 0.75m (2.46') for a one-unit dwelling. Based on the information provided, the dwelling is 0.61m (2') from the side property line resulting in a side yard encroachment of 0.14m (0.46').

Further, Section 5.8(4)(c) permits eaves in a side yard to project 0.5m (1.64') into the required 0.75m side yard thus requiring an actual minimum side yard setback of 0.25m (0.82'). Based on the information provided, the eaves project 0.61m (2') from the building up to the property line resulting in an eave encroachment of 0.25m (.82').

**The Appellant is seeking the Board's approval to allow the side yard setback deficiency and eave encroachment.**

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 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 30th day of November, 2012.

Shellie Bryant, Secretary  
Development Appeals Board



*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

B4)

December 4, 2012

His Worship the Mayor  
and Members of City Council

Ladies and Gentlemen:

**Re:    Development Appeals Board Hearing  
      Order to Remedy Contravention  
      Fence (Existing)  
      (Exceeding Maximum Allowable Height in Front Yard)  
      216 Avenue E North – R2A Zoning District  
      Susan Loudon  
      (Appeal No. 42-2012)**

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,

A handwritten signature in cursive script, appearing to read 'Shellie Bryant'.

**Shellie Bryant**  
Secretary, Development Appeals Board

SB:ks

Attachment

Templates\DABs\Mayor.dot



*City of*  
**Saskatoon**

Saskatoon Development  
Appeals Board

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c/o City Clerk's Office      ph 306•975•8002  
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Saskatoon, SK S7K 0J5

**NOTICE OF HEARING -DEVELOPMENT APPEALS BOARD**

<b>DATE:</b>	Monday, December 17, 2012	<b>TIME:</b>	4:00 p.m.
<b>PLACE:</b>	Committee Room E, City Hall (Please enter off 4th Avenue, using Door #1)		
<b>RE:</b>	Order to Remedy Contravention Fence (Existing) (Exceeding Maximum Allowable Height in Front Yard) 216 - Avenue E North - R2A Zoning District Susan Loudon (Appeal No. 42-2012)		

TAKE NOTICE that Susan Loudon has filed an appeal under Section 219(1)(c) of *The Planning and Development Act, 2007*, in connection with an Order to Remedy Contravention dated November 7, 2012 for the property located at 216 Avenue E North.

The Order to Remedy Contravention was issued for this property on November 7, 2012, pursuant to Section 242(4) of *The Planning and Development Act, 2007*, and the Order states as follows:

"Contravention:

The fence that has been erected in the required front yard exceeds the maximum height of 1 metre.

You are hereby ordered to:

On or before December 31, 2012 reduce the height of the fence in the required front yard to a maximum height of 1 metre.

Section:

4.2(1); 4.3.1(1); 8.5 and 5.13 "Fences" of the Zoning Bylaw No. 8770."

The Appellant is seeking the Board's approval of the fence as it exists.

B5)

**CFIB**

**CANADIAN FEDERATION  
OF INDEPENDENT BUSINESS.**

101-2400 College Ave  
Regina, SK S4P 1C8

December 4, 2012

**Re: City of Saskatoon's Proposed 2013 Operating Budget**

Dear Mayor Atchison and Councillors:

On behalf of the Canadian Federation of Independent Business (CFIB) and our Saskatoon members, we would like to extend our congratulations on your recent victory. CFIB looks forward to working with your Council in the years ahead on issues of concern to Saskatoon's small business community. We would also like to provide you with our views on the City of Saskatoon's proposed 2013 Operating Budget.

According to CFIB's fifth annual report in October 2012, *Communities in Boom: Canada's Top Entrepreneurial Cities*, which measures Canadian municipalities' business-friendliness, the City of Saskatoon ranked as the 2<sup>nd</sup> most entrepreneurial city in the country. CFIB congratulates the City of Saskatoon on achieving this top 5 ranking. However, the results of this study demonstrate how challenging a good entrepreneurial performance rating can be to achieve and that there is still room for significant improvement even for those municipalities in the top 5. We worry another year of tax hikes could further jeopardize this ranking and the City of Saskatoon's performance in the 2013 ranking of Canada's most entrepreneurial cities.

We also want to provide Council with a copy of CFIB's latest research report, *WANTED: Property Tax Fairness*, which is the fifth in a series of CFIB reports on municipal property taxes in Saskatchewan. We believe this report is very timely and we hope you find it helpful as you work to finalize the City of Saskatoon's 2013 Operating Budget in the coming days.

*WANTED: Property Tax Fairness* provides a summary of the municipal tax gap and total tax gap for 63 municipalities across Saskatchewan. As you know, the property tax gap measures the difference between commercial and residential tax rates applied to commercial and residential properties of the same value. We recognize the City of Saskatoon has worked hard to reduce its property tax gap and achieved its ten year strategic plan to reduce the property tax ratio to 1.75; however, being competitive is a moving target. CFIB encourages the City to continue to narrow this ratio by implementing many of CFIB's recommendations contained in this latest report.

Given Saskatoon small business owners currently pay 1.78 times the property taxes of residential property owners, our members are concerned the City of Saskatoon is considering another property tax hike for 2013 of 5.17 per cent, following the 4 per cent increase in 2012. It is our understanding that Civic Administration is proposing operating expenditures of \$386.5 million, up from \$344.4 million (Source: 2012 Operating Budget online) or 12 per cent over 2012 expenditures. This is unsustainable.

As stated in previous pre-budget submissions, we are also very concerned that the City of Saskatoon's property tax hikes eat into provincial education property tax relief. While the Province of Saskatchewan has taken important steps forward toward reforming education financing, we worry those education property tax savings delivered in recent years are quickly being eroded by Saskatchewan municipalities introducing property tax hikes.

*Powered by Entrepreneurs.*

In 2012-13, the Government of Saskatchewan committed one full point of the Provincial Sales Tax (PST) or \$237.4 million up from \$216.8 million in 2011-12 to municipalities through the Municipal Operating Grant (MOG). This is an increase of 87 per cent from 2007-2008 levels. As Saskatchewan's economy grows, so too will the revenue share to municipalities. In fact, as stated in the City of Saskatoon's operating budget, the City will receive a record \$46.9 million from the Government of Saskatchewan in 2013, up by \$5.443 million in 2012. This is up from \$17.7 million in 2007-08, or 165% more. With the province providing this long-term, sustainable and predictable revenue sharing, CFIB believes the City of Saskatoon should use this revenue prudently and work to avoid a property tax hike in 2013.

We understand City Administration chose not to use all of the extra \$6 million from provincial PST revenue-sharing money toward the mill rate. CFIB read with interest an article in the Nov 29<sup>th</sup> StarPhoenix that: *"The idea is to protect against fluctuations in the PST that would force the City to make up for a reduction in future years."* Mayor Atchison said: *"There's no guarantee the PST is going to climb every year. We need to take a long-term view. We don't need to take a roller-coaster ride."* However, CFIB reminds the City that Saskatchewan is among the few provinces in Canada poised to grow in the coming years. We urge Council to review the provinces' 2012-13 Mid-Year report, which states Saskatchewan will remain the only province with a balanced budget. In fact, the Mid-year report states: *"Private sector forecasts of the Saskatchewan economy in 2012 and in 2013 remain upbeat. Real GDP growth of 3.1 per cent is expected this year (revised up from previous forecast of 2.8 per cent). For 2013, the private sector expects Saskatchewan's economy to lead the nation, posting growth of 3.1 per cent."* This certainly paints the picture of a growing economy, not a shrinking one. Given Saskatchewan's strong economy and outlook, we urge Council members to use the PST money provided by the province towards the mill rate.

We recognize the drivers of the proposed 5.17% property tax increase are Saskatoon Police Service (1.55%), Civic Services (2.22%) including Capital Contributions of 2.54%, Saskatoon Fire & Protective Services (0.41%) and Dedicated to Property tax roads (1.00%). However, we are pleased to learn a number of Saskatoon Councillors share CFIB's concern with the proposed property tax increase.

We therefore recommend the City of Saskatoon act on the following to avoid a property tax hike and ensure sustainable spending:

1. **Use PST revenue sharing money towards the mill rate.** With the province providing this long-term, sustainable and predictable revenue sharing, CFIB believes the City of Saskatoon should use this revenue prudently.
2. **Continue to reduce the commercial- to- residential property tax gap.**
3. **Limit year- over- year spending growth to a maximum of inflation plus population growth and ensure the funds from the Province's Municipal Operating Grant are used prudently.** CFIB believes the 12% increase in operational spending is unsustainable and even above the City's Municipal Operating Grant (MOG).
4. **Continue to review current programs and services with a view to identifying programs and service areas that can be eliminated, streamlined, contracted out to the private sector, or sold.** While we commend the City of Saskatoon for finding savings through its service review, small business owners believe that more can be done and that the City should focus more on core services.
5. **Introduce a plan to reduce the size and cost of the municipal civil service (primarily through attrition).** The 2010 Saskatchewan Budget introduced a plan to reduce the size of the provincial civil service by 15 per cent over four years through attrition. The provincial government is urging all

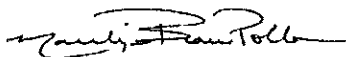


governments and third party partners to also do more with less and find efficiencies. Now entering the final phase of this plan there have been no indications that this reduction has compromised the quality of service provided by the government. CFIB believes municipalities could also achieve this by reducing the size of their civil service. A recent CFIB survey revealed 60 per cent of Saskatchewan respondents agreed Saskatchewan municipalities should introduce a plan to reduce the size of their civil service. Supporters say it would result in smaller, more effective and efficient municipal governments. Only 16 per cent disagreed, 24 per cent were undecided on the issue.

6. **Work towards additional revenue sharing, rather than new taxing authority or provincial tax increases to finance municipal infrastructure (e.g. province wide property tax levy on business & residential properties, vehicle registration tax).** Small business owners believe new taxes are unnecessary and have called on the Government of Saskatchewan to reject calls for such tax increases.
7. **Consider the introduction of a base tax for all homeowners.** When surveyed, 70 per cent of small business owners agreed a base tax for basic core services should be implemented for all homeowners. CFIB believes that local government services are enjoyed by all taxpayers and the costs must be shared by all taxpayers.

We thank you for considering the views of the Saskatoon small business community as you deliberate and work to finalize the 2013 Operating Budget. As you know, small businesses are the backbone of the City and the local economy and municipal decisions impact a business' ability to grow and create jobs. If you have any questions please do not hesitate in calling our office at 306-757-0000.

Respectfully submitted by,



Marilyn Braun-Pollon  
Vice President, Prairie and Agri-Business

Enclosure

# **WANTED: Property Tax Fairness in Saskatchewan**

*A small business perspective on commercial- to- residential property tax inequities in Saskatchewan*

*Brett Goldhawk, Public Policy and Entrepreneurship Intern, Prairie*

Commercial property owners in Saskatchewan continued to pay more than their fair share of property taxes in 2011. On average, commercial property owners paid more than two times the amount of property taxes paid by residents. While important steps have been taken by the province toward reforming education financing, the inequalities presented in this report show more work needs to be done by municipal governments. If Saskatchewan plans on maintaining its recent economic momentum, it is important that governments work toward a more fair and equitable balance between commercial and residential property taxes.

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## **Introduction**

Small business owners in Saskatchewan bore a greater property tax burden than their residential counterparts in 2011. On average, businesses in Saskatchewan municipalities with over 1,000 residents paid 2.18 times (down from 2.22 in 2010) the amount of property taxes paid by residents on an equally valued property. This difference in property taxes is referred to as the “*property tax gap*”. This inequality is present in every Saskatchewan municipality. Most troubling is there is no relationship between taxes paid and services received.

This is the fifth in a series of CFIB reports on property taxes in Saskatchewan, which examines municipal and total property tax gaps for 63 municipalities across the province. Unfortunately for small business owners, findings indicate that there has been very little progress in narrowing property tax gaps in Saskatchewan from 2010 levels. In fact, the majority of the province’s municipalities (37) saw their municipal property tax gaps either worsen or stay the same from 2010 to 2011. For example, North Battleford saw its

municipal property tax gap rise from 2.99 to 3.32, which is unsustainable and hurts the local business environment. In addition, 51 of the province's municipalities saw their total property tax gaps worsen from 2010 to 2011.

While the majority of municipalities did not progress toward a more fair tax structure, some have taken action and narrowed the tax gap. The greatest improvement from 2010 to 2011 was in Swift Current, where the municipal tax gap decreased from 4.04 to 2.60, but it is still worse than the average.

CFIB believes this report is crucial to enlightening municipalities and the province on the important issue of commercial-to-residential property tax inequities in Saskatchewan. This report will analyze the municipal and total property tax gaps across Saskatchewan municipalities and also provide recommendations for creating a more equitable property tax system.

## Small Business in Saskatchewan

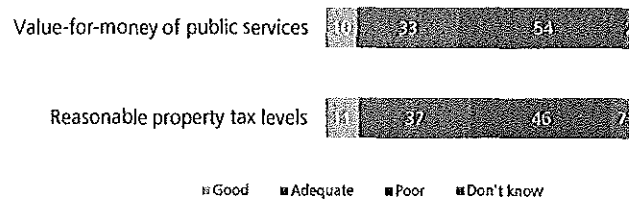
Small businesses are an invaluable part of the economy, and it is important that governments recognize their contribution. In Saskatchewan, 98.5 per cent of businesses are small<sup>1</sup> (less than 100 employees) and contribute 35 per cent of Saskatchewan's total GDP, the greatest percentage within any Canadian province<sup>2</sup>.

With Saskatchewan small business owners currently among the most optimistic in Canada as found by CFIB's Business Barometer®, CFIB believes it is critical all levels of government (federal, provincial, and municipal) ensure their policies help fuel optimism, not dampen it.

A recent CFIB survey finds local governments have room for improvement on some key business issues. Figure 1 reveals nearly half of Saskatchewan small business owners rate their local government as "poor" on delivering reasonable property tax levels. It is concerning that only a small percentage of business owners (11 per cent), rate their government as "good".

Figure 1:

How do you rate the local government where your business is situated on the following business issues?



Source: CFIB, *Our Members' Opinion Survey, June 2012- Saskatchewan results.*

The same survey also finds that a mere 10 per cent of business owners believe local governments are good at providing value-for-money of public services, while 54 per cent rate them as "poor" (see Figure 1). Business owners understand that property taxes are needed to fund government services, but clearly do not believe they are receiving sufficient

<sup>1</sup> Statistics Canada, Business Register, December 2010

<sup>2</sup> British Columbia's Statistical Service

value for their tax dollars. Business owners work hard to deliver value to their customers, local governments must do the same.

When one considers the importance of small business to the Saskatchewan and local economies, we cannot afford to continually over-burden entrepreneurs with property taxes because it hinders growth. Policy makers need to recognize the consequences of shifting property taxes from residents to businesses, and work towards more fair and equitable taxation.

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## Understanding Property Taxation in Saskatchewan

Property taxation is one of the oldest forms of taxation in Canada. Before the advent of income and sales taxes, municipal and provincial governments relied almost exclusively on the revenues provided by property-based taxation to fund things like municipal services and education systems. While income taxes, payroll taxes and sales taxes all rise and fall with fluctuations in income and consumption, property taxes do not hold such a distinction.

Every year, local governments vary tax rates in relation to the total assessed values of the properties in their jurisdiction in order to ensure they generate sufficient revenues. Property values, therefore, do not necessarily determine the amount of taxes paid by a property owner; rather they indicate how much one property will pay in relation to another (see Table 1).

CFIB's report leads the way toward better understanding property taxes and how they are affected by the decisions of three major participants - the provincial government, the Saskatchewan Assessment Management Agency (SAMA), and local governments (municipalities and separate school divisions).<sup>3</sup>

### Provincial Government

In broad terms, the provincial government oversees the tax system. It determines broad-based classes of property according to type (e.g. range land, agricultural, residential, commercial and industrial) for provincial property tax purposes and determines the

Table 1:

#### Provincial percentage of value by property class

Provincial Property Tax Classes	Percentage of Value
Non arable (range) land and improvements	40%
Other agricultural land and improvements	55%
Residential land and improvements	70%
Commercial/industrial land and improvements	100%
Other industrial land and improvements (e.g. elevators, pipelines, railways)	75%

Source: SAMA, *How Property Assessment Works in Saskatchewan*, 2011.

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<sup>3</sup> In Saskatoon, Regina and Regina Beach, library boards also generate revenue through property taxes.

*percentages of value* to apply to those property taxes. The percentages of value are applied to the assessed value of properties, resulting in the taxable assessments for each property class. Table 1 shows the percentage of value applied to each property class.

Any property owner knows that in addition to municipal taxes, they are also responsible for paying education property taxes. In 2009 the provincial government assumed more control over Saskatchewan's education property tax system. As of April 1, 2009, it became the Province's responsibility to set education property tax mill rates, which were previously set by local school boards. The provincially-set mill rates apply to all public school divisions and may also be used by separate school divisions. However, separate school divisions have the constitutional authority to levy property taxes to fund their educational system. It is important to note that, under the new system, commercial property has a higher mill rate than residential property. Thus, in all instances, commercial property owners pay more education property tax than residential property owners.

Furthermore, the provincial government provides authority for local governments to use "tax tools" at their discretion to set local property tax policy. These tax tools will be discussed later in the report.

### Saskatchewan Assessment Management Agency (SAMA)

The Saskatchewan Assessment Management Agency (SAMA) establishes the rules and principles used to determine assessment values and carries out assessment valuations for some municipalities<sup>4</sup>.

There are three generally accepted techniques used to value property in a market value assessment system:

1. **The sales comparison approach:** The value of a property is determined by recent sale prices of similar properties. Although this approach has the advantage of being more transparent and unbiased, it is only useful if properties are frequently bought and sold on the market.
2. **The cost approach:** Typically used for new construction projects, the cost approach values property by adding the price of the land with the cost of improvements and subtracting for depreciation.
3. **The property income approach:** Introduced in 2009<sup>5</sup>, the property income approach relies on property lease or rental information to determine value of properties. This approach provides the assessment appraiser with an additional property valuation tool. Where applicable and practical, this approach to value is expected to increase the accuracy of commercial property assessment.<sup>6</sup>

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<sup>4</sup> Saskatoon, Regina, Prince Albert, Swift Current, and 14 other urban municipalities across Saskatchewan have opted out of SAMA's assessment valuations. (Source: SAMA, *2010 Annual Report*, 15.)

<sup>5</sup> SAMA, *Revaluation 2009: Overview*.

<sup>6</sup> SAMA, *The Income Approach to Value*.

SAMA co-ordinates a full revaluation of properties in the province every four years to coincide with a new base date. The last revaluation of 2009 used June 30, 2006 as the base date and the upcoming revaluation in 2013 will update assessed values to reflect a new base date of January 1, 2011. Based on the strength of the real estate market between the 2006 and 2011 base dates, SAMA anticipates that assessment shifts will be higher than any revaluation since 1997<sup>7</sup>.

## Local Governments

Municipalities use assessed values, along with the property classes and percentages of value set by the province, to establish mill rates based on their budget requirements. Municipal governments calculate their municipal mill rate as follows:

$$\text{Municipal Mill Rate} = \frac{\text{Total Property Tax Revenue Required}}{\text{Total Taxable Assessment}}$$

Source: Government of Saskatchewan, Ministry of Government Relations "A Guide to Municipal Property Tax Tools"

## Municipal Mill Rate and Mill Rate Factors

The mill rates are uniformly applied to all properties, therefore, they do not directly contribute to variation between property classes. However, local governments also have *mill rate factors* at their disposal, which allow them to vary the mill rates between property classes. The Ministry of Government Relations outlines the purpose of mill rate factors in its *Guide to Municipal Property Tax Tools*:

**Mill rate factors** may be used to:

- manage the tax shifts among the local property classes;
- control the distribution of taxes among property classes within the municipality, but not between municipalities;
- increase tax revenue on commercial and industrial properties, similar to what the business tax did in the past

Source: Government of Saskatchewan, Ministry of Government Relations "A Guide to Municipal Property Tax Tools"

By applying mill rate factors to the calculation of property taxes, municipalities are able to shift a greater share of local revenue requirements onto businesses. Municipalities that opt to vary mill rate factors by property class have unanimously chosen to place a greater burden on business compared to residential property.

In 2011, all 14 of Saskatchewan's cities<sup>8</sup> imposed higher municipal mill rate factors on commercial properties compared to residential properties. In addition, of 49 municipalities with population greater than 1,000, 35 had higher municipal mill rate factors on commercial properties. The remaining 14 treated both classes of property equally.

<sup>7</sup> SAMA, 2011 Annual Report, 13.

<sup>8</sup> The city of Lloydminster moved to Alberta assessment procedures starting on January 1, 2005. As a result it has been excluded from the current survey.

## Additional Tax Tools

There are several other tax tools that the provincial government has given municipalities the authority to enforce:

- ▶ **Base tax** - A set amount of property tax is levied, regardless of the assessed value of the property. Base taxes can be varied for each property class. CFIB's property tax report includes base taxes in the calculation of property tax bills and gaps. In 2011, 45 of the 63 municipalities studied applied a base tax to residential and/or commercial property.
- ▶ **Minimum tax** - If the calculated municipal property tax is less than the minimum tax set by the municipality, the minimum tax is applied instead.
- ▶ **Property tax phase-in provisions<sup>9</sup>** - Allows a municipality (cities only) to phase-in a tax increase or decrease for taxable property over a set period.
- ▶ **Local property subclasses** - Most municipalities can only apply tax tools to three property classes: agricultural, residential and commercial. However, cities can break these local property tax classes further if so desired. For example, Moose Jaw has a golf course property subclass.

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<sup>9</sup> In 2004, the provincial government removed the authority of towns, villages, resort villages, rural municipalities and Northern municipalities to phase in property taxes.

## Municipal Property Taxes across the Province

### Calculating the Municipal Property Tax Gap

The tax tools implemented by the provincial and local governments ultimately shift a greater portion of the tax burden onto businesses. The municipal property tax gap for each municipality is calculated as the total municipal property tax bill for a commercial property divided by the bill for a residential property. The resulting ratio represents the amount of property taxes paid by a commercial property owner per dollar paid by a residential property owner. The calculation of municipal property taxes is as follows:

$$\text{Municipal Property Taxes} = \text{Assessed Value} \times \text{Provincial Percentage} \times \text{Mill Rate} \times \text{Mill Rate Factor} + \text{Base Tax}$$

Source: Government of Saskatchewan, Ministry of Government Relations

Consider two properties valued equally at \$200,000 in the City of Melville, one being residential and the other being commercial. The uniform municipal mill rate in Melville in 2011 was 30.4 per \$1,000 of taxable property and the mill rate factors on residential and commercial property were 0.4821 and 1.2512, respectively. Melville also applied a \$500 base tax to both residential and commercial properties (see Table 2).

The resulting municipal tax gap for the city of Melville is 3.18. Thus, commercial property owners paid \$5,555 more in municipal property taxes than residential property owners in Melville for the 2011 tax year.

### Municipal Property Tax Provincial Highlights

A comparison of commercial municipal property tax bills provides evidence of the inequalities businesses face around the province. In 2011, Saskatchewan commercial property owners paid anywhere from \$1.18 to \$4.67 for every dollar of municipal property taxes paid by homeowners.

On average, business owners in Saskatchewan paid 2.18 times the amount of municipal property taxes paid by residents, down slightly from 2.22 in 2010. While CFIB is pleased the average did not increase since 2010, of the 63 municipalities examined in this study, only

Table 2:

### Calculating the municipal property tax gap in Melville

	<i>Residential</i>	<i>Commercial</i>
Assessed Value	\$200,000	\$200,000
X Provincial percentages	0.7	1.0
= Taxable property	\$140,000	\$200,000
X Mill rate (per \$1,000)	30.4000	30.4000
=	\$4,256	\$6,080
X Mill rate factor	0.4821	1.2512
=	\$2,052	\$7,607
+ Base tax	\$500	\$500
Total tax bill	\$2,552	\$8,107
<b>Municipal tax gap</b>		<b>3.18</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.



26 improved their municipal tax gap. For an overall province-wide ranking of the municipalities, refer to Appendix A.

*White City has lowest municipal property tax gap, Kamsack the highest*

Across municipalities in this study, White City had the lowest municipal property tax gap at 1.18, an improvement from second place in 2010, followed closely by Dalmeny at 1.20 and Watrous at 1.30 (see Appendix A). On the other hand, the municipal property tax gap in Kamsack was the highest in the province at 4.67 for the second year in a row. Rounding out the bottom of the list are Yorkton and Weyburn with municipal property tax gaps of 3.79 and 3.47 respectively.

*Swift Current boasts most improved municipal property tax gap, North Battleford sees largest increase*

The city of Swift Current made the most progress in lowering its gap from 4.04 in 2010 to 2.60 in 2011, reducing it by 1.44 (see Appendix C). However, it is important to note that it is still worse than the average. Also making significant improvements to their municipal property tax gaps were Outlook and Eston, who improved by 0.62 and 0.40 respectively. Unfortunately for Saskatchewan business owners in North Battleford, the municipal property tax gap increased from 2.99 in 2010 to 3.32 in 2011 - or 0.33 - the largest jump in the province. Also worth noting are Yorkton and Gull Lake, which both increased their gaps by 0.22 and 0.21, respectively.

*Kelvington has lowest municipal property tax bill, Eston the highest*

Across Saskatchewan, municipal property taxes on a commercial property with an assessed value of \$200,000 ranged from as low as \$2,350 in Kelvington to \$13,125 in Eston, and the provincial average was \$5,212, up from the 2010 average of \$4,940 (see Appendix B). In comparison, municipal residential property tax bills across the province ranged from \$1,333 to \$5,600 and the provincial average was \$2,461. Lumsden, Regina Beach and White City also all had commercial property taxes below \$2,500. However, commercial property owners in Kamsack and Foam Lake were footing large municipal property tax bills at \$12,630 and \$11,440 respectively.

The following section compares the municipal property tax gaps of Saskatchewan's cities and towns with population over 1,000 by economic region<sup>10</sup>.

### Cities<sup>11</sup>

In all Saskatchewan cities commercial property owners subsidized residential property owners by paying between 1.57 and 3.79 times the amount of municipal taxes on properties of the same value. On average, commercial property owners paid \$2.56 in municipal

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<sup>10</sup> Based on 2006 Statistics Canada Census

<sup>11</sup> The city of Lloydminster moved to Alberta assessment procedures starting on January 1, 2005. As a result it has been excluded from the current survey.

property taxes for every dollar paid by residential property owners in 2011 (see Table 3). Fortunately, progress has been made, as the gap fell from the 2010 value of 2.66.

A majority of Saskatchewan cities (8) improved their municipal property tax gaps in 2011, with only 6 of the 14 cities seeing their gap worsen or remain the same. The biggest increase was in North Battleford, where the gap grew from 2.99 in 2010 to 3.32 in 2011. This is the result of the city decreasing its residential base tax from \$765 to \$559 while

Table 3:

Cities: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Yorkton	\$5,950	\$1,568	3.79	3.57	*
Weyburn	\$5,482	\$1,581	3.47	3.47	=
North Battleford	\$6,596	\$1,984	3.32	2.99	*
Melville	\$8,107	\$2,552	3.18	3.37	✓
Humboldt	\$6,084	\$2,064	2.95	3.22	✓
Swift Current	\$3,471	\$1,334	2.60	4.04	✓
Prince Albert	\$6,162	\$2,394	2.57	2.37	*
Estevan	\$3,416	\$1,523	2.24	2.27	✓
Meadow Lake	\$5,365	\$2,396	2.24	2.30	✓
Melfort	\$5,946	\$2,801	2.12	2.18	✓
Moose Jaw	\$3,836	\$1,840	2.08	2.11	✓
Regina	\$3,575	\$1,833	1.95	1.95	=
Saskatoon	\$2,715	\$1,526	1.78	1.75	*
Martensville	\$2,642	\$1,681	1.57	1.59	✓
Average	\$4,953	\$1,934	2.56	2.66	✓
* gap worsened    ✓ gap improved    = gap same					

Source: CIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

commercial properties saw no tax savings. Yorkton, which boasted the greatest municipal property tax gap improvement from 2009 to 2010, erased most of those gains in 2011, as its gap grew to 3.79 from 3.57 in 2010. Making up for last year's distinction of having the highest municipal property tax gap amongst Saskatchewan cities, Swift Current can now claim the greatest improvement in its gap from 2010 to 2011. While Swift Current was able to reduce its 2011 municipal property tax gap to 2.60 from 4.04 in 2010, its municipal property tax gap still remains above the provincial average of 2.18 (see Appendix H-1). Of Saskatchewan's 14 cities, Yorkton had the most unbalanced municipal property tax system with commercial property owners paying \$3.79 for every dollar paid by residential property owners. Yorkton's sizeable gap can be attributed to it having the lowest residential mill rate factor of 0.22, providing residents with a sizeable tax break that leaves businesses footing the bill. Weyburn's high municipal property tax gap of 3.47 is also worth noting and can be attributed to it having a relatively high commercial mill rate factor of 1.47. North Battleford and Melville had the next-highest municipal property tax gaps of 3.32 and 3.18, respectively. Municipalities like Humboldt (2.95), and Prince Albert (2.57) also had businesses paying more than two and a half times the amount paid by residents (see Table 3).

Melville has highest municipal property tax bill - 2<sup>nd</sup> year in a row

For the second year in a row, Melville had the highest commercial municipal property tax bill amongst Saskatchewan cities, costing business owners \$8,107 per \$200,000 of assessed

property value. This is because Melville utilized the highest municipal mill rate of all cities, 30.4, while employing a sizeable commercial mill rate factor of 1.2512. Other Saskatchewan cities with high commercial municipal property tax bills included North Battleford, Prince Albert, Humboldt, Yorkton, Melfort, Weyburn and Meadow Lake, all of which had commercial property owners paying greater than the average municipal property bill of \$4,953 (see Table 3).

*Martensville boasts lowest municipal property tax gap- 2<sup>nd</sup> year in a row*

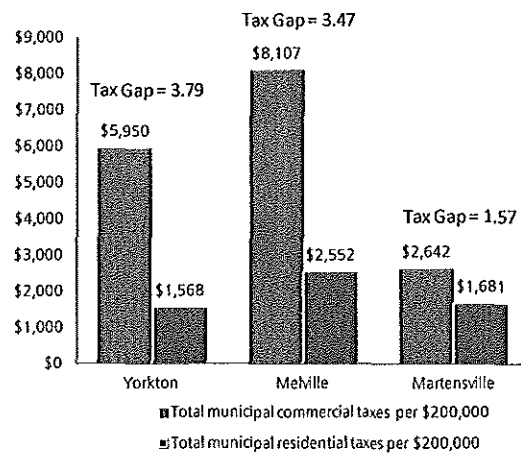
Martensville can pride itself on having the lowest municipal tax gap of all Saskatchewan cities for the second year in a row at 1.57, a drop from 1.59 in 2010. Saskatoon had a municipal property tax gap of 1.78, continuing to be among the fairest cities. It is important to note that in the year 2000 Saskatoon took decisive action towards reducing the commercial-to-residential tax gap, which included implementing a 10-year plan that reduced their tax gap to 1.75 in 2010. However, now that the 10-year plan has expired, Saskatoon's gap has increased slightly – proving that there is still work to be done in creating a long term solution to property tax inequality. The province's other major centre, Regina, had the third lowest municipal tax gap of Saskatchewan cities at 1.95. Moose Jaw and Melfort trailed close behind with the next lowest municipal tax gaps of 2.08 and 2.12, respectively.

*Martensville has lowest municipal property tax bill - 2<sup>nd</sup> year in a row*

In addition to having the lowest municipal property tax gap across Saskatchewan cities, Martensville also had 2011's lowest commercial property tax bill at \$2,642. This is due to the municipality using the lowest municipal mill rate in the region (6.65) and also using relatively equitable residential and commercial mill rate factors of 1.0 and 1.42 respectively. Saskatoon had the second lowest commercial property tax bill at \$2,715 in 2011.

As can be seen in Figure 2, Saskatchewan cities display a wide variation of municipal property tax gaps and bills. Martensville outperformed other Saskatchewan cities by having the lowest municipal tax bill in the region and boasting a modest municipal tax gap of 1.57. Saskatoon followed closely behind with a property tax gap of 1.78 and a commercial municipal tax bill of \$2,715.

Figure 2:  
Cities: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

### South West

Although this region's average municipal tax gap of 2.28 was generally in line with the provincial average of 2.18 (see Appendix A), municipal taxation varied across the five towns in this region. This is evident from municipal property tax gaps ranging from a high of 2.84 in Maple Creek to a comparatively low ratio of 1.32 in Gravelbourg, which was tied for the fifth lowest of the 63 municipalities examined in this report (see Table 4 and Figure 3).

There were only two municipalities (Shaunavon and Assiniboia) that improved their municipal tax gaps in the South West from 2010 to 2011. Three of the five municipalities increased their tax gap; with Gull Lake's tax gap increasing the most by 0.21 (see Appendix H-2).

*Maple Creek has highest municipal property tax gap and property tax bill*

In 2011 Maple Creek emerged with the highest municipal property tax gap in the region at 2.84, and continued to have the highest commercial property tax bill for the second year in a row at \$6,600, up from \$6,090 in 2010. This large municipal property tax bill was the result of a fairly high mill rate of 25.0 coupled with a commercial mill rate factor of 1.15. Shaunavon had both the second highest tax gap at 2.79 and municipal property tax bill at \$6,420. While Shaunavon's tax gap experienced the greatest decline in the region from 2010 to 2011, its commercial property tax bill increased by \$640 – the largest increase in the South West.

*Gravelbourg has lowest municipal property tax gap and property tax bill - 2<sup>nd</sup> year in a row*

A positive highlight was Gravelbourg, which displayed both the lowest municipal tax gap (1.32) and tax bill (\$4,450) in the South West region. Correspondingly, the town utilized the

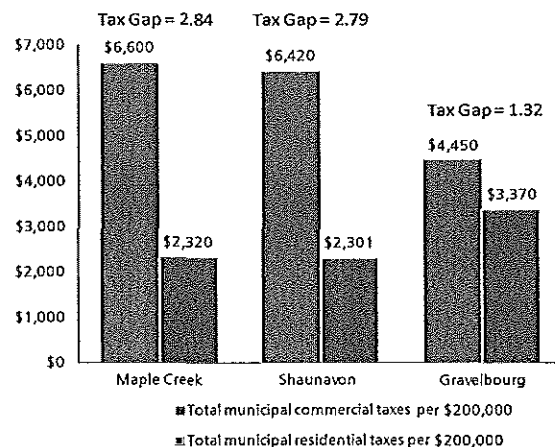
Table 4:  
South West: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Maple Creek	\$6,600	\$2,320	2.84	2.83	*
Shaunavon	\$6,420	\$2,301	2.79	3.06	✓
Gull Lake	\$6,280	\$2,351	2.67	2.46	*
Assiniboia	\$6,262	\$3,566	1.76	1.83	✓
Gravelbourg	\$4,450	\$3,370	1.32	1.31	*
Average	\$6,002	\$2,782	2.28	2.30	✓

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Figure 3:  
South West: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

lowest mill rate in the region and also did not apply mill rate factors. The limited use of municipal tax tools was responsible for keeping the tax gap low. Gravelbourg was also the only municipality in the region whose commercial municipal property tax bill was below the provincial average of \$5,210 (see Table 4).

South East

Saskatchewan's South East corner has fourteen urban municipalities with more than one thousand people. In 2011, the average municipal tax gap for the region was 1.77; the lowest among all the regions and well below the provincial average of 2.18 (see Appendix A). However, commercial property owners still paid more than their fair share in municipal taxes. Figure 4 displays the variation in municipal property tax gaps and bills that exists in the South East region. In addition to this, almost no progress was made in lowering municipal tax gaps between 2010 and 2011 - the tax gap for 9 of the 14 stayed the same or worsened (see Table 5).

*Moosomin has highest municipal property tax gap - 2<sup>nd</sup> year in a row*

In 2011 Moosomin had the largest municipal tax gap in the region at 2.61. The large gap can be attributed to Moosomin having the highest commercial mill rate factor in the region at 1.55. Pilot Butte and Carlyle were close behind with municipal tax gaps of 2.50 and 2.39 respectively.

*Davidson has highest municipal property tax bill*

Davidson had the region's highest commercial tax bill at \$6,729 which is nearly three times Lumsden's commercial property tax bill of \$2,369. Close behind Davidson was Moosomin, where commercial property owners paid \$6,520 in municipal property taxes per \$200,000 assessed value - well above the regional average of \$3,994.

*White City has lowest municipal property tax gap in South East and the entire province*

Eleven of the fourteen municipalities had municipal tax gaps below the provincial average, ranging from 1.18 to 2.09. White City not only had the lowest municipal property tax gap in the region, but in the entire province at 1.18 (see Appendix A). White City achieves a small gap by not using mill rate factors to overburden businesses. Grenfell, Indian Head, Kipling

Table 5:  
South East: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Moosomin	\$6,520	\$2,499	2.61	2.61	=
Pilot Butte	\$3,850	\$1,540	2.50	2.60	✓
Carlyle	\$4,290	\$1,794	2.39	2.30	*
Oxbow	\$4,980	\$2,385	2.09	2.06	*
Davidson	\$6,729	\$3,232	2.08	2.09	✓
Carnduff	\$4,796	\$2,514	1.91	1.93	✓
Kipling	\$3,200	\$2,080	1.54	1.52	*
Fort Qu'Appelle	\$4,200	\$2,772	1.52	1.50	*
Balgonie	\$2,822	\$1,974	1.43	1.44	✓
Indian Head	\$3,700	\$2,590	1.43	1.43	=
Lumsden	\$2,369	\$1,658	1.43	1.43	=
Regina Beach	\$2,373	\$1,796	1.32	1.31	*
Grenfell	\$3,600	\$2,730	1.32	1.32	=
White City	\$2,480	\$2,108	1.18	1.25	✓
Average	\$3,994	\$2,262	1.77	1.77	=

\* gap worsened ✓ gap improved = gap same  
Source: CFB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

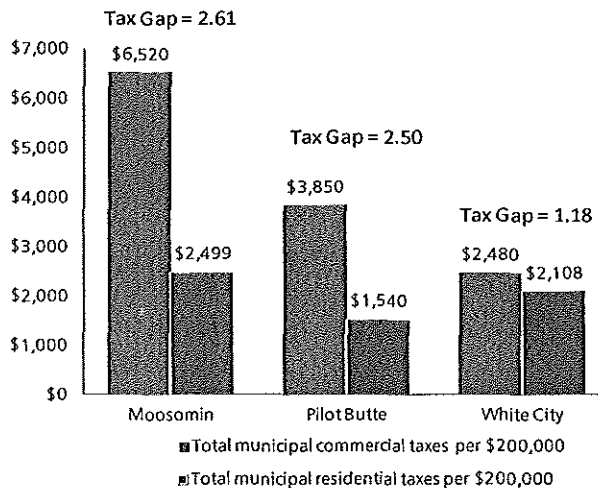
and Lumsden also chose not to apply mill rate factors and all had property tax gaps less than 1.60.

#### *Lumsden has lowest municipal property tax bill*

Another measure on which the South East region performed exceptionally well was the value of their municipal commercial property tax bill. Twelve of the fourteen urban municipalities were below the provincial average of \$5,210. These low bills are due to a below average mill rate of 14.21 compared to the provincial average of 17.45, and also a relatively small average commercial mill rate factor of 1.24. Lumsden just edged out Regina Beach for the region's lowest municipal commercial tax bill, with bills valued at \$2,369 and \$2,373 respectively.

Figure 4:

South East: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

### Central West

The Central West region, which includes fifteen municipalities, is the largest in CFIB's study. From 2010 to 2011, CFIB's research showed that the Central West region made little progress on the reduction of municipal tax gaps, with only five municipalities improving their gap. However, from 2010 to 2011, the average for the region fell from 2.00 to 1.94. Although this is an improvement over 2010, the majority of municipalities still worsened or made no improvements to their tax gap.

The greatest improvements were Outlook and Eston, which improved their gap by 0.62 and 0.40 respectively (see Table 6). Macklin and Langham, whose commercial mill rate factors are among the highest in the province, both worsened their gap by 0.10 and 0.05 respectively. The property tax gaps in the Central West region are extremely variable among municipalities as can be seen in Figure 5.

#### *Eston has highest municipal tax gap and highest municipal tax bill - 2<sup>nd</sup> year in a row*

In the Central West region, Eston displayed the highest municipal tax gap for the second year in a row with businesses paying \$3.03 in municipal taxes for every dollar paid by residents per \$200,000 of assessed value. Outlook trailed close behind Eston with a municipal property tax gap of 2.71. Eston also has the highest commercial municipal tax bill in both the region and the province at \$13,125. Rosetown had the second highest

municipal property tax bill of \$7,240 per \$200,000 of assessed value, followed by Wilkie at \$7,157 (see Table 6), well above the regional average of \$5,122.

*Dalmeny has lowest tax gap and Warman has lowest commercial municipal tax bill - 2<sup>nd</sup> year in a row*

Dalmeny has the distinction of having the lowest tax gap in the region at 1.20, which is also the second lowest gap in the province. Three towns, Watrous, Lanigan and Biggar followed closely with tax gaps of 1.30, 1.33 and 1.43, respectively (see Table 6). These lower municipal property tax gaps can be attributed to the absence of mill rate factors. Warman had the lowest commercial municipal tax bill at \$2,778.

Table 6:

Central West: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

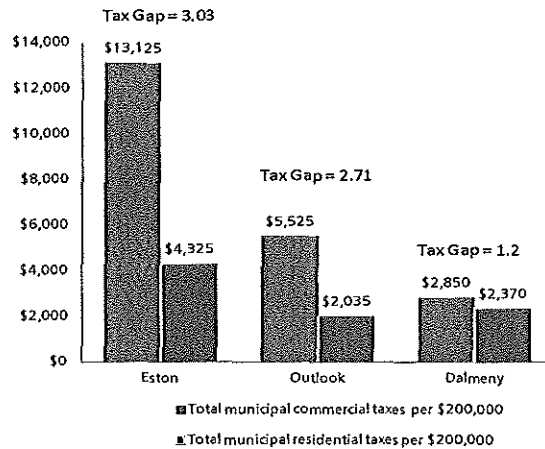
Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Eston	\$13,125	\$4,325	3.03	3.43	✓
Outlook	\$5,525	\$2,035	2.71	3.33	✓
Macklin	\$4,600	\$1,840	2.50	2.40	x
Rosetown	\$7,240	\$3,001	2.41	2.46	✓
Wilkie	\$7,157	\$3,068	2.33	2.33	=
Kerrobert	\$5,571	\$2,665	2.09	2.06	x
Kindersley	\$5,267	\$2,779	1.89	1.88	x
Rosthern	\$4,582	\$2,466	1.86	1.85	x
Langham	\$3,125	\$1,805	1.73	1.68	x
Unity	\$4,290	\$2,607	1.65	1.65	=
Warman	\$2,778	\$1,714	1.62	1.70	✓
Biggar	\$4,000	\$2,800	1.43	1.43	=
Lanigan	\$4,000	\$3,010	1.33	1.33	=
Watrous	\$2,875	\$2,215	1.30	1.29	x
Dalmeny	\$2,850	\$2,370	1.20	1.21	✓
Average	\$5,132	\$2,580	1.94	2.00	✓

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Figure 5:

Central West: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

## Central East

On average, business owners in the Central East region of the province paid more than double (2.37) the amount of municipal property taxes paid by residential property owners in 2011 (see Table 7). Municipal property tax gaps in the region improved in only three municipalities with the remaining staying the same or worsening. Despite no change in the average gap, municipal tax bills grew in eight of the nine towns due to municipal governments increasing their mill rates and/or mill rate factors. The region's average

Table 7:

Central East: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Kamsack	\$12,630	\$2,703	4.67	4.67	=
Wadena	\$7,146	\$2,214	3.23	3.26	✓
Wynyard	\$5,400	\$1,890	2.86	2.86	=
Esterhazy	\$7,600	\$3,505	2.17	2.16	*
Foam Lake	\$11,440	\$5,600	2.04	2.04	=
Preeceville	\$4,417	\$2,232	1.98	1.99	✓
Kelvington	\$2,350	\$1,450	1.62	1.63	✓
Canora	\$5,400	\$3,780	1.43	1.43	=
Langenburg	\$3,300	\$2,520	1.31	1.31	=
Average	\$6,631	\$2,877	2.37	2.37	=

\* gap worsened    ✓ gap improved    = gap same

Source: CFB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

In Foam Lake, which had a relatively low municipal tax gap of 2.04, both commercial and residential property owners paid high municipal property taxes. In fact, a business owner in Foam Lake paid \$11,440 per \$200,000 of assessed value, which was double the amount paid by a resident. Only three municipalities in the Central East (Preeceville, Langenburg and Kelvington) fell below the provincial average municipal property tax bill of \$5,210 (see Appendix H-5).

*Langenburg has lowest municipal property tax gap and Kelvington has lowest commercial municipal property tax bill*

As can be seen in Figure 6, Langenburg had the lowest municipal property tax gap in 2011 at 1.31. Langenburg achieves such a low property tax gap by not using mill rate

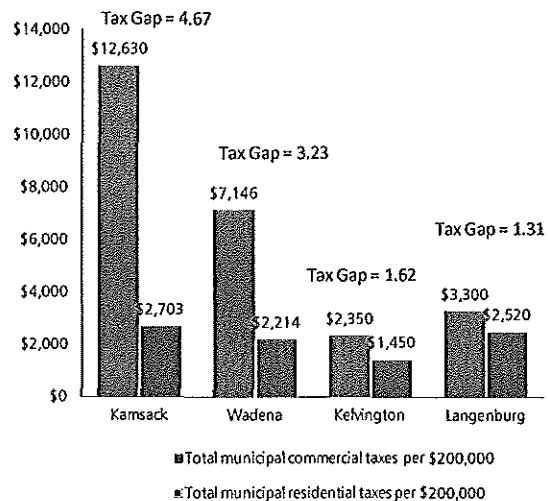
municipal property tax gap of 2.37, which is above the provincial average of 2.18, indicates commercial property owners are still paying more than their fair share (see Figure 6).

*Kamsack has highest municipal property tax gap and highest commercial municipal property tax bill – 2<sup>nd</sup> year in a row*

The greatest difference in municipal taxes paid by commercial and residential property owners was in Kamsack where the municipal tax gap was 4.67. This also represents the highest tax gap in the province, with the second highest being Yorkton at a distant 3.79. In addition to a high tax gap, Kamsack also had the distinction of having the highest commercial municipal tax bill in the region at \$12,630 per \$200,000 of assessed value, which is 90 per cent higher than the regional average of \$6,631. Wadena's sizable tax gap of 3.23 is also worth noting, as the second highest in the Central East region and sixth highest in the province (see Table 7).

Figure 6:

Central East: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.



factors. The lowest municipal tax bill in the region belonged to Kelvington with a value of \$2,350. There is a great deal of variation between tax schemes in the Central East. With municipal property tax gaps set aside, commercial property owners in Kamsack are paying over five times the amount of property taxes as business owners in Kelvington per \$200,000 of assessed value.

North

On average, businesses owners in the North paid two and a half times more municipal property taxes than residents, well above the average municipal tax gap of 2.18 in 2011. In 2011, Tisdale, Nipawin and Hudson Bay were the only municipalities to narrow their municipal property tax gap and the region saw its average gap fall from 2.58 in 2010 to 2.50 in 2011. Some good news for the other three communities in the region is that all of them held their gaps constant from 2010. This made the Northern region the only one to boast no increases to the municipal property tax gap in any of its communities (see Table 8).

Shellbrook has highest municipal property tax gap and property tax bill

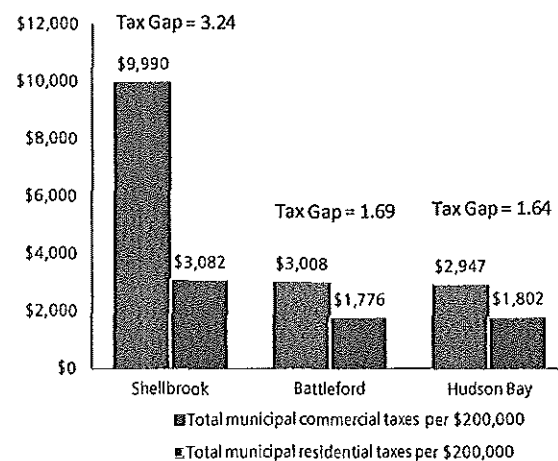
Shellbrook had the highest municipal property tax gap in the region at 3.24 and the highest commercial property tax bill of \$9,990. Contributing to Shellbrook’s high municipal tax bill was a mill rate of 37, the third highest in the province. Carrot River also had a sizeable municipal property tax bill of \$7,920 per \$200,000 of assessed value. Tisdale, which claimed the highest municipal property tax gap in 2010 at 3.46, lowered its gap to 3.22, putting it slightly ahead of Shellbrook’s

Table 8:  
North: Municipal property tax gap ratios and municipal taxes per \$200,000 of assessed value

Municipality	Total municipal commercial taxes per \$200,000	Total municipal residential taxes per \$200,000	2011 Municipal Tax Gap	2010 Municipal tax Gap	2010 to 2011
Shellbrook	\$9,990	\$3,082	3.24	3.24	=
Tisdale	\$7,597	\$2,359	3.22	3.46	✓
Nipawin	\$4,960	\$1,901	2.61	2.80	✓
Carrot River	\$7,920	\$3,080	2.57	2.57	=
Battleford	\$3,008	\$1,776	1.69	1.69	=
Hudson Bay	\$2,947	\$1,802	1.64	1.71	✓
Average	\$6,070	\$2,333	2.50	2.58	✓
* gap worsened    ✓ gap improved    = gap same					

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Figure 7:  
North: Commercial vs. residential municipal property taxes per \$200,000 of assessed value



Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

gap of 3.24 in 2011.

*Hudson Bay has lowest municipal property tax gap and lowest commercial municipal property tax bill*

Hudson Bay not only had the lowest municipal property tax gap in the region at 1.64, but it also had the lowest municipal property tax bill at \$2,947, well below the region's average tax bill of \$6,070. Not far behind Hudson Bay was Battleford, which had the second lowest municipal property tax gap and commercial tax bill at 1.69 and \$3,008 respectively. Figure 7 displays the contrast in municipal property taxes applied by different Northern municipalities and shows that, with respect to commercial property taxes, Battleford and Hudson Bay are the most affordable places for commercial property owners to locate in the region.

## No appetite for Municipal Property Tax Hikes

Small business owners work hard to live within their means and count on their local governments to do the same. CFIB is concerned many Saskatchewan municipalities will continue on the path of unsustainable spending and introduce property tax hikes in 2013 to cover their costs. Such tax hikes continue to erode the savings from the education property tax relief delivered by the Province to small business owners and their customers.

In 2012-2013 the Government of Saskatchewan committed one full point of the Provincial Sales Tax (PST) or \$237.4 million to municipalities through the Municipal Operating Grant (MOG). This is an increase of 9.5 per cent from the previous year and 87 per cent from 2007-2008 levels (see Table 9).

With the province providing this long-term, sustainable and predictable revenue sharing, municipalities should use this new revenue prudently and avoid property tax hikes in 2013.

In total, the 63 municipalities CFIB studied in this report saw municipal revenue sharing to their communities increase by 131 per cent since 2007-2008 (Table 10). Regionally, Saskatchewan cities received the largest increase at 134 per cent, followed by the Central West and South East regions at 124 per cent and 118 per cent respectively. While municipal revenue sharing has increased significantly, CFIB is concerned that many municipalities across Saskatchewan continue to hike property taxes – which eats into provincial education property tax relief. CFIB is worried those education property tax savings delivered in recent years are quickly being eroded by municipalities introducing property tax hikes.

Table 9:  
Provincial-municipal revenue sharing commitments for the past five years

Saskatchewan Municipalities	2007-08 Municipal Operating Grant	2012-13 Revenue Sharing Estimate	% Increase in Revenue Sharing
Urban	\$67.4 M	\$151.9M	125%
Rural	\$49.6 M	\$68.9M	39%
Northern	\$10.2 M	\$16.6M	63%
Total	\$127.3 M	\$237.4M	87%

Source: Government of Saskatchewan, Ministry of Government Relations.

Table 10:  
Municipal revenue sharing by region

Region	2007-2008 Municipal Operating Grant	2012-13 Revenue Sharing Estimate	Overall Increase in Revenue Sharing	% Increase in Revenue Sharing
Cities	\$47,817,640	\$111,759,236	\$63,941,596	134%
South West	\$852,408	\$1,701,063	\$848,655	100%
South East	\$1,979,590	\$4,306,192	\$2,326,602	118%
Central West	\$3,014,239	\$6,741,528	\$3,727,289	124%
Central East	\$1,369,399	\$2,781,925	\$1,412,526	103%
North	\$1,520,330	\$3,096,037	\$1,575,707	104%
Total	\$56,553,606	\$130,385,981	\$73,832,375	131%

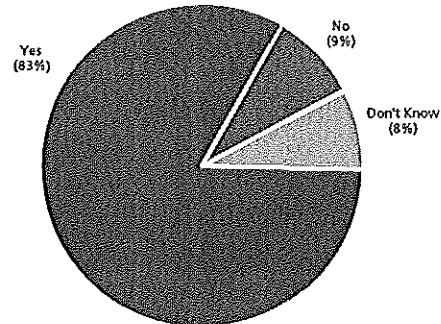
Source: Government of Saskatchewan, Ministry of Government Relations.

A recent CFIB survey found 83 per cent of Regina small business owners say given this additional revenue, municipalities should avoid a property tax increase in 2011 (see Figure 8). There currently is not the appetite among small business owners to take another hit to their bottom line when the province has provided long-term, sustainable and predictable revenue sharing with municipalities.

A National Post column by Kevin Libin also outlines further details as to why there is no appetite: *Why a backward approach makes city taxes go higher.*

Figure 8:

The provincial government has committed one per cent of the PST to Saskatchewan municipalities in 2011. Given this additional revenue, should municipalities avoid a property tax increase in 2011?



Source: CFIB Focus on Saskatchewan, October 2010

"Federal and provincial politicians would be mad to think taxpayers would shrug at a raise in income or corporate taxes by several percentage points year after year. Only, it seems, in our cities – where the average family drops roughly 10% of its tax dollars – do we take a bigger yearly grab for granted."

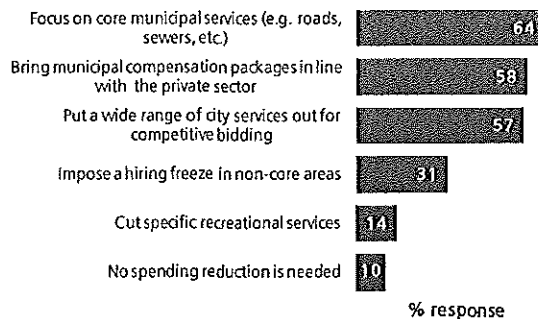
-Kevin Libin, National Post

### How should municipalities ensure sustainable spending?

When asked how Saskatchewan municipalities could ensure sustainable spending, 64 per cent of Saskatchewan small business owners say municipalities should focus on core municipal services (e.g. roads, sewers etc). Another 58 per cent say municipal compensation should be brought in line with similar occupations in the private sector. Fifty-seven per cent of business owners say a wide range of city services should be put out for competitive bidding and 31 per cent say municipalities should impose hiring freezes in non-core areas. Only 10 per cent of respondents believe no spending restraint is needed (see Figure 9).

Figure 9:

How should municipalities reduce spending?



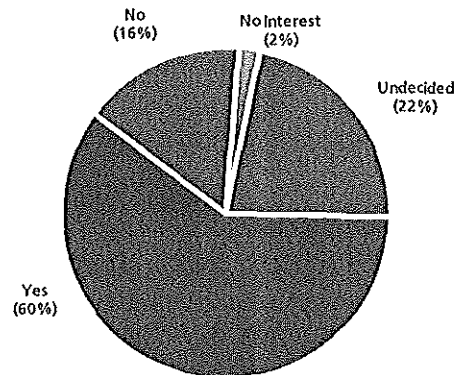
Source: CFIB Focus on Saskatchewan, October 2010

## A plan to reduce the size and cost of the municipal civil service

The 2010 Saskatchewan Budget introduced a plan to reduce the size of the provincial civil service by 15 per cent over four years through attrition. The provincial government is urging all governments and third party partners to do more with less and find efficiencies as well. CFIB believes municipalities can most effectively achieve this by reducing the size of their civil service. A recent CFIB survey reveals 60 per cent of Saskatchewan respondents agree Saskatchewan municipalities should introduce a plan to reduce the size of their civil service. Supporters say it would result in smaller, more effective and efficient municipal governments. Only 16 per cent disagree, while 24 per cent are undecided on the issue (see Figure 10).

Figure 10:

Should Saskatchewan municipalities introduce a plan to reduce the size of their civil service?



Source: CFIB Mandate 239, July 2010

CFIB also believes municipalities should develop a long-term strategy to narrow the wages/benefits disparity (21 per cent) between public and private sector employees. It is a fiscally worthwhile goal. Some will say that every efficiency has been identified and that every stone has been turned. However, one missing part of the debate is the costs associated with public sector wages and benefits. CFIB's *Wage Watch* report, which is based on census data, shows that there is a large disparity in wages and benefits in favour of the public sector when comparing similar jobs in the private sector. The results show, on average, municipal government workers in Saskatchewan earn 21 per cent more than their private sector counterparts in the same job, when pensions and benefits are added.

This is an important issue CFIB continues to raise at the federal, provincial and municipal levels across the country. In fact, CFIB's pre-budget submissions to both the federal and provincial governments include a recommendation to commit to bringing their public sector wages and benefits more in line with their private-sector counterparts.

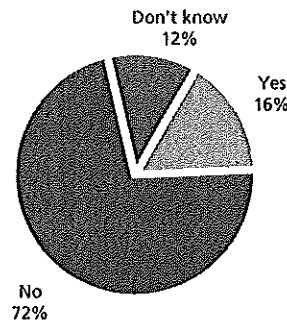
Until governments at all levels get serious about tackling this key component of their budgets, we fear we will continue to see unsustainable levels of spending.

### Saskatchewan business owners say ‘no’ to expanding taxing authority or new provincial taxes to fund infrastructure

While we recognize the fiscal pressures Canadian municipalities face, we are opposed to municipalities gaining authority for new sources of revenue such as a municipal fuel or hotel tax, a local vehicle registration surcharge, a land transfer tax, or even a sales or income tax.

In fact, a “penny tax’ to fund infrastructure demands has been floated by some Saskatchewan municipalities as a tax that would allow them to add one percentage point to either the provincial or federal sales tax locally. When CFIB surveyed its members on whether municipalities should have the authority to levy a range of new taxes in addition to property taxes, a strong 72 per cent disagree and only 16 per cent agree. Another 12 per cent do not know (see Figure 11).

Figure 11:  
Should Saskatchewan municipalities be given the authority to levy new taxes?

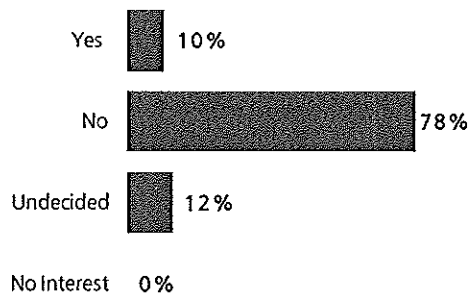


Source: CFIB Mandate #227, August 2007

We understand governments in Saskatchewan are facing increasing demands to fix roads, bridges, sewer and water facilities. It has been suggested that a new provincial property tax be levied on business and residential properties. The revenues from this tax would be used only towards infrastructure expenditures.

CFIB recently surveyed its members on whether the government of Saskatchewan should introduce a province wide property tax levy on business and residential properties to fund infrastructure. A strong majority (78 per cent) of Saskatchewan respondents oppose a province wide property tax levy to fund infrastructure, as it would increase the overall tax burden on businesses and residents. They also believe an additional tax is unnecessary; government should use existing funds more efficiently and effectively. Only 10 per cent of respondents support such a policy

Figure 12:  
Should the government of Saskatchewan introduce a province wide property tax levy on business and residential properties to fund infrastructure?



Source: CFIB Mandate #245 survey – July 2012

and believe it would provide a new revenue stream to invest in ageing road and infrastructure. They also believe it would result in better infrastructure which in turn supports business development (see Figure 12).

As Saskatchewan's economy grows, so too will the revenue share to municipalities. Therefore it is not acceptable for municipalities to continually increase taxes. It must be remembered that while there are three levels of government, there is only one taxpayer

#### Recommendations for sustainable municipal spending:

With the province providing long-term, sustainable and predictable revenue sharing, CFIB believes municipalities should use this revenue prudently and work to avoid property tax hikes by acting on a number of the following key recommendations to further contain costs:

1. **Develop and implement a plan over time to reduce the commercial- to- residential property tax gap.**
2. **Limit year- over- year spending growth to a maximum of inflation plus population growth and ensure the funds from the Province's Municipal Operating Grant are used prudently.**
3. **Review current programs and services with a view to identifying programs and service areas that can be eliminated, streamlined, contracted out to the private sector, or sold.** CFIB commends those municipalities that have conducted Core Services Review. CFIB believes the municipalities should focus on delivering core services (roads, sewers) and continue to look for ways to deliver these services more efficiently and effectively.
4. **Introduce a plan to reduce the size and cost of the municipal civil service.**
  - ▶ Introduce a plan to reduce the size of the civil service (primarily through attrition).
  - ▶ Develop a long-term strategy to narrow the wages/benefits disparity (21.0 per cent) between public and private sector employees.
5. **Work toward additional revenue sharing, rather than new taxing authority or provincial tax increases to finance municipal infrastructure (e.g. penny tax, vehicle tax).** CFIB is concerned some municipal leaders continue to call for new taxing authority for alternative revenue sources such as a penny tax, local fuel tax, a local vehicle registration surcharge, a share land transfer tax, a hotel tax and/or a local sales tax. Small business owners also believe a provincial tax increase such as a Vehicle Tax or a provincial property tax levy is unnecessary and has called on the Government of Saskatchewan to reject calls for such tax increases.
6. **Consider the introduction of a base tax for all homeowners.** Currently 45 of the 65 municipalities studied in this report have a base tax. When surveyed, 70 per cent of small business owners agreed a base tax for basic core services should be implemented for all homeowners. CFIB believes that local government services are enjoyed by all taxpayers and the costs must be shared by all taxpayers.

## Education Property Taxes

For years, small business owners have raised their concerns with the high property taxes in Saskatchewan – particularly, high education taxes.

Prior to 2009, individual school divisions set education property tax mill rates to fund their education systems and had the ability to apply these mill rate factors to different property classes. This resulted in Saskatchewan's education system being increasingly funded by property taxes and the proportion of education funding generated from property taxes being among the highest in Canada. The legal authority to levy property taxes by setting mill rates and applying mill rate factors complicated the province's education property tax system and created disparities between the amount paid by commercial and residential property owners across the province.

CFIB is pleased the Province of Saskatchewan took important steps toward reforming education financing in 2009. As of April 1, 2009, the provincial government assumed the responsibility of setting province-wide education property tax mill rates for each of the three major property classes; residential, commercial, and agricultural. The residential and agricultural property classes use fixed rates; while the commercial property class consists of three tiers related to assessed property value (see Table 11).

Table 11:

Saskatchewan education mill rates,  
2009-2012

Property Class	2009	2010	2011	2012
Agricultural	7.08	7.08	3.91	3.91
Residential	10.08	10.08	9.51	9.51
Commercial Tier 1 (< \$500,000)	12.25	12.25	12.25	12.25
Commercial Tier 2 (\$500,000 to \$5,999,999)	15.75	15.75	14.75	14.75
Commercial Tier 3 (> \$6,000,000)	18.55	18.55	18.55	18.55

Source: Government of Saskatchewan, 2012.

The provincially set mill rates apply to all public school divisions, but separate school divisions retain the constitutional authority to levy their own property taxes to fund their educational system. In effect, the education tax rate changes created a fairer and more equitable education property tax system, and resulted in education tax savings for Saskatchewan taxpayers. In 2011, the amount of tax savings increased by \$55.6 million because of mill rate reductions<sup>12</sup>. Unfortunately the reductions did not apply to Commercial Tier 1, meaning many small businesses saw no decrease in education property taxes.

In conjunction with setting universal education mill rates, the provincial government also increased education funding. In 2009, the Province boosted education financing by \$241 million, funding 63 per cent of the operating costs for Pre-kindergarten to Grade 12 education<sup>13</sup>, and in 2011, 65 per cent of Saskatchewan's education system was funded by

<sup>12</sup> Saskatchewan Provincial Budget Summary 2011- 2012.

<sup>13</sup> Saskatchewan Provincial Budget Summary 2009- 2010.



the Province<sup>14</sup>. In the 2012-2013 budget, the Saskatchewan government committed an additional \$82 million toward education operating costs<sup>15</sup>.

As always, CFIB will continue to lobby on behalf of our members to raise the thresholds and lower the commercial mill rates, just as CFIB successfully has with corporate and other forms of taxation. Raising the threshold means raising the level before which businesses have to pay higher taxes at a certain assessment level.

## Total Property Taxes (Municipal + Education) Across the Province

### Calculating the Education Property Tax Gap

The education property tax gap for each municipality is calculated as the total education property tax bill for a commercial property divided by the bill for a residential property. The basic calculation of education property taxes is as follows:

<b>Education Property Taxes =</b>	Assessed Value	X	Provincial Percentage	X	Education Mill Rate
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Consider two properties valued equally at \$200,000 in the city of Melville, one being residential and the other being commercial. In 2011, the provincially-set education mill rate for residential property was 9.51 per \$1,000 of taxable property. The commercial education mill rate for properties with a taxable assessment of less than \$500,000 was 12.25.

Thus, the resulting education tax gap for the city of Melville is 1.84 (see Table 12). Commercial property owners paid \$1,119 more in education property taxes than residential property owners in Melville for the 2011 tax year.

Education property tax bills of \$1,331 (residential) and \$2,450 (commercial) are applicable to all municipalities because the education mill rate does not change across Saskatchewan.

Table 12:  
Calculating the education property tax gap in Melville

	<i>Residential</i>	<i>Commercial</i>
Assessed Value	\$200,000	\$200,000
X Provincial percentages	0.7	1.0
Taxable property	\$140,000	\$200,000
X Education Mill rate (per \$1,000)	9.51	12.25
=	\$1,331	\$2,450
Total education tax bill	\$1,331	\$2,450
<b>Education property tax gap</b>		<b>1.84</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

<sup>14</sup> Saskatchewan Provincial Budget Summary 2011- 2012.

<sup>15</sup> Saskatchewan Provincial Budget Summary 2012- 2013.

## Calculating the Total Property Tax Gap

After determining education taxes, a property's total property tax bill is calculated as the addition of municipal property taxes and education property taxes. The total property tax gap for each municipality is the total property tax bill for a commercial property divided by the bill for a residential property.

Consider, yet again, a commercial and residential property valued at \$200,000 in Melville. When combining municipal and education property taxes, residential property owners in Melville paid a total tax bill of \$3,883 while commercial property owners paid \$10,557 in taxes for a property of the same value (see Table 13). The resulting total property tax gap for the city of Melville is 2.72, therefore, commercial property owners pay \$2.72 for every \$1.00 paid by residential property owners.

Table 13:

### Calculating the total property tax gap in Melville

	<i>Residential</i>	<i>Commercial</i>
Municipal Property Tax Bill	\$2,552	\$8,107
Education Property Tax Bill	\$1,331	\$2,450
=	\$3,883	\$10,557
Total Property Tax Bill	\$3,883	\$10,557
<b>Total property tax gap</b>		<b>2.72</b>

Source: CFB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

## Total Property Tax Highlights

In 2011 all commercial properties in Commercial Tier 1 (< \$500,000) had an education mill rate of 12.25 applied, while residential mill rates were set at 9.51. This results in consistent residential and commercial education tax bills of \$1,331 and \$2,450, respectively, and a constant education property tax gap of 1.84.

It is important to note that in 2010, the education property tax gap was 1.74. The gap increased in 2011 as a result of the province lowering residential education mill rates to 9.51 from 10.08 in 2010, while leaving Commercial rates for Tier 1 constant (see Table 11). Also receiving significant education property tax relief was the agricultural property class, where mill rates dropped from 7.08 to 3.91 and Commercial Tier 2 where mill rates fell from 15.75 to 14.75.

As a result of the growing education tax gap, Saskatchewan saw its total property tax gap grow from an average of 2.03 in 2010 to 2.05 in 2011. Only 10 of the 63 urban municipalities with population over 1,000 saw their total property tax gap improve in 2011 (see Appendix F).

*Dalmeny and White City have lowest total property tax gaps, Kamsack the highest*

In all of Saskatchewan, Dalmeny and White City top the list with the lowest total property tax gaps at 1.43 followed closely by Gravelbourg at 1.47 (see Appendix D). On the other hand, the total property tax gap in Kamsack is the highest in the province at 3.74. Rounding out the bottom of the list are Yorkton and Shellbrook with total property tax gaps of 2.90 and 2.82 respectively.

*Swift Current boasts most improved total property tax gap, North Battleford sees largest increase*

The city of Swift Current was the most improved, reducing its gap by 0.35 from 2.57 in 2010 to 2.22 in 2011 (see Appendix F). Also making significant improvements to their total property tax gaps were Outlook and Eston, which improved by 0.26 and 0.20 respectively. Unfortunately for business owners in North Battleford, the total property tax gap increased by 0.24 – the largest jump in the province, going from 2.49 in 2010 to 2.73 in 2011. Also worth noting are Yorkton, and Prince Albert, which both increased their gaps by 0.18.

*Kelvington has lowest total property tax bill, Eston the highest*

Across Saskatchewan, total property taxes on a commercial property with an assessed value of \$200,000 ranged from as low as \$4,800 in Kelvington to \$15,575 in Eston, and the provincial average was \$7,660 (see Appendix E). In comparison, total residential property tax bills across the province ranged from \$2,203 to \$6,801 and the provincial average was \$3,793. Lumsden, Regina Beach and White City all had commercial property taxes below \$5,000. However, commercial property owners in Kamsack and Foam Lake were footing large total property tax bills at \$15,080 and \$13,890 respectively.

The following section compares the total property tax gaps of Saskatchewan's cities and towns over 1,000 by economic region.

Cities<sup>16</sup>

When including education taxes, commercial property owners in Saskatchewan's cities are still subsidizing residential property owners by paying considerably more taxes. On average, businesses in Saskatchewan cities are paying 2.26 times more total property taxes than residents (see Table 14). This is a slight increase from the 2010 average total property tax gap of 2.23. While Saskatchewan cities had 8 of the 14 cities improving their municipal property tax gap, the total property tax gap increased in all but three cities. The limited gains made at improving the gap at the municipal level were not enough to offset the widening gap created by unbalanced education taxes.

*Yorkton has highest total property tax gap, Martensville the lowest*

Yorkton tops the list as the worst offender in the region for 2011 with a total property tax gap of 2.90. However, North Battleford, Weyburn, Melville and Humboldt followed close behind by all having total tax gaps above 2.50; well above the provincial average of 2.05. Martensville leads the region with the lowest total tax gap of 1.69 while other municipalities including Saskatoon, Regina, and Moose Jaw all had gaps below 2.00. Meanwhile, businesses in the remaining five municipalities were paying between two and two and a half times the amount of property taxes paid by residents.

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<sup>16</sup> The city of Lloydminster moved to Alberta assessment procedures starting on January 1, 2005. As a result it has been excluded from the current calculations

Melville has highest total commercial tax bill, Martensville the lowest – 2<sup>nd</sup> year in a row

Wide variations in total tax bills also existed among Saskatchewan cities. In Melville, a commercial property owner paid \$10,557 in total property taxes per \$200,000 of assessed value while a residential property owner paid only \$3,883. The next highest total commercial tax bills belonged to North Battleford, Prince Albert, Humboldt, Yorkton, and Melfort, ranging from \$8,396 to \$9,046 (see Table 14). Martensville stood on the opposite spectrum with the lowest total commercial property tax bill at \$5,092, and Saskatoon with the next best at \$5,165.

South West

Since 2010 there has been little progress in narrowing total property tax gaps in South West Saskatchewan. In fact, three of five municipalities widened their total property tax gaps in 2011 while the remaining two towns improved their tax ratios (see Table 15). This resulted in the average total property tax gap increasing from 2.06 to 2.11 which is just above the provincial average of 2.05 (see Appendix D).

Table 14:

Cities: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 – 2011
Yorkton	Residential	\$1,568	\$1,331	\$2,900	2.90	2.72	*
	Commercial	\$5,950	\$2,450	\$8,400			
North Battleford	Residential	\$1,984	\$1,331	\$3,316	2.73	2.49	*
	Commercial	\$6,596	\$2,450	\$9,046			
Weyburn	Residential	\$1,581	\$1,331	\$2,912	2.72	2.65	*
	Commercial	\$5,482	\$2,450	\$7,932			
Melville	Residential	\$2,552	\$1,331	\$3,883	2.72	2.77	✓
	Commercial	\$8,107	\$2,450	\$10,557			
Humboldt	Residential	\$2,064	\$1,331	\$3,396	2.51	2.58	✓
	Commercial	\$6,084	\$2,450	\$8,534			
Prince Albert	Residential	\$2,394	\$1,331	\$3,725	2.31	2.13	*
	Commercial	\$6,162	\$2,450	\$8,612			
Swift Current	Residential	\$1,334	\$1,331	\$2,665	2.22	2.57	✓
	Commercial	\$3,471	\$2,450	\$5,921			
Meadow Lake	Residential	\$2,396	\$1,331	\$3,727	2.10	2.08	*
	Commercial	\$5,365	\$2,450	\$7,815			
Esteron	Residential	\$1,523	\$1,331	\$2,855	2.05	2.01	*
	Commercial	\$3,416	\$2,450	\$5,866			
Melfort	Residential	\$2,801	\$1,331	\$4,133	2.03	2.02	*
	Commercial	\$5,946	\$2,450	\$8,396			
Moose Jaw	Residential	\$1,840	\$1,331	\$3,171	1.98	1.94	*
	Commercial	\$3,836	\$2,450	\$6,286			
Regina	Residential	\$1,833	\$1,331	\$3,165	1.90	1.86	*
	Commercial	\$3,575	\$2,450	\$6,025			
Saskatoon	Residential	\$1,526	\$1,331	\$2,858	1.81	1.75	*
	Commercial	\$2,715	\$2,450	\$5,165			
Martensville	Residential	\$1,681	\$1,331	\$3,012	1.69	1.66	*
	Commercial	\$2,642	\$2,450	\$5,092			
Average	Residential	\$1,934	\$1,331	\$3,265	2.26	2.23	*
	Commercial	\$4,953	\$2,450	\$7,403			

\* gap worsened ✓ gap improved = gap same  
 Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Maple Creek has highest total property tax gap, Gravelbourg the lowest

With only five municipalities, the South West is the smallest region in CFIB’s review, but is still home to unequal taxation schemes. In 2011, Maple Creek commercial property owners paid 2.48 times the amount of total property taxes paid by residential property owners. Shaunavon and Gull Lake also had total property tax gaps well above 2.00. Assiniboia and Gravelbourg had lower total property tax gaps of 1.78 and 1.47, respectively; however businesses are still paying considerably more property taxes than residents.

Maple Creek has highest commercial total property tax bill, Gravelbourg the lowest – 2<sup>nd</sup> year in a row

All but one of the total commercial property tax bills of South West municipalities were above the provincial average of \$7,660 (see Appendix E), which contributed to a high regional average of \$8,452. Maple Creek had the highest commercial total tax bill per \$200,000 assessed value at \$9,050. Shaunavon, Gull Lake and Assiniboia were not far behind with commercial total tax bills ranging between \$8,712 and \$8,870. Meanwhile, Gravelbourg had the lowest commercial total property tax bill in the region at \$6,900. Although the lowest in the region, Gravelbourg's total tax bill only placed 29<sup>th</sup> out of 63 municipalities on the provincial ranking (see Appendix E).

Table 15:  
South West: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 - 2011
Maple Creek	Residential	\$2,320	\$1,331	\$3,651	2.48	2.40	*
	Commercial	\$6,600	\$2,450	\$9,050			
Shaunavon	Residential	\$2,301	\$1,331	\$3,633	2.44	2.49	✓
	Commercial	\$6,420	\$2,450	\$8,870			
Gull Lake	Residential	\$2,351	\$1,331	\$3,682	2.37	2.19	*
	Commercial	\$6,280	\$2,450	\$8,730			
Assiniboia	Residential	\$3,566	\$1,331	\$4,897	1.78	1.80	✓
	Commercial	\$6,262	\$2,450	\$8,712			
Gravelbourg	Residential	\$3,370	\$1,331	\$4,701	1.47	1.44	*
	Commercial	\$4,450	\$2,450	\$6,900			
Average	Residential	\$2,782	\$1,331	\$4,113	2.11	2.06	*
	Commercial	\$6,002	\$2,450	\$8,452			

\* gap worsened    ✓ gap improved    = gap same  
Source: CIBC calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

### South East

The South East region had the lowest average total property tax gap at 1.79, although it was a slight increase from 2010 (see Table 16). This falls below the provincial average of 2.05, but inequality is still prevalent. Total property tax gaps worsened in 13 of the 14 municipalities, with Carlyle's increase being the most significant from 2.04 in 2010 to 2.16 in 2011. White City was the only South East municipality where the total property tax gap improved, going from 1.48 in 2010 to 1.43 in 2011.

Moosomin has highest total property tax gap, White City the lowest

Moosomin had the highest total property tax gap in the region at 2.34 with Pilot Butte trailing close behind at 2.19. Both Moosomin and Pilot Butte worsened their total property tax gap in 2011, by 0.05 and 0.04 respectively. In nine of the fourteen South East municipalities, total property tax gaps were below 2.00. The lowest gaps were in White City (1.43), Grenfell (1.49) and Regina Beach (1.54).

Davidson has highest total tax bill, Lumsden the 2<sup>nd</sup> lowest in the province

The South East region had both high and low property tax bills in 2011. For commercial property owners, total property tax bills for an assessed value of \$200,000 ranged from \$9,179 in Davidson to \$4,819 in Lumsden. Lumsden also displayed the second lowest commercial total property tax bill in the province (see Appendix E). In comparison, residential property owners paid a maximum of \$4,563 in Davidson and a minimum of \$2,871 in Pilot Butte.

### Central West

On average, businesses in the Central West were paying 1.91 times the amount of total property taxes paid by residents, representing no change from the average total tax gap in 2010 (see Table 17). In 12 of the region's 15 municipalities, total property tax gaps worsened, largely due to the widening education property tax gap. Only Outlook and Eston improved their gaps in 2011.

Eston has highest total property tax gap; Dalmeny has lowest gap in the province

Eston had the greatest total property tax gap in the region at 2.75, while Outlook followed close behind at 2.37. However, both gaps improved from 2010 by 0.20 and 0.26, respectively. Rosetown, Macklin, Wilkie and Kerrobert had the next highest total property tax gaps, all above 2.00. The remaining nine municipalities had total property tax gaps below 2.00, with the lowest being Dalmeny at 1.43 - which is tied with White City for the lowest in the province.

Table 16:

South East: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 - 2011
Moosomin	Residential	\$2,499	\$1,331	\$3,830	2.34	2.29	*
	Commercial	\$6,520	\$2,450	\$8,970			
Pilot Butte	Residential	\$1,540	\$1,331	\$2,871	2.19	2.15	*
	Commercial	\$3,850	\$2,450	\$6,300			
Carlyle	Residential	\$1,794	\$1,331	\$3,125	2.16	2.04	*
	Commercial	\$4,290	\$2,450	\$6,740			
Davidson	Residential	\$3,232	\$1,331	\$4,563	2.01	1.97	*
	Commercial	\$6,729	\$2,450	\$9,179			
Oxbow	Residential	\$2,385	\$1,331	\$3,716	2.00	1.93	*
	Commercial	\$4,980	\$2,450	\$7,430			
Carnduff	Residential	\$2,514	\$1,331	\$3,846	1.88	1.85	*
	Commercial	\$4,796	\$2,450	\$7,246			
Kipling	Residential	\$2,080	\$1,331	\$3,411	1.66	1.63	*
	Commercial	\$3,200	\$2,450	\$5,650			
Fort Qu'Appelle	Residential	\$2,772	\$1,331	\$4,103	1.62	1.59	*
	Commercial	\$4,200	\$2,450	\$6,650			
Lumsden	Residential	\$1,658	\$1,331	\$2,990	1.61	1.58	*
	Commercial	\$2,369	\$2,450	\$4,819			
Balgonie	Residential	\$1,974	\$1,331	\$3,306	1.59	1.57	*
	Commercial	\$2,822	\$2,450	\$5,272			
Indian Head	Residential	\$2,590	\$1,331	\$3,921	1.57	1.54	*
	Commercial	\$3,700	\$2,450	\$6,150			
Regina Beach	Residential	\$1,796	\$1,331	\$3,128	1.54	1.50	*
	Commercial	\$2,373	\$2,450	\$4,823			
Grenfell	Residential	\$2,730	\$1,331	\$4,061	1.49	1.47	*
	Commercial	\$3,600	\$2,450	\$6,050			
White City	Residential	\$2,108	\$1,331	\$3,439	1.43	1.48	✓
	Commercial	\$2,480	\$2,450	\$4,930			
Average	Residential	\$2,262	\$1,331	\$3,594	1.79	1.76	*
	Commercial	\$3,994	\$2,450	\$6,444			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government

Table 17:

Central West: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 - 2011
Eston	Residential	\$4,325	\$1,331	\$5,656	2.75	2.95	✓
	Commercial	\$13,125	\$2,450	\$15,575			
Outlook	Residential	\$2,035	\$1,331	\$3,366	2.37	2.63	✓
	Commercial	\$5,525	\$2,450	\$7,975			
Rosetown	Residential	\$3,001	\$1,331	\$4,333	2.24	2.22	*
	Commercial	\$7,240	\$2,450	\$9,690			
Macklin	Residential	\$1,840	\$1,331	\$3,171	2.22	2.10	*
	Commercial	\$4,600	\$2,450	\$7,050			
Wilkie	Residential	\$3,068	\$1,331	\$4,399	2.18	2.14	*
	Commercial	\$7,157	\$2,450	\$9,607			
Kerrobert	Residential	\$2,665	\$1,331	\$3,996	2.01	1.94	*
	Commercial	\$5,571	\$2,450	\$8,021			
Kindersley	Residential	\$2,779	\$1,331	\$4,111	1.88	1.83	*
	Commercial	\$5,267	\$2,450	\$7,717			
Rosthern	Residential	\$2,466	\$1,331	\$3,797	1.85	1.81	*
	Commercial	\$4,582	\$2,450	\$7,032			
Langham	Residential	\$1,805	\$1,331	\$3,136	1.78	1.70	*
	Commercial	\$3,125	\$2,450	\$5,575			
Warman	Residential	\$1,714	\$1,331	\$3,045	1.72	1.72	=
	Commercial	\$2,778	\$2,450	\$5,228			
Unity	Residential	\$2,607	\$1,331	\$3,939	1.71	1.68	*
	Commercial	\$4,290	\$2,450	\$6,740			
Biggar	Residential	\$2,800	\$1,331	\$4,131	1.56	1.53	*
	Commercial	\$4,000	\$2,450	\$6,450			
Watrous	Residential	\$2,215	\$1,331	\$3,546	1.50	1.47	*
	Commercial	\$2,875	\$2,450	\$5,325			
Lanigan	Residential	\$3,010	\$1,331	\$4,341	1.49	1.47	*
	Commercial	\$4,000	\$2,450	\$6,450			
Dalmeny	Residential	\$2,370	\$1,331	\$3,701	1.43	1.41	*
	Commercial	\$2,850	\$2,450	\$5,300			
Average	Residential	\$2,580	\$1,331	\$3,911	1.91	1.91	=
	Commercial	\$5,132	\$2,450	\$7,582			

\* gap worsened ✓ gap improved = gap same  
 Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Eston has highest total commercial property tax bill, Warman the lowest - 2<sup>nd</sup> year in a row

Eston had the highest commercial total property tax bill in both the Central West region and the entire province at \$15,575 per \$200,000 of assessed value (see Appendix E). In comparison, a residential property owner in Eston paid \$5,656 in total property taxes for a property of the same value. Other high property tax bills were found in Rosetown, Wilkie and Kerrobert, all of which charged businesses over \$8,000 in total property taxes (see Table 17). In contrast, commercial property owners in Warman paid only \$5,228, which was among the 10 lowest total property tax bills in the province (see Appendix E).

Central East

On average, business owners in the Central East paid more than double the amount of total property taxes that residents paid. The average total property tax gap in the region was 2.18 (see Table 18), which is above the provincial average of 2.05 (see Appendix E). While the municipal tax gap grew in only one Central East town since 2010, the total property tax gap widened in all nine communities. The widening education tax gap in 2011 was responsible for the growing total tax gap in the region.

Kamsack has largest total property tax gap, Langenburg has lowest - 2<sup>nd</sup> year in a row

With a total property tax gap of 3.74, Kamsack had the most unequal property tax system in not only the region but the entire province (see Appendix D). Wadena, Wynyard and Esterhazy had the next highest total property tax gaps in the region at 2.71, 2.44 and 2.08, respectively. Foam Lake businesses paid two times the total property taxes paid by

Table 18:  
Central East: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 - 2011
Kamsack	Residential	\$2,703	\$1,331	\$4,034	3.74	3.67	*
	Commercial	\$12,630	\$2,450	\$15,080			
Wadena	Residential	\$2,214	\$1,331	\$3,545	2.71	2.65	*
	Commercial	\$7,146	\$2,450	\$9,596			
Wynyard	Residential	\$1,890	\$1,331	\$3,221	2.44	2.36	*
	Commercial	\$5,400	\$2,450	\$7,850			
Esterhazy	Residential	\$3,505	\$1,331	\$4,836	2.08	2.03	*
	Commercial	\$7,600	\$2,450	\$10,050			
Foam Lake	Residential	\$5,600	\$1,331	\$6,931	2.00	1.98	*
	Commercial	\$11,440	\$2,450	\$13,890			
Preeceville	Residential	\$2,232	\$1,331	\$3,564	1.93	1.89	*
	Commercial	\$4,417	\$2,450	\$6,867			
Kelvington	Residential	\$1,450	\$1,331	\$2,781	1.73	1.68	*
	Commercial	\$2,350	\$2,450	\$4,800			
Canora	Residential	\$3,780	\$1,331	\$5,111	1.54	1.51	*
	Commercial	\$5,400	\$2,450	\$7,850			
Langenburg	Residential	\$2,520	\$1,331	\$3,851	1.49	1.47	*
	Commercial	\$3,300	\$2,450	\$5,750			
Average	Residential	\$2,877	\$1,331	\$4,209	2.18	2.14	*
	Commercial	\$6,631	\$2,450	\$9,081			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

residents, while the total property tax gaps in Preeceville, Kelvington, Canora, and Langenburg were below 2.0.

*Kamsack has highest total tax bill, Kelvington the lowest - 2<sup>nd</sup> year in a row*

In addition to having the highest total property tax gap in the province, Kamsack commercial property owners were paying \$15,080 in total property taxes - the highest tax bill in the region and second highest in the province (see Appendix E). Foam Lake businesses paid the third highest total property tax bill in the province at \$13,890. Six of the nine towns had a total property tax bill greater than \$7,500 per \$200,000 of assessed value, contributing to the Central East's average property tax bill of \$9,081 being the highest in Saskatchewan. Despite the region's high average, Kelvington's total commercial tax bill of \$4,800 was the lowest in the province (see Appendix E).

## North

Businesses in the North were generally paying 2.28 times the amount of total property taxes paid by residents (see Table 19), which was higher than the provincial average of 2.05 (see Appendix D). With the exception of Nipawin and Tisdale, total tax gaps among Northern municipalities either worsened or stayed the same. Shellbrook, Battleford and Carrot River saw their total property tax gaps widen in 2011 due to the increasing gap in education property taxes.



*Shellbrook has highest total property tax gap - 2<sup>nd</sup> year in a row, Hudson Bay the lowest*

Shellbrook had the highest total property tax gap in the region at 2.82 with Tisdale trailing close behind at 2.72. Carrot River and Nipawin had the next widest total tax gaps at 2.35 and 2.29 respectively. Battleford and Hudson Bay had the lowest total tax gaps of 1.76 and 1.72.

*Shellbrook has highest total tax bill, Hudson Bay the lowest - 2<sup>nd</sup> year in a row*

The North, with an average total commercial property tax bill of \$8,520, was above the provincial average of \$7,660 (see Appendix E). This is due to municipalities with high commercial property tax bills such as Shellbrook at \$12,440, Carrot River at \$10,370 and Tisdale at \$10,047. Commercial property owners in Hudson Bay paid the lowest total property tax bill in the region at \$5,397 per \$200,000 of assessed value. In comparison, residential property owners in the North paid anywhere from \$3,107 in Battleford to \$4,414 in Shellbrook in total property taxes for a property valued at \$200,000.

Table 19:

North: Total property tax gap ratios with municipal, education, and total taxes per \$200,000 of assessed value

Municipality	Property Class	2011 Municipal Taxes	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 Total Tax Gap	2010 - 2011
Shellbrook	Residential	\$3,082	\$1,331	\$4,414	2.82	2.77	*
	Commercial	\$9,990	\$2,450	\$12,440			
Tisdale	Residential	\$2,359	\$1,331	\$3,690	2.72	2.76	✓
	Commercial	\$7,597	\$2,450	\$10,047			
Carrot River	Residential	\$3,080	\$1,331	\$4,411	2.35	2.31	*
	Commercial	\$7,920	\$2,450	\$10,370			
Nipawin	Residential	\$1,901	\$1,331	\$3,233	2.29	2.32	✓
	Commercial	\$4,960	\$2,450	\$7,410			
Battleford	Residential	\$1,776	\$1,331	\$3,107	1.76	1.71	*
	Commercial	\$3,008	\$2,450	\$5,458			
Hudson Bay	Residential	\$1,802	\$1,331	\$3,133	1.72	1.72	=
	Commercial	\$2,947	\$2,450	\$5,397			
Average	Residential	\$2,333	\$1,331	\$3,665	2.28	2.27	*
	Commercial	\$6,070	\$2,450	\$8,520			

\* gap worsened    ✓ gap improved    = gap same  
 Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

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## There is no justification for comparatively high taxation of businesses

Many people believe businesses should pay higher property taxes than residents and that the tax gap is warranted. It has been argued that businesses are more reliant on municipal services than residents; therefore, higher taxes on business are justified. It is also a commonly held view that businesses should pay more because they have a greater ability to pay and are able to deduct property taxes from income taxes. Unfortunately, these notions are false. It is important that CFIB sets the record straight, and lays out the facts:

### *Businesses do not consume more public services than residents*

Businesses, especially small ones, actually use fewer services than homeowners. For example, a study done by MMK Consulting for the City of Vancouver shows non-residential taxpayers pay 55 per cent of property-based taxes, but consumed 24 per cent of local tax-supported services.<sup>17</sup> While residential properties pay \$0.56 in property taxes for every dollar of tax-supported services consumed, non-residential properties pay approximately \$2.42 in taxes for each dollar of service they consume.

The report's analysis on the consumption of municipal services shows Vancouver residential properties consumed 73 per cent of police services (such as the work of the traffic, patrol and major crimes divisions) while businesses consumed 27 per cent of police services. It is reasonable to assume these ratios would be similar in Saskatchewan, particularly in major centers.

### *Not all businesses have a greater capacity to pay – especially small business*

A lasting, but inaccurate justification for imposing higher property taxes on businesses has been that they are better able to afford it. In reality, however, the business sector is not so easily characterized. Most Saskatchewan businesses are small businesses: 98.5 per cent of businesses are small<sup>18</sup> (less than 100 employees) and contribute 35 per cent of Saskatchewan's total GDP. Many small firms operate on very tight profit margins and when high property taxes squeeze these margins further, they have fewer resources to put back in the business. While businesses can affect profitability by changing product prices, most businesses do not have much control over price levels because they have to set them according to market conditions—often competing against products produced in lower taxed jurisdictions.

### *The tax deductibility of property taxes does not level the playing field*

To argue that the deductibility of property taxes justifies higher taxation assumes that all businesses are able to benefit from tax deductions. Businesses that are struggling, just breaking even, or losing money do not receive a deductibility "benefit." Even if we assume

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<sup>17</sup> MMK Consulting, *Consumption of Tax-Supported Municipal Services*, January 2007

<sup>18</sup> Statistics Canada, *Business Register*, December 2010

that the ability to deduct property tax expenses gives business properties an advantage, it still does not account for the inequity between residential and business properties.

Consider a commercial property located in Swift Current worth \$200,000. The owner would have paid \$3,471 in taxes in 2011. Assuming the business earns less than \$450,000 for the year (which most small businesses do), the effective income tax rate on this amount would be 13 per cent.<sup>19</sup> The tax deduction on the \$3,471 would be \$451.23. Subtracting this from the property tax payable, the business owner is left paying \$3,019.77. An equally valued residential property in Swift Current, without access to the deduction, pays \$1,334 in property taxes. When the deduction is taken into account, commercial property owners are still paying 2.26 times more in property taxes than on a residential property, compared to 2.60 if the deduction is not taken into account.

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<sup>19</sup> Tax rate based on the Saskatchewan small business rate of 2 per cent and the federal small business rate of 11 per cent in 2011.

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## Policy Recommendations

It is clear commercial taxpayers are subsidizing residential property owners, but the ability to reduce the property tax gap does not lie solely on one level of government. On the one hand, the provincial government sets the provincial percentage and education mill rate, and municipal governments are in control of the mill rate factors they impose on different property classes. Rather than pointing fingers, the provincial and municipal governments both contribute to the property tax gap, and it is also within both their abilities to reduce it. CFIB hopes the following suggestions will help rectify the inequities in Saskatchewan's current property tax system:

### *Provincial Government Should:*

1. **Continue to finance a greater portion of education through general revenues** by raising the commercial thresholds and lowering the commercial mill rates.
2. **"Cap the Gap"** – Because the property tax gap continues to exist without much concern by municipalities, the province must step in and show leadership. The province should cap the difference in the mill rate factor between residential and commercial properties and introduce a long-term strategy to phase out the use of mill rate factors all together.
3. **Reject any proposal that would provide increased taxation powers to municipalities.** While we recognize the fiscal pressures Canadian municipalities face, we are opposed to them gaining authority for new sources of revenue such as municipal fuel or hotel taxes; or even a sales or income tax. In the minds of business owners, many local politicians have not been able to use the property tax system fairly, so there is little trust that they could reasonably administer any additional taxes. It must be remembered that while there are three levels of government, there is only one taxpayer.
4. **Reject calls for provincial tax increases to finance municipal infrastructure** (e.g. Vehicle tax, province wide property tax levy on business and residential properties). An additional tax is unnecessary and governments should use the existing funds more efficiently and effectively.

### *Local Governments Should:*

1. **Develop and implement a plan over time to reduce the commercial- to- residential property tax gap.**
2. **Limit year- over- year spending growth to a maximum of inflation plus population growth** and ensure the funds from the Province's Municipal Operating Grant are used prudently. Recent spending by municipalities has exceeded levels necessary to keep pace with population and inflation growth. Local politicians should actively seek ways to deliver cost savings in the provision of municipal services.

3. **Review current programs and services** with a view to identifying programs and service areas that can be eliminated, streamlined, contracted out to the private sector, or sold.
4. **Introduce a plan to reduce the size and cost of the municipal civil service:**
  - ▶ Introduce a plan to reduce the size of the civil service (primarily through attrition).
  - ▶ Develop a long-term strategy to narrow the wages/benefits disparity (21 per cent) between public and private sector employees.
5. **Work toward additional revenue sharing, rather than new taxing authority or provincial tax increases to finance municipal infrastructure.**
6. **Consider the introduction of a base tax for all homeowners.** Currently 45 of the 63 municipalities studied in this report have a base tax. When surveyed, 70 per cent of small business owners agree that a base tax for basic core services should be implemented for all homeowners. Local government services are enjoyed by all taxpayers and the costs must be shared by all taxpayers.

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## Feedback on CFIB's approach

CFIB's property tax report puts a spotlight on property tax fairness, always garnering a great deal of attention from media outlets and municipal leaders across Saskatchewan. The feedback CFIB's research has received makes it evident that the report is making a difference and having an impact on policy makers.

Following the release of both the 2009 and 2010 property tax reports, several municipal officials complimented CFIB for its research, citing the importance of fair taxation:

- ▶ **The Mayor of Battleford made big changes in response to CFIB's report:** The report ranked Battleford as 63rd out of 67 communities in the province in Saskatchewan for taxes unfair to business. *"I took that to heart,"* said Mayor Odishaw. He said he is determined to turn it around, saying *"I never aspired to be 63rd out of 67."*... He noted the CFIB now ranks Battleford as 15 out of 63 reporting communities and the town is now considered one of the most business-friendly municipalities. The Battleford's News-Optimist, May 11, 2012 *City and town on a roll: mayors*
- ▶ **The Mayor of Estevan was pleased his town had improved their property tax gap:** *"That is one of the things we wanted to do is make the ratio better,"* said Mayor St. Onge. *"We wanted to lower it and we have gotten it down. Two times at least we raised residential and didn't raise commercial to try and get the ratio better."* Estevan Mercury, Nov 23, 2011 *Estevan taxes among provinces fairest: CFIB report*
- ▶ **Melville reduces commercial taxes because of CFIB's report:** *"We attacked the commercial tax because of CFIB's annual report in 2011 which stated Melville had the highest commercial municipal tax bill. The CFIB does this report every year, and every year Melville has the highest commercial taxes,"* said Shannon Bell, Assistant City Treasurer. Melville Mayor Walter Streelasky also noted, *"The CFIB report was a concern of ours. We don't like that reputation."*, Melville Advance, January 25, 2012 *Slight hike in Taxes*

With each edition of the property tax report CFIB seeks to improve its methodology using feedback from the Ministry of Government Relations and municipal leaders:

- ▶ **The Mayor of Swift Current defends his city's taxation policy:** *"There's more to the taxation picture for commercial business and residential taxation in communities than just the tax gap,"* he emphasized. *"One of the most important things whether it be a person or a corporation is the amount of tax they are paying, not necessarily so much the tax gap that exists."* Prairie Post, Nov 18, 2011 City of Swift Current disagrees with CFIB's tax findings

CFIB's property tax report highlights both property tax gaps and property tax bills, stressing the importance of both fairness and affordability. Other improvements include the independent analysis of municipal taxes and total taxes better highlights the separation between taxes imposed by the province and those by municipalities. Further strengthening the report was the inclusion of base taxes in calculating the municipal and total tax loads -

which has been included since the 2009 property tax report. To ensure the accuracy of tax data, CFIB gathers information directly from municipal offices and cross references these numbers with the *Mill Rate Survey* collected by the Ministry of Government Relations. With each iteration of the property tax report, CFIB's approach has been to address various feedback raised in the past.

Appendix A: Overall Municipal Property Tax Gap Ranking (Best to Worst) (per \$200,000 of assessed value)

Municipality	2011 Municipal Tax Gap	Rank
White City	1.18	1
Dalmeny	1.20	2
Watrous	1.30	3
Langenburg	1.31	4
Grenfell	1.32	5
Gravelbourg	1.32	5
Regina Beach	1.32	5
Lanigan	1.33	8
Biggar	1.43	9
Indian Head	1.43	9
Lumsden	1.43	9
Canora	1.43	9
Balgonie	1.43	9
Fort Qu'Appelle	1.52	14
Kipling	1.54	15
Martensville	1.57	16
Kelvington	1.62	17
Warman	1.62	17
Hudson Bay	1.64	19
Unity	1.65	20
Battleford	1.69	21
Langham	1.73	22
Assiniboia	1.76	23
Saskatoon	1.78	24
Rosthern	1.86	25
Kindersley	1.89	26
Carnduff	1.91	27
Regina	1.95	28
Preeceville	1.98	29
Foam Lake	2.04	30
Davidson	2.08	31
Moose Jaw	2.08	31

Municipality	2011 Municipal Tax Gap	Rank
Oxbow	2.09	33
Kerrobert	2.09	33
Melfort	2.12	35
Esterhazy	2.17	36
Meadow Lake	2.24	37
Estevan	2.24	37
Wilkie	2.33	39
Carlyle	2.39	40
Rosetown	2.41	41
Pilot Butte	2.50	42
Macklin	2.50	42
Carrot River	2.57	44
Prince Albert	2.57	44
Swift Current	2.60	46
Nipawin	2.61	47
Moosomin	2.61	47
Gull Lake	2.67	49
Outlook	2.71	50
Shaunavon	2.79	51
Maple Creek	2.84	52
Wynyard	2.86	53
Humboldt	2.95	54
Eston	3.03	55
Melville	3.18	56
Tisdale	3.22	57
Wadena	3.23	58
Shellbrook	3.24	59
North Battleford	3.32	60
Weyburn	3.47	61
Yorkton	3.79	62
Kamsack	4.67	63
<b>Average</b>	<b>2.18</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.



Appendix B: Overall Municipal Commercial Property Tax Bill Ranking (Best to Worst) (per \$200,000 of assessed value)

Municipality	2011 Municipal Taxes -Commercial	Rank
Kelvington	\$2,350	1
Lumsden	\$2,369	2
Regina Beach	\$2,373	3
White City	\$2,480	4
Martensville	\$2,642	5
Saskatoon	\$2,715	6
Warman	\$2,778	7
Balgonie	\$2,822	8
Dalmeny	\$2,850	9
Watrous	\$2,875	10
Hudson Bay	\$2,947	11
Battleford	\$3,008	12
Langham	\$3,125	13
Kipling	\$3,200	14
Langenburg	\$3,300	15
Estevan	\$3,416	16
Swift Current	\$3,471	17
Regina	\$3,575	18
Grenfell	\$3,600	19
Indian Head	\$3,700	20
Moose Jaw	\$3,836	21
Pilot Butte	\$3,850	22
Lanigan	\$4,000	23
Biggar	\$4,000	23
Fort Qu'Appelle	\$4,200	25
Carlyle	\$4,290	26
Unity	\$4,290	26
Preeceville	\$4,417	28
Gravelbourg	\$4,450	29
Rosthern	\$4,582	30
Macklin	\$4,600	31
Carnduff	\$4,796	32

Municipality	2011 Municipal Taxes -Commercial	Rank
Nipawin	\$4,960	33
Oxbow	\$4,980	34
Kindersley	\$5,267	35
Meadow Lake	\$5,365	36
Canora	\$5,400	37
Wynyard	\$5,400	37
Weyburn	\$5,482	39
Outlook	\$5,525	40
Kerrobert	\$5,571	41
Melfort	\$5,946	42
Yorkton	\$5,950	43
Humboldt	\$6,084	44
Prince Albert	\$6,162	45
Assiniboia	\$6,262	46
Gull Lake	\$6,280	47
Shaunavon	\$6,420	48
Moosomin	\$6,520	49
North Battleford	\$6,596	50
Maple Creek	\$6,600	51
Davidson	\$6,729	52
Wadena	\$7,146	53
Wilkie	\$7,157	54
Rosetown	\$7,240	55
Tisdale	\$7,597	56
Esterhazy	\$7,600	57
Carrot River	\$7,920	58
Melville	\$8,107	59
Shellbrook	\$9,990	60
Foam Lake	\$11,440	61
Kamsack	\$12,630	62
Eston	\$13,125	63
<b>Average</b>	<b>\$5,212</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix C: Overall Municipal Property Tax Gap Change 2010 to 2011 (Best to Worst) (per \$200,000 of assessed value)

Municipality	2010-2011 Municipal Tax Gap Change	Rank
Swift Current	-1.44	1
Outlook	-0.62	2
Eston	-0.40	3
Humboldt	-0.27	4
Shaunavon	-0.27	4
Tisdale	-0.24	6
Nipawin	-0.19	7
Melville	-0.19	7
Pilot Butte	-0.10	9
Warman	-0.08	10
Hudson Bay	-0.07	11
Assiniboia	-0.07	11
White City	-0.07	11
Meadow Lake	-0.06	14
Melfort	-0.06	14
Rosetown	-0.05	16
Wadena	-0.03	17
Estevan	-0.03	17
Moose Jaw	-0.03	17
Carnduff	-0.02	20
Martensville	-0.02	20
Kelvington	-0.01	22
Balgonie	-0.01	22
Preeceville	-0.01	22
Davidson	-0.01	22
Dalmeny	-0.01	22
Lanigan	0.00	27
Biggar	0.00	27
Indian Head	0.00	27
Lumsden	0.00	27
Moosomin	0.00	27
Unity	0.00	27

Municipality	2010-2011 Municipal Tax Gap Change	Rank
Wilkie	0.00	27
Canora	0.00	27
Foam Lake	0.00	27
Kamsack	0.00	27
Wynyard	0.00	27
Battleford	0.00	27
Carrot River	0.00	27
Shellbrook	0.00	27
Regina	0.00	27
Weyburn	0.00	27
Langenburg	0.00	27
Grenfell	0.00	27
Rosthern	0.01	45
Watrous	0.01	45
Gravelbourg	0.01	45
Kindersley	0.01	45
Esterhazy	0.01	45
Regina Beach	0.01	45
Maple Creek	0.01	45
Fort Qu'Appelle	0.02	52
Kipling	0.02	52
Saskatoon	0.03	54
Oxbow	0.03	54
Kerrobert	0.03	54
Langham	0.05	57
Carlyle	0.09	58
Macklin	0.10	59
Prince Albert	0.20	60
Gull Lake	0.21	61
Yorkton	0.22	62
North Battleford	0.33	63
<b>Average</b>	<b>-0.05</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix D: Overall Total Property Tax Gap Ranking (Best to Worst) (per \$200,000 of assessed value)

Municipality	2011 Total Tax Gap	Rank
Dalmeny	1.43	1
White City	1.43	1
Gravelbourg	1.47	3
Lanigan	1.49	4
Grenfell	1.49	4
Langenburg	1.49	4
Watrous	1.50	7
Canora	1.54	8
Regina Beach	1.54	8
Biggar	1.56	10
Indian Head	1.57	11
Balgonie	1.59	12
Lumsden	1.61	13
Fort Qu'Appelle	1.62	14
Kipling	1.66	15
Martensville	1.69	16
Unity	1.71	17
Hudson Bay	1.72	18
Warman	1.72	18
Kelvington	1.73	20
Battleford	1.76	21
Langham	1.78	22
Assiniboia	1.78	22
Saskatoon	1.81	24
Rosthern	1.85	25
Kindersley	1.88	26
Carnduff	1.88	26
Regina	1.90	28
Preeceville	1.93	29
Moose Jaw	1.98	30
Oxbow	2.00	31
Foam Lake	2.00	31

Municipality	2011 Total Tax Gap	Rank
Kerrobert	2.01	33
Davidson	2.01	33
Melfort	2.03	35
Estevan	2.05	36
Esterhazy	2.08	37
Meadow Lake	2.10	38
Carlyle	2.16	39
Wilkie	2.18	40
Pilot Butte	2.19	41
Swift Current	2.22	42
Macklin	2.22	42
Rosetown	2.24	44
Nipawin	2.29	45
Prince Albert	2.31	46
Moosomin	2.34	47
Carrot River	2.35	48
Outlook	2.37	49
Gull Lake	2.37	49
Wynyard	2.44	51
Shaunavon	2.44	51
Maple Creek	2.48	53
Humboldt	2.51	54
Wadena	2.71	55
Melville	2.72	56
Tisdale	2.72	56
Weyburn	2.72	56
North Battleford	2.73	59
Eston	2.75	60
Shellbrook	2.82	61
Yorkton	2.90	62
Kamsack	3.74	63
<b>Average</b>	<b>2.05</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix E: Overall Total Commercial Property Tax Bill Ranking (Best to Worst)  
(per \$200,000 of assessed value)

Municipality	2011 Total Taxes - Commercial	Rank
Kelvington	\$4,800	1
Lumsden	\$4,819	2
Regina Beach	\$4,823	3
White City	\$4,930	4
Martensville	\$5,092	5
Saskatoon	\$5,165	6
Warman	\$5,228	7
Balgonie	\$5,272	8
Dalmeny	\$5,300	9
Watrous	\$5,325	10
Hudson Bay	\$5,397	11
Battleford	\$5,458	12
Langham	\$5,575	13
Kipling	\$5,650	14
Langenburg	\$5,750	15
Estevan	\$5,866	16
Swift Current	\$5,921	17
Regina	\$6,025	18
Grenfell	\$6,050	19
Indian Head	\$6,150	20
Moose Jaw	\$6,286	21
Pilot Butte	\$6,300	22
Lanigan	\$6,450	23
Biggar	\$6,450	23
Fort Qu'Appelle	\$6,650	25
Carlyle	\$6,740	26
Unity	\$6,740	26
Preeceville	\$6,867	28
Gravelbourg	\$6,900	29
Rosthern	\$7,032	30
Macklin	\$7,050	31
Carnduff	\$7,246	32

Municipality	2011 Total Taxes - Commercial	Rank
Nipawin	\$7,410	33
Oxbow	\$7,430	34
Kindersley	\$7,717	35
Meadow Lake	\$7,815	36
Canora	\$7,850	37
Wynyard	\$7,850	37
Weyburn	\$7,932	39
Outlook	\$7,975	40
Kerrobert	\$8,021	41
Melfort	\$8,396	42
Yorkton	\$8,400	43
Humboldt	\$8,534	44
Prince Albert	\$8,612	45
Assinibola	\$8,712	46
Gull Lake	\$8,730	47
Shaunavon	\$8,870	48
Moosomin	\$8,970	49
North Battleford	\$9,046	50
Maple Creek	\$9,050	51
Davidson	\$9,179	52
Wadena	\$9,596	53
Wilkie	\$9,607	54
Rosetown	\$9,690	55
Tisdale	\$10,047	56
Esterhazy	\$10,050	57
Carrot River	\$10,370	58
Melville	\$10,557	59
Shellbrook	\$12,440	60
Foam Lake	\$13,890	61
Kamsack	\$15,080	62
Eston	\$15,575	63
<b>Average</b>	<b>\$7,662</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix F: Overall Total Property Tax Gap Change 2010 to 2011 (Best to Worst)  
(per \$200,000 of assessed value)

Municipality	2010-2011 Total Tax Gap Change	Rank
Swift Current	-0.35	1
Outlook	-0.26	2
Eston	-0.20	3
Humboldt	-0.07	4
Melville	-0.05	5
Shaunavon	-0.05	5
White City	-0.05	5
Tisdale	-0.04	8
Nipawin	-0.03	9
Assiniboia	-0.02	10
Hudson Bay	0.00	11
Warman	0.00	11
Melfort	0.01	13
Rosetown	0.02	14
Meadow Lake	0.02	14
Lanigan	0.02	14
Dalmeny	0.02	14
Grenfell	0.02	14
Langenburg	0.02	14
Foam Lake	0.02	14
Balgonie	0.02	14
Gravelbourg	0.03	22
Kipling	0.03	22
Lumsden	0.03	22
Canora	0.03	22
Biggar	0.03	22
Carnduff	0.03	22
Indian Head	0.03	22
Martensville	0.03	22
Unity	0.03	22
Fort Qu'Appelle	0.03	22
Watrous	0.04	32

Municipality	2010-2011 Total Tax Gap Change	Rank
Preeceville	0.04	32
Davidson	0.04	32
Wilkie	0.04	32
Regina Beach	0.04	32
Rosthern	0.04	32
Carrot River	0.04	32
Moose Jaw	0.04	32
Pilot Butte	0.04	32
Estevan	0.04	32
Regina	0.04	32
Battleford	0.05	43
Esterhazy	0.05	43
Kindersley	0.05	43
Moosomin	0.05	43
Kelvington	0.05	43
Shellbrook	0.05	43
Wadena	0.06	49
Saskatoon	0.06	49
Oxbow	0.07	51
Kerrobert	0.07	51
Kamsack	0.07	51
Weyburn	0.07	51
Langham	0.08	55
Wynyard	0.08	55
Maple Creek	0.08	55
Carlyle	0.12	58
Macklin	0.12	58
Gull Lake	0.18	60
Prince Albert	0.18	60
Yorkton	0.18	60
North Battleford	0.24	63
<b>Average</b>	<b>0.03</b>	
<b>Total</b>		<b>63</b>

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix G: Regional Property Tax Rankings (per \$200,000 of assessed value)

Region	Municipal						Municipal + Education					
	2011 Municipal Gap			2011 Municipal Taxes - Commercial			2011 Total Tax Gap			2011 Total Taxes - Commercial		
	Municipality	2011 Municipal Tax Gap	Regional Rank	Municipality	2011 Municipal Taxes - Commercial	Regional Rank	Municipality	2011 Total Tax Gap	Regional Rank	Municipality	2011 Total Taxes - Commercial	Regional Rank
Cities (14)	Martensville	1.57	1	Martensville	\$2,642.46	1	Martensville	1.69	1	Martensville	\$5,092.46	1
	Saskatoon	1.78	2	Saskatoon	\$2,714.65	2	Saskatoon	1.81	2	Saskatoon	\$5,164.65	2
	Regina	1.95	3	Estevan	\$3,416.20	3	Regina	1.90	3	Estevan	\$5,866.20	3
	Moose Jaw	2.08	4	Swift Current	\$3,470.65	4	Moose Jaw	1.98	4	Swift Current	\$5,920.65	4
	Melfort	2.12	5	Regina	\$3,574.97	5	Melfort	2.03	5	Regina	\$6,024.97	5
	Meadow Lake	2.24	6	Moose Jaw	\$3,835.95	6	Estevan	2.05	6	Moose Jaw	\$6,285.95	6
	Estevan	2.24	6	Meadow Lake	\$5,365.00	7	Meadow Lake	2.10	7	Meadow Lake	\$7,815.00	7
	Prince Albert	2.57	8	Weyburn	\$5,481.95	8	Swift Current	2.22	8	Weyburn	\$7,931.95	8
	Swift Current	2.60	9	Melfort	\$5,945.86	9	Prince Albert	2.31	9	Melfort	\$8,395.86	9
	Humboldt	2.95	10	Yorkton	\$5,949.94	10	Humboldt	2.51	10	Yorkton	\$8,399.94	10
	Melville	3.18	11	Humboldt	\$6,084.00	11	Melville	2.72	11	Humboldt	\$8,534.00	11
	North Battleford	3.32	12	Prince Albert	\$6,162.16	12	Weyburn	2.72	11	Prince Albert	\$8,612.16	12
	Weyburn	3.47	13	North Battleford	\$6,595.70	13	North Battleford	2.73	13	North Battleford	\$9,045.70	13
	Yorkton	3.79	14	Melville	\$8,107.30	14	Yorkton	2.90	14	Melville	\$10,557.30	14
Average	2.56			\$4,953.34			2.26			\$7,403.34		
South West (5)	Gravelbourg	1.32	1	Gravelbourg	\$4,450.00	1	Gravelbourg	1.47	1	Gravelbourg	\$6,900.00	1
	Assiniboia	1.76	2	Assiniboia	\$6,261.60	2	Assiniboia	1.78	2	Assiniboia	\$8,711.60	2
	Gull Lake	2.67	3	Gull Lake	\$6,279.69	3	Gull Lake	2.37	3	Gull Lake	\$8,729.69	3
	Shaunavon	2.79	4	Shaunavon	\$6,420.00	4	Shaunavon	2.44	4	Shaunavon	\$8,870.00	4
	Maple Creek	2.84	5	Maple Creek	\$6,600.00	5	Maple Creek	2.48	5	Maple Creek	\$9,050.00	5
	Average	2.28			\$6,002.26			2.11			\$8,452.26	
South East (14)	White City	1.18	1	Lumsden	\$2,368.74	1	White City	1.43	1	Lumsden	\$4,818.74	1
	Grenfell	1.32	2	Regina Beach	\$2,372.80	2	Grenfell	1.49	2	Regina Beach	\$4,822.80	2
	Regina Beach	1.32	2	White City	\$2,480.00	3	Regina Beach	1.54	3	White City	\$4,930.00	3
	Indian Head	1.43	4	Balgonie	\$2,822.43	4	Indian Head	1.57	4	Balgonie	\$5,272.43	4
	Lumsden	1.43	4	Kipling	\$3,200.00	5	Balgonie	1.59	5	Kipling	\$5,650.00	5
	Balgonie	1.43	4	Grenfell	\$3,600.00	6	Lumsden	1.61	6	Grenfell	\$6,050.00	6
	Fort Qu'Appelle	1.52	7	Indian Head	\$3,700.00	7	Fort Qu'Appelle	1.62	7	Indian Head	\$6,150.00	7
	Kipling	1.54	8	Pilot Butte	\$3,850.00	8	Kipling	1.66	8	Pilot Butte	\$6,300.00	8
	Carnduff	1.91	9	Fort Qu'Appelle	\$4,200.10	9	Carnduff	1.88	9	Fort Qu'Appelle	\$6,650.10	9
	Davidson	2.08	10	Carlyle	\$4,290.00	10	Oxbow	2.00	10	Carlyle	\$6,740.00	10
	Oxbow	2.09	11	Carnduff	\$4,796.00	11	Davidson	2.01	11	Carnduff	\$7,246.00	11
	Carlyle	2.39	12	Oxbow	\$4,980.00	12	Carlyle	2.16	12	Oxbow	\$7,430.00	12
	Pilot Butte	2.50	13	Moosomin	\$6,520.08	13	Pilot Butte	2.19	13	Moosomin	\$8,970.08	13
	Moosomin	2.61	14	Davidson	\$6,729.00	14	Moosomin	2.34	14	Davidson	\$9,179.00	14
Average	1.77			\$3,993.51			1.79			\$6,443.51		

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix G: Regional Property Tax Rankings (per \$200,000 of assessed value) (Continued)

Region	Municipal						Municipal + Education					
	2011 Municipal Gap			2011 Municipal Taxes - Commercial			2011 Total Tax Gap			2011 Total Taxes - Commercial		
	Municipality	2011 Municipal Tax Gap	Regional Rank	Municipality	2011 Municipal Taxes - Commercial	Regional Rank	Municipality	2011 Total Tax Gap	Regional Rank	Municipality	2011 Total Taxes - Commercial	Regional Rank
Central West (15)	Dalmeny	1.20	1	Warman	\$2,778.00	1	Dalmeny	1.43	1	Warman	\$5,228.00	1
	Watrous	1.30	2	Dalmeny	\$2,850.00	2	Lanigan	1.49	2	Dalmeny	\$5,300.00	2
	Lanigan	1.33	3	Watrous	\$2,875.00	3	Watrous	1.50	3	Watrous	\$5,325.00	3
	Biggar	1.43	4	Langham	\$3,125.00	4	Biggar	1.56	4	Langham	\$5,575.00	4
	Warman	1.62	5	Lanigan	\$4,000.00	5	Unity	1.71	5	Biggar	\$6,450.00	5
	Unity	1.65	6	Biggar	\$4,000.00	5	Warman	1.72	6	Lanigan	\$6,450.00	5
	Langham	1.73	7	Unity	\$4,290.00	7	Langham	1.78	7	Unity	\$6,740.00	7
	Rosthern	1.86	8	Rosthern	\$4,582.00	8	Rosthern	1.85	8	Rosthern	\$7,032.00	8
	Kindersley	1.89	9	Macklin	\$4,600.00	9	Kindersley	1.88	9	Macklin	\$7,050.00	9
	Kerrobert	2.09	10	Kindersley	\$5,266.50	10	Kerrobert	2.01	10	Kindersley	\$7,716.50	10
	Wilkie	2.33	11	Outlook	\$5,525.00	11	Wilkie	2.18	11	Outlook	\$7,975.00	11
	Rosetown	2.41	12	Kerrobert	\$5,571.42	12	Macklin	2.22	12	Kerrobert	\$8,021.42	12
	Macklin	2.50	13	Wilkie	\$7,156.80	13	Rosetown	2.24	13	Wilkie	\$9,606.80	13
Outlook	2.71	14	Rosetown	\$7,240.32	14	Outlook	2.37	14	Rosetown	\$9,690.32	14	
Eston	3.03	15	Eston	\$13,125.00	15	Eston	2.75	15	Eston	\$15,575.00	15	
Average	1.94			\$5,132.34			1.91			\$7,582.34		
Central East (9)	Langenburg	1.31	1	Kelvington	\$2,350.00	1	Langenburg	1.49	1	Kelvington	\$4,800.00	1
	Canora	1.43	2	Langenburg	\$3,300.00	2	Canora	1.54	2	Langenburg	\$5,750.00	2
	Kelvington	1.62	3	Preeceville	\$4,416.56	3	Kelvington	1.73	3	Preeceville	\$6,866.56	3
	Preeceville	1.98	4	Canora	\$5,400.00	4	Preeceville	1.93	4	Canora	\$7,850.00	4
	Foam Lake	2.04	5	Wynyard	\$5,400.00	4	Foam Lake	2.00	5	Wynyard	\$7,850.00	4
	Esterhazy	2.17	6	Wadena	\$7,145.60	6	Esterhazy	2.08	6	Wadena	\$9,595.60	6
	Wynyard	2.86	7	Esterhazy	\$7,600.00	7	Wynyard	2.44	7	Esterhazy	\$10,050.00	7
	Wadena	3.23	8	Foam Lake	\$11,440.00	8	Wadena	2.71	8	Foam Lake	\$13,890.00	8
	Kamsack	4.67	9	Kamsack	\$12,630.00	9	Kamsack	3.74	9	Kamsack	\$15,080.00	9
Average	2.37			\$6,631.35			2.18			\$9,081.35		
North (6)	Hudson Bay	1.64	1	Hudson Bay	\$2,947.23	1	Hudson Bay	1.72	1	Hudson Bay	\$5,397.23	1
	Battleford	1.69	2	Battleford	\$3,008.00	2	Battleford	1.76	2	Battleford	\$5,458.00	2
	Carrot River	2.57	3	Nipawin	\$4,960.00	3	Nipawin	2.29	3	Nipawin	\$7,410.00	3
	Nipawin	2.61	4	Tisdale	\$7,597.40	4	Carrot River	2.35	4	Tisdale	\$10,047.40	4
	Tisdale	3.22	5	Carrot River	\$7,920.00	5	Tisdale	2.72	5	Carrot River	\$10,370.00	5
	Shellbrook	3.24	6	Shellbrook	\$9,990.00	6	Shellbrook	2.82	6	Shellbrook	\$12,440.00	6
Average	2.50			\$6,070.44			2.28			\$8,520.44		

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix H-1: Municipal and Total Property Tax Bill (Sorted by Total Gap) – Cities

City	Property Class	Provincial Percentage	2011 Municipal mill rate	2011 Municipal Mill Rate Factor	2011 Base Tax	2011 Municipal Taxes	2011 Municipal Tax Gap	2010 to 2011	2010 to 2011	2011 Education Mill Rate	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 to 2011	2010 to 2011
Yorkton	Residential	0.7	23.2500	0.2237	\$840	\$1,568	3.79	0.22	*	9.51	\$1,331	\$2,900	2.90	0.18	*
	Commercial	1	23.2500	1.2559	\$110	\$5,950				12.25	\$2,450	\$8,400			
North Battleford	Residential	0.7	18.1800	0.5600	\$559	\$1,984	3.32	0.33	*	9.51	\$1,331	\$3,316	2.73	0.24	*
	Commercial	1	18.1800	1.8140	\$0	\$6,596				12.25	\$2,450	\$9,046			
Weyburn	Residential	0.7	18.6480	0.4120	\$505	\$1,581	3.47	0.00	=	9.51	\$1,331	\$2,912	2.72	0.07	*
	Commercial	1	18.6480	1.4699	\$0	\$5,482				12.25	\$2,450	\$7,932			
Melville	Residential	0.7	30.4000	0.4821	\$500	\$2,552	3.18	-0.19	✓	9.51	\$1,331	\$3,883	2.72	-0.05	✓
	Commercial	1	30.4000	1.2512	\$500	\$8,107				12.25	\$2,450	\$10,557			
Humboldt	Residential	0.7	23.4000	0.5050	\$410	\$2,064	2.95	-0.27	✓	9.51	\$1,331	\$3,396	2.51	-0.07	✓
	Commercial	1	23.4000	1.3000	\$0	\$6,084				12.25	\$2,450	\$8,534			
Prince Albert	Residential	0.7	19.7520	0.8440	\$60	\$2,394	2.57	0.20	*	9.51	\$1,331	\$3,725	2.31	0.18	*
	Commercial	1	19.7520	1.4080	\$600	\$6,162				12.25	\$2,450	\$8,612			
Swift Current	Residential	0.7	9.6300	0.7330	\$346	\$1,334	2.60	-1.44	✓	9.51	\$1,331	\$2,665	2.22	-0.34	✓
	Commercial	1	9.6300	1.8020	\$0	\$3,471				12.25	\$2,450	\$5,921			
Meadow Lake	Residential	0.7	18.5000	0.9250	\$0	\$2,396	2.24	-0.06	✓	9.51	\$1,331	\$3,727	2.10	0.02	*
	Commercial	1	18.5000	1.4500	\$0	\$5,365				12.25	\$2,450	\$7,815			
Estevan	Residential	0.7	18.4500	0.5898	\$0	\$1,523	2.24	-0.03	✓	9.51	\$1,331	\$2,855	2.05	0.04	*
	Commercial	1	18.4500	0.9258	\$0	\$3,416				12.25	\$2,450	\$5,866			
Melfort	Residential	0.7	16.4300	0.7900	\$984	\$2,801	2.12	-0.06	✓	9.51	\$1,331	\$4,133	2.03	0.01	*
	Commercial	1	16.4300	1.5100	\$984	\$5,946				12.25	\$2,450	\$8,396			
Moose Jaw	Residential	0.7	16.1750	0.7948	\$40	\$1,840	2.08	-0.03	✓	9.51	\$1,331	\$3,171	1.98	0.04	*
	Commercial	1	16.1750	1.1734	\$40	\$3,836				12.25	\$2,450	\$6,286			
Regina	Residential	0.7	14.5389	0.9006	\$0	\$1,833	1.95	0.00	=	9.51	\$1,331	\$3,165	1.90	0.04	*
	Commercial	1	14.5389	1.2295	\$0	\$3,575				12.25	\$2,450	\$6,025			
Saskatoon	Residential	0.7	11.5714	0.9421	\$0	\$1,526	1.78	0.03	*	9.51	\$1,331	\$2,858	1.81	0.06	*
	Commercial	1	11.5714	1.1730	\$0	\$2,715				12.25	\$2,450	\$5,165			
Martensville	Residential	0.7	6.6500	1.0000	\$750	\$1,681	1.57	-0.02	✓	9.51	\$1,331	\$3,012	1.69	0.03	*
	Commercial	1	6.6500	1.4229	\$750	\$2,642				12.25	\$2,450	\$5,092			

\* gap worsened    ✓ gap improved    = gap same

Source: CFB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.



Appendix H-2: Municipal and Total Property Tax Bill (Sorted by Total Gap) – South West

Municipality	Property Class	Provincial Percentage	2011 Municipal mill rate	2011 Municipal Mill Rate Factor	2011 Base Tax	2011 Municipal Taxes	2011 Municipal Tax Gap	2010 to 2011	2010 to 2011	2011 Education Mill Rate	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 to 2011	2010 to 2011
Maple Creek	Residential	0.7	25.0000	0.4200	\$850	\$2,320	2.84	0.01	*	9.51	\$1,331	\$3,651	2.48	0.08	*
	Commercial	1	25.0000	1.1500	\$850	\$6,600				12.25	\$2,450	\$9,050			
Shaunavon	Residential	0.7	18.0000	0.7941	\$300	\$2,301	2.79	-0.27	✓	9.51	\$1,331	\$3,633	2.44	-0.05	✓
	Commercial	1	18.0000	1.7000	\$300	\$6,420				12.25	\$2,450	\$8,870			
Gull Lake	Residential	0.7	20.6800	0.8120	\$0	\$2,351	2.67	0.21	*	9.51	\$1,331	\$3,682	2.37	0.18	*
	Commercial	1	20.6800	1.5183	\$0	\$6,280				12.25	\$2,450	\$8,730			
Assinibola	Residential	0.7	25.9200	0.9000	\$300	\$3,566	1.76	-0.07	✓	9.51	\$1,331	\$4,897	1.78	-0.02	✓
	Commercial	1	25.9200	1.1500	\$300	\$6,262				12.25	\$2,450	\$8,712			
Gravelbourg	Residential	0.7	18.0000	1.0000	\$850	\$3,370	1.32	0.01	*	9.51	\$1,331	\$4,701	1.47	0.03	*
	Commercial	1	18.0000	1.0000	\$850	\$4,450				12.25	\$2,450	\$6,900			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix H-4: Municipal and Total Property Tax Bill (Sorted by Total Gap) – Central West

Municipality	Property Class	Provincial Percentage	2011 Municipal mill rate	2011 Municipal Mill Rate Factor	2011 Base Tax	2011 Municipal Taxes	2011 Municipal Tax Gap	2010 to 2011	2010 to 2011	2011 Education Mill Rate	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 to 2011	2010 to 2011
Eston	Residential	0.7	27.5000	1.0000	\$475	\$4,325	3.03	-0.40	✓	9.51	\$1,331	\$5,656	2.75	-0.20	✓
	Commercial	1	27.5000	2.3000	\$475	\$13,125				12.25	\$2,450	\$15,575			
Outlook	Residential	0.7	10.2500	1.0000	\$600	\$2,035	2.71	-0.62	✓	9.51	\$1,331	\$3,366	2.37	-0.26	✓
	Commercial	1	10.2500	2.5000	\$400	\$5,525				12.25	\$2,450	\$7,975			
Rosetown	Residential	0.7	27.0000	0.7940	\$0	\$3,001	2.41	-0.05	✓	9.51	\$1,331	\$4,333	2.24	0.02	*
	Commercial	1	27.0000	1.3408	\$0	\$7,240				12.25	\$2,450	\$9,690			
Macklin	Residential	0.7	6.0000	1.0000	\$1,000	\$1,840	2.50	0.10	*	9.51	\$1,331	\$3,171	2.22	0.12	*
	Commercial	1	6.0000	3.0000	\$1,000	\$4,600				12.25	\$2,450	\$7,050			
Wilkie	Residential	0.7	26.4000	0.8300	\$0	\$3,068	2.33	0.00	=	9.51	\$1,331	\$4,399	2.18	0.04	*
	Commercial	1	26.4000	1.1850	\$900	\$7,157				12.25	\$2,450	\$9,607			
Kerrobert	Residential	0.7	19.5000	0.7015	\$750	\$2,665	2.09	0.03	*	9.51	\$1,331	\$3,996	2.01	0.07	*
	Commercial	1	19.5000	1.1978	\$900	\$5,571				12.25	\$2,450	\$8,021			
Kindersley	Residential	0.7	19.2500	0.9200	\$300	\$2,779	1.89	0.01	*	9.51	\$1,331	\$4,111	1.88	0.05	*
	Commercial	1	19.2500	1.2900	\$300	\$5,267				12.25	\$2,450	\$7,717			
Rosthern	Residential	0.7	14.4000	1.0000	\$450	\$2,466	1.86	0.01	*	9.51	\$1,331	\$3,797	1.85	0.04	*
	Commercial	1	14.4000	1.4000	\$550	\$4,582				12.25	\$2,450	\$7,032			
Langham	Residential	0.7	6.0000	1.0000	\$965	\$1,805	1.73	0.05	*	9.51	\$1,331	\$3,136	1.78	0.08	*
	Commercial	1	6.0000	2.3000	\$365	\$3,125				12.25	\$2,450	\$5,575			
Warman	Residential	0.7	7.6000	1.0000	\$650	\$1,714	1.62	-0.08	✓	9.51	\$1,331	\$3,045	1.72	0.00	=
	Commercial	1	7.6000	1.4000	\$650	\$2,778				12.25	\$2,450	\$5,228			
Unity	Residential	0.7	19.5000	0.9550	\$0	\$2,607	1.65	0.00	=	9.51	\$1,331	\$3,939	1.71	0.03	*
	Commercial	1	19.5000	1.1000	\$0	\$4,290				12.25	\$2,450	\$6,740			
Biggar	Residential	0.7	20.0000	1.0000	\$0	\$2,800	1.43	0.00	=	9.51	\$1,331	\$4,131	1.56	0.03	*
	Commercial	1	20.0000	1.0000	\$0	\$4,000				12.25	\$2,450	\$6,450			
Watrous	Residential	0.7	11.0000	1.0000	\$675	\$2,215	1.30	0.01	*	9.51	\$1,331	\$3,546	1.50	0.04	*
	Commercial	1	11.0000	1.0000	\$675	\$2,875				12.25	\$2,450	\$5,325			
Lanigan	Residential	0.7	16.5000	1.0000	\$700	\$3,010	1.33	0.00	=	9.51	\$1,331	\$4,341	1.49	0.02	*
	Commercial	1	16.5000	1.0000	\$700	\$4,000				12.25	\$2,450	\$6,450			
Dalmeny	Residential	0.7	8.0000	1.0000	\$1,250	\$2,370	1.20	-0.01	✓	9.51	\$1,331	\$3,701	1.43	0.02	*
	Commercial	1	8.0000	1.0000	\$1,250	\$2,850				12.25	\$2,450	\$5,300			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix H-5: Municipal and Total Property Tax Bill (Sorted by Total Gap) – Central East

Municipality	Property Class	Provincial Percentage	2011 Municipal mill rate	2011 Municipal Mill Rate Factor	2011 Base Tax	2011 Municipal Taxes	2011 Municipal Tax Gap	2010 to 2011	2010 to 2011	2011 Education Mill Rate	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 to 2011	2010 to 2011
Kamsack	Residential	0.7	38.0000	0.4000	\$575	\$2,703	4.67	0.00	=	9.51	\$1,331	\$4,034	3.74	0.07	*
	Commercial	1	38.0000	1.5500	\$850	\$12,630				12.25	\$2,450	\$15,080			
Wadena	Residential	0.7	29.0000	0.4098	\$550	\$2,214	3.23	-0.03	✓	9.51	\$1,331	\$3,545	2.71	0.06	*
	Commercial	1	29.0000	1.1070	\$725	\$7,146				12.25	\$2,450	\$9,596			
Wynyard	Residential	0.7	18.0000	0.7500	\$0	\$1,890	2.86	0.00	=	9.51	\$1,331	\$3,221	2.44	0.08	*
	Commercial	1	18.0000	1.5000	\$0	\$5,400				12.25	\$2,450	\$7,850			
Esterhazy	Residential	0.7	25.0000	0.8300	\$600	\$3,505	2.17	0.01	*	9.51	\$1,331	\$4,836	2.08	0.05	*
	Commercial	1	25.0000	1.4000	\$600	\$7,600				12.25	\$2,450	\$10,050			
Foam Lake	Residential	0.7	40.0000	1.0000	\$0	\$5,600	2.04	0.00	=	9.51	\$1,331	\$6,931	2.00	0.02	*
	Commercial	1	40.0000	1.4300	\$0	\$11,440				12.25	\$2,450	\$13,890			
Preeceville	Residential	0.7	11.9802	1.0000	\$555	\$2,232	1.98	-0.01	✓	9.51	\$1,331	\$3,564	1.93	0.04	*
	Commercial	1	11.9802	1.5000	\$823	\$4,417				12.25	\$2,450	\$6,867			
Kelvington	Residential	0.7	5.0000	1.0000	\$750	\$1,450	1.62	-0.01	✓	9.51	\$1,331	\$2,781	1.73	0.05	*
	Commercial	1	5.0000	1.0000	\$1,350	\$2,350				12.25	\$2,450	\$4,800			
Canora	Residential	0.7	27.0000	1.0000	\$0	\$3,780	1.43	0.00	=	9.51	\$1,331	\$5,111	1.54	0.03	*
	Commercial	1	27.0000	1.0000	\$0	\$5,400				12.25	\$2,450	\$7,850			
Langenburg	Residential	0.7	13.0000	1.0000	\$700	\$2,520	1.31	0.00	=	9.51	\$1,331	\$3,851	1.49	0.02	*
	Commercial	1	13.0000	1.0000	\$700	\$3,300				12.25	\$2,450	\$5,750			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

Appendix H-6: Municipal and Total Property Tax Bill (Sorted by Total Gap) – North

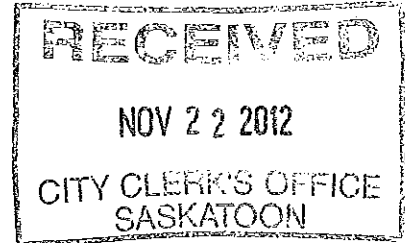
Municipality	Property Class	Provincial Percentage	2011 Municipal mill rate	2011 Municipal Mill Rate Factor	2011 Base Tax	2011 Municipal Taxes	2011 Municipal Tax Gap	2010 to 2011	2010 to 2011	2011 Education Mill Rate	2011 Education Taxes	2011 Total Taxes	2011 Total Tax Gap	2010 to 2011	2010 to 2011
Shellbrook	Residential	0.7	37.0000	0.5950	\$0	\$3,082	3.24	0.00	=	9.51	\$1,331	\$4,414	2.82	0.05	*
	Commercial	1	37.0000	1.3500	\$0	\$9,990				12.25	\$2,450	\$12,440			
Tisdale	Residential	0.7	14.4000	0.6120	\$1,125	\$2,359	3.22	-0.24	✓	9.51	\$1,331	\$3,690	2.72	-0.04	✓
	Commercial	1	14.4000	2.2300	\$1,175	\$7,597				12.25	\$2,450	\$10,047			
Carrot River	Residential	0.7	22.0000	1.0000	\$0	\$3,080	2.57	0.00	=	9.51	\$1,331	\$4,411	2.35	0.04	*
	Commercial	1	22.0000	1.8000	\$0	\$7,920				12.25	\$2,450	\$10,370			
Nipawin	Residential	0.7	8.1500	0.7900	\$1,000	\$1,901	2.61	-0.19	✓	9.51	\$1,331	\$3,233	2.29	-0.03	✓
	Commercial	1	8.1500	2.0000	\$1,700	\$4,960				12.25	\$2,450	\$7,410			
Battleford	Residential	0.7	6.7900	1.0000	\$825	\$1,776	1.69	0.00	=	9.51	\$1,331	\$3,107	1.76	0.05	*
	Commercial	1	6.7900	1.0000	\$1,650	\$3,008				12.25	\$2,450	\$5,458			
Hudson Bay	Residential	0.7	12.8700	1.0000	\$0	\$1,802	1.64	-0.07	✓	9.51	\$1,331	\$3,133	1.72	0.00	=
	Commercial	1	12.8700	1.1450	\$0	\$2,947				12.25	\$2,450	\$5,397			

\* gap worsened    ✓ gap improved    = gap same

Source: CFIB calculations based on 2011 property tax data from Government of Saskatchewan, Ministry of Government Relations.

6290-1  
C1

From: CityCouncilWebForm  
Sent: November 21, 2012 5:46 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Edward Kozowy  
1314 Wiggins Avenue S  
Saskatoon  
Saskatchewan  
S7H 2J6

EMAIL ADDRESS:

[edkozowy@gmail.com](mailto:edkozowy@gmail.com)

COMMENTS:

I recently read in the SP that a new permanent environmentally sound solution for disposing of snow removed from city streets is estimated to cost \$94 Million.!!! I think the city should be running a contest open to all Saskatoon area residents to come up with a more cost effective and innovative solution. If nothing else, participants may get enlightened and learn about the issues related to this problem.

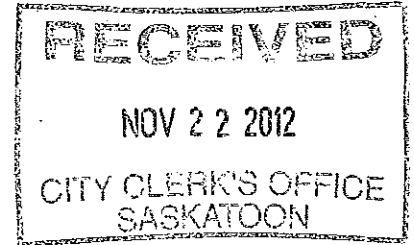
Top propose an expensive solution without proper study or public input is not a responsible way to start the discussion. Let me know if I can be of some assistance.

Thanks

Ed Kozowy

2500-1  
Ca)

From: CityCouncilWebForm  
Sent: November 22, 2012 10:01 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Wallace Frie  
667 Brightsand Cr  
Saskatoon  
Saskatchewan  
S7J 4Y7

EMAIL ADDRESS:

[wdfrie@sasktel.net](mailto:wdfrie@sasktel.net)

COMMENTS:

Mr Mayor and councilors,

Last night two houses across the street from me were fully engaged in house fires. I was wakened by the arrival of fire engines and one of the houses burning with flames out the roof and windows. The second house did not appear to be burning from my vantage point, however there may have been some fire in the back yard. The Fire department seemed to have difficulty getting water from the Hydrant in front of my property and after about 45 minutes eventually abandon their efforts on my hydrant and ran line to a distant hydrant.

1. I would like to know why the hydrant adjacent to my property did not work.
2. The hydrant has been tagged "does not drain". Is this the problem? or should a different type of hydrant have been installed?
3. The effort from the firefighters appeared to be on the fully engaged house, and the adjacent property had firefighters inside, but I saw little effort to put out the fire on the roof of the second house for at lease 30 minutes. This property sustained heavy damage.

I look forward to hearing from someone about these concerns

Wallace Frie

C3)

To Mayor and Alderman: 7830-5

I'm 93, live in 60 year old house that needs repairs

I was a home Mom, raised three children  
so now I have no Canada pension or from work  
pension, just old age.

Please do not bring the Blue Box for me because  
I can't afford paying for it.

And don't put it to my taxes, ~~enough~~ <sup>enough, enough</sup>

I have no garbage to put in it ~~any way~~

I have a compost and a garden so I only have

the size of a loaf of bread every 2 weeks, I

don't take flyers or store papers. If you don't

believe me ask the garbage truck driver

if he ever had to pick my garbage bins.

Make a law No flyers we wouldn't have

so much garbage.

When we had price control we lived and didn't  
run from store to store for 2 cents, what a mess.

There's 4+5 families living in a 2 bedroom

house, pay NO taxes, children going to school

what are you going to do with the blue boxes

for them? They all drive new cars & trucks

it's not fair to us tax payers.

Once a month I take a taxi to the doctor, then my  
prescription  
perhaps the money goes.

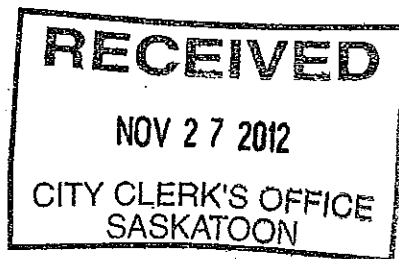
Have a Merry Christmas & the beautiful  
lights  
some of us don't enjoy Xmas anymore  
we can't afford it, one has to think  
how to pay the next bill, it comes just before  
Christmas.

I'm a tax payer for 70 years

Sally Nowoselski

My husband served in War II, passed in 2006  
it's not easy to live for me, every thing is  
going up & up. we pay more for plastic than  
there is food.

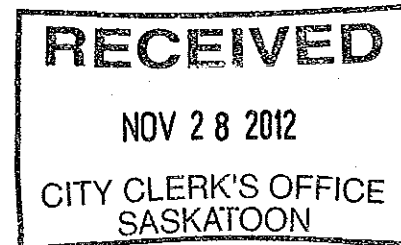
Why can't you get ~~the~~ <sup>those</sup> in the Correctional  
Centre to shovel the snow on city side walks  
they get a warm place to sleep & 3 meals a day  
?





150-1  
C4

From: CityCouncilWebForm  
Sent: November 28, 2012 11:51 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Brian Geller  
247 Dawson Cres  
Saskatoon  
Saskatchewan  
S7R0G4

EMAIL ADDRESS:

[begeller@yahoo.ca](mailto:begeller@yahoo.ca)

COMMENTS:

Thank you for the opportunity to provide input into the governance of the City of Saskatoon.

While I appreciate the infrastructure difficulties the City finds itself in, I cannot help but think that we have created this situation and worse we continue to worsening it through our planning processes. I understand that the City must deal with the current crisis which presents itself. However, I see no reason why we must continue to exacerbate the problem by designing our City to be infrastructure intense, and not planning ahead for what we know will be infrastructure expenses in the future.

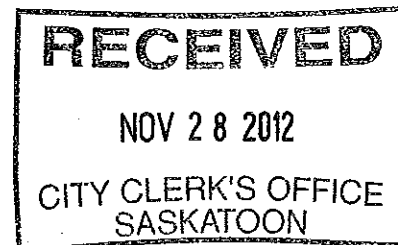
We are now presented with a unique opportunity to limit the urban sprawl that makes our city so dependent on high cost infrastructure. Changes in development policies would limit the sprawl and would also revitalise core areas. This would allow the City to concentrate the scarce infrastructure dollars for maximum benefit of the residents, and avoid large future expenditures. Another simple change that must be considered is having the developers pay for the infrastructure as the area develops and not allow these costs to be transferred to the tax payers. The correct place for these costs is with the developers and the people who choose to purchase properties in these areas. It is inappropriate for the costs of infrastructure development and maintenance to be transferred to the people of Saskatoon when they will not experience the full benefit of the investment.

I would like to thank you again for the opportunity to influence the process of civic government. I would encourage you all to not just deal with the immediate issues around maintaining the infrastructure, but to take steps to limit the need for these expenditures in the future.

Regards,

Dr Brian Geller

**From:** CityCouncilWebForm  
**Sent:** November 28, 2012 2:43 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Wendy Wehner  
701 Ave S N  
Saskatoon  
Saskatchewan  
S7L 3A2

EMAIL ADDRESS:

[wwehner@sasktel.net](mailto:wwehner@sasktel.net)

COMMENTS:

Is there a way we can stop the dogs from barking all day and night.

To fill out a log for a week is bull.

Some of us work different shifts its had to sleep when you got dog barking day and night.

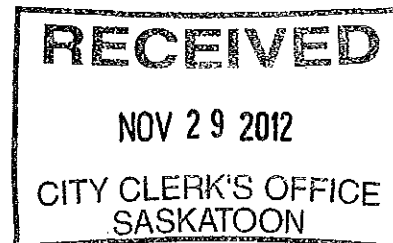
This affect our health and our job.

The City need to address this for its getting out of hand in my area.

Thanks  
Wendy

6120-1  
C6)

From: CityCouncilWebForm  
Sent: November 29, 2012 4:32 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

yuhou hu  
30-425 Bayfield Cres.  
saskatoon  
Saskatchewan  
s7v 1e6

EMAIL ADDRESS:

[andywho111@gmail.com](mailto:andywho111@gmail.com)

COMMENTS:

On Nov. 20, 2012, my wife went to Kelsey campus, SIAST, to register for LINC language study. She parked the car at the visitor parking lot. Not knowing how long it would take her to complete the registration, she put in two dollars to avoid an expired meter. When she finished the registration within the time limit, she was given a ticket for violation of parking rule --- visitors parking their cars at the parking lot must register again at a certain desk near a certain entrance. (issuer C207, ticket number 21648396, license number 844 HYC)

This is a unreasonable by-law which is against common sense as well as against the spirit of legislation.

1. It is common sense that if you park a car with a parking meter nearby, you should pay for your parking during certain hours and pay a fine for an expired meter. Other than that, you are not supposed to take any extra responsibility.

If, under special circumstances, other rules need to apply, it is the responsibility of the law enforcer to provide adequate notice in clear, unmistakable and intelligible language to the driver in as many ways as possible.

SIAST, as a school, has students from all around the world. Moreover, LINC, which is an institution for language studying for students of all levels, has its office set up in SIAST. The school also houses language testing centres for CLBA and IELTS. The major problem with English Language learners is exactly their ability in understanding the meaning of English language. With full knowledge about these facts, SIAST administrators still allow such practice of punishing innocent visitors. This is unacceptable.

2. Even with people who can speak a little English, this by-law still has its flaw. I heard a friend telling me before that he almost got a ticket in a similar circumstance because he thought he had to register

with the security desk after parking at the visitor's lot, and when he found nobody at the desk, he left for the washroom for a while and returned and redirected to the registration desk and just found the ticket already written for him. He was released from the fine only after explaining the situation. In this case, the fault lies entirely with the mechanism, not the visitor.

Therefore, I demand that

1. The ticket issued to my wife be withdrawn without any punishment.
2. If SIAST is going to stick to this by-law, new measures of informing visitors to the full extent must be introduced.

For example: Signboards with major languages, such as Japanese, Chinese, French, Deutsch, Spanish, Arabic, etc., should be installed in prominent places around the parking lot. Detailed and conspicuous direction signs must be drawn for visitors to follow in order to register for their cars at the visitor parking lot.

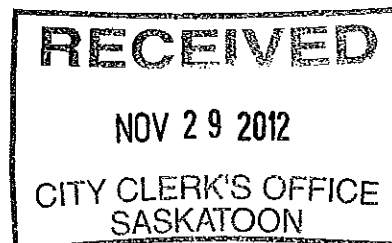
If SIAST refuses to listen to the complaints of visitors, I will continue to protest until such evil by-laws are either adjusted or cancelled in the end.

Andy Hu (mobil, 306 881-1050)

Nov. 29, 2012

7920-1  
C7)

**From:** CityCouncilWebForm  
**Sent:** November 28, 2012 10:04 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jodi Down  
31 Middleton Cres  
Saskatoon  
Saskatchewan  
S7J 2W5

EMAIL ADDRESS:

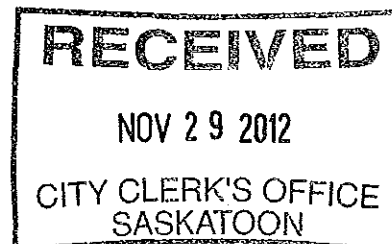
[xanth93@gmail.com](mailto:xanth93@gmail.com)

COMMENTS:

I strongly disagree with fluoride being added to my and my children's drinking water. Fluoride has been removed from drinking water in cities all over the world including many Canadian cities. Why is Saskatoon still poisoning it's children with this toxin?

7920-1  
C8

From: CityCouncilWebForm  
Sent: November 29, 2012 10:19 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Alicia Donaldson  
524 6 Street East  
Saskatoon  
Saskatchewan  
S7H 1C1

EMAIL ADDRESS:

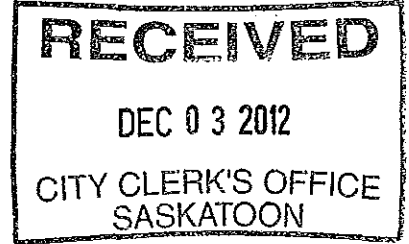
[aliciacarmend@gmail.com](mailto:aliciacarmend@gmail.com)

COMMENTS:

I am very concerned about the negative health effects of Fluoride. I have two young children and I feel guilty every time I give them a glass of water to drink. We cannot afford to buy distilled water, but why should we be forced to do so when we pay for water already through our city taxes. It is against our human rights to be forced to consume toxic chemicals that are intentionally added to a vital life source. Please remove the Fluoride from the City of Saskatoon's water.  
Thank you.

7830-5  
(C9)

**From:** CityCouncilWebForm  
**Sent:** November 29, 2012 3:17 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Marjory Gammel  
Main St  
Saskatoon  
Saskatchewan  
S7H0M3

EMAIL ADDRESS:

[mgammel@sasktel.net](mailto:mgammel@sasktel.net)

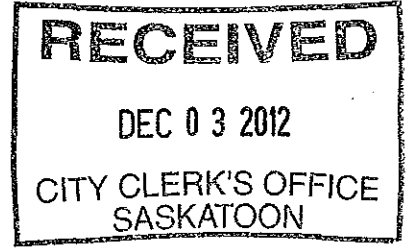
COMMENTS:

I am pleased that we are finally getting house pick up for recycling. However, I am not pleased with regard to apartments and condos which quite probably make up half the population of Saskatoon and could be recycling.  
My other concern is the 2 bin system contemplated for condos & apartments. It makes no sense that we would not be treated the same as houses. I am a supporter of Cosmo but I understand that they do not have the ability to pick up the paper. If Lorass is to do this, could it not be sorted by Lorass and trucked to Cosmo to look after.  
If I have misunderstood any of your information given to us to date, please advise me.

Thank you in advance for considering this e-mail

7300-1  
C10

**From:** CityCouncilWebForm  
**Sent:** December 01, 2012 4:09 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

arthur cordell  
40 ella st  
ottawa  
Ontario  
k1s2s4

EMAIL ADDRESS:

[denart40@sympatico.ca](mailto:denart40@sympatico.ca)

COMMENTS:

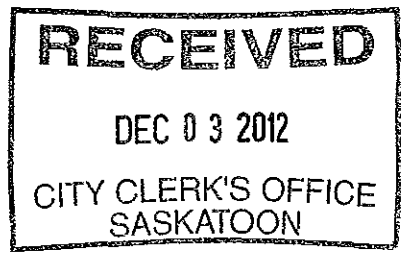
We saw the news reporting of the bus driver and the student. From many years of riding the bus, I appreciate the work of the drivers and the tension they are under. Passengers and pedestrians are often quite unruly and I guess this driver just got pushed a little too far. Yes, he over reacted. But he reacted to what appears to be outrageous behavior by the pedestrian.

So please consider this as one vote for the driver, at least until more facts are known.



6000-5  
C11

**From:** CityCouncilWebForm  
**Sent:** December 01, 2012 9:14 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Phil Siebert  
343 Tobn Cres.  
Saskatoon  
Saskatchewan  
S7K 4N4

EMAIL ADDRESS:

[psiebert@sasktel.net](mailto:psiebert@sasktel.net)

COMMENTS:

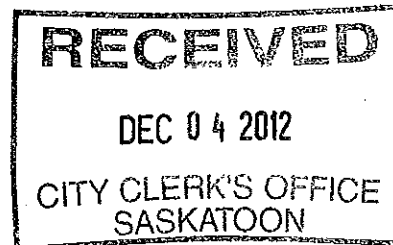
Dear Mayor and Members of Council,  
Thank you for all efforts to make our lovely city bicycle friendly. The Meewasin trail is awesome and I really appreciate the bike lanes on streets. Cycling is such a great way to get exercise and decrease our problem of traffic congestion.

Would you consider connecting the bike lanes behind Walmart and Cabelas as a summer project for 2013. The deep trail across the grass shows that this is a heavy use area.

Thank you,  
Phil

6290-1  
C12)

**From:** CityCouncilWebForm  
**Sent:** December 04, 2012 11:26 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Shirley Bird  
103 - 108 Street  
Saskatoon  
Saskatchewan  
s7n 1p3

EMAIL ADDRESS:

[sbird001@shaw.ca](mailto:sbird001@shaw.ca)

COMMENTS:

I appreciate the fact that the city does what it can for snow removal after a storm. I do not appreciate that they completely blocked access to my driveway and for that matter to my sidewalk.

I am 67 years old and I try to keep my sidewalks clear, but there is no way I can shovel all the snow the grader left in my driveway. I also didn't feel safe parking in front of my house because of the snow piles and I felt that my car would be almost in the driving lane. The neighbors house wasn't as bad so I parked there instead.

Just so happens today was also garbage day and I could not possibly have moved enough of the snow to get my garbage to the street. I could have made a path down my driveway, but then what.