

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, SEPTEMBER 17, 2012, AT 6:00 P.M.

- 1. Approval of Minutes** of meeting held on September 4, 2012.

- 2. Public Acknowledgements**

- 3. Hearings (6:00 p.m.)**
 - a) Proposed New Commercial Zoning District - B5B Broadway
Nutana Neighbourhood
Applicant: City of Saskatoon, Planning and Development Branch
Proposed Bylaw No. 9053
(File No. CK. 4351-012-005)**

City Council, at its meeting held on September 4, 2012, opened the above-noted hearing and heard from various speakers. City Council passed a motion that the hearing remain open and be deferred to the September 17th meeting.

Attached is an excerpt from the minutes of meeting and attachments referred to therein.

Also attached are copies of the following letters:

- Ken Achs, President, Mid-West Development (2000) Corp., dated September 10, 2012; and
- John Kearley, Executive Vice President, Millennium III Group of Companies, dated September 11, 2012.

- b) Proposed New Architectural Control Overlay District – AC2 – B5B
Nutana Neighbourhood
Applicant: City of Saskatoon, Planning and Development Branch
Proposed Bylaw No. 9055
(File No. CK. 4351-012-005)**

City Council, at its meeting held September 4, 2012, passed a motion to defer consideration of this hearing to September 17. The purpose of this hearing is to consider proposed Bylaw No. 9055.

Attached is a copy of the following:

- Proposed Bylaw No. 9055;
- Clause 2, Report No. 6-2012 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on August 15, 2012 (**See Attachments to 3a**);
- Notice that appeared in the local press on August 18, 2012 (**See Attachments to 3a**); and
- Letters from the following:
 - John Nasser, President, Victory Majors Investments Corporation, dated August 29, 2012 (**See Attachments to 3a**);
 - Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated August 29, 2012 (**See Attachments to 3a**);
 - Ken Achs, President, Mid-West Development (2000) Corp., dated August 30, 2012 (**See Attachments to 3a**);
 - Peggy Sarjeant, Saskatoon Heritage Society, dated September 4, 2012, (**See Attachments to 3a**);
 - Andrew Kent, Fresh Properties, dated August 31, 2012, (**See Attachments to 3a**);
 - Ken Achs, President, Mid-West Development (2000) Corp., dated September 10, 2012 (**See Attachments to 3a**); and
 - John Kearley, Executive Vice President, Millennium III Group of Companies, dated September 11, 2012 (**See Attachments to 3a**).

**c) Proposed Rezoning from B5 to B5B Commercial District
Nutana Neighbourhood
Applicant: City of Saskatoon, Planning and Development Branch
Proposed Bylaw No. 9054
(File No. CK. 4351-012-010)**

City Council, at its meeting held September 4, 2012, passed a motion to defer consideration of this hearing to September 17. The purpose of this hearing is to consider proposed Bylaw No. 9054.

Attached is a copy of the following:

- Proposed Bylaw No. 9054;
- Clause 3, Report No. 6-2012 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on August 15, 2012;

- Notice that appeared in the local press on August 18, 2012; and
- Letters from the following:
 - John Nasser, President, Victory Majors Investments Corporation, dated August 29, 2012 (**See Attachments to 3a**);
 - Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated August 29, 2012 (**See Attachments to 3a**);
 - Ken Achs, President, Mid-West Development (2000) Corp., dated August 30, 2012 (**See Attachments to 3a**);
 - Peggy Sarjeant, Saskatoon Heritage Society, dated September 4, 2012, (**See Attachments to 3a**);
 - Andrew Kent, Fresh Properties, dated August 31, 2012, (**See Attachments to 3a**);
 - Ken Achs, President, Mid-West Development (2000) Corp., dated September 10, 2012 (**See Attachments to 3a**); and
 - John Kearley, Executive Vice President, Millennium III Group of Companies, dated September 11, 2012 (**See Attachments to 3a**).

**d) Proposed Zoning Bylaw Amendment – AC2 – B5B
Nutana Neighbourhood
Applicant: City of Saskatoon, Planning and Development Branch
Proposed Bylaw No. 9056
(File No. CK. 4351-012-0105)**

City Council, at its meeting held September 4, 2012, passed a motion to defer consideration of this hearing to September 17. The purpose of this hearing is to consider proposed Bylaw No. 9056.

Attached is a copy of the following:

- Proposed Bylaw No. 9056;
- Clause 3, Report No. 6-2012 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on August 15, 2012 (**See Attachments to 3c**);
- Notice that appeared in the local press on August 18, 2012 (**See Attachments to 3c**); and
- Letters from the following:
 - John Nasser, President, Victory Majors Investments Corporation, dated August 29, 2012 (**See Attachments to 3a**);
 - Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated August 29, 2012 (**See Attachments to 3a**);

- Ken Achs, President, Mid-West Development (2000) Corp., dated August 30, 2012 **(See Attachments to 3a)**;
- Peggy Sarjeant, Saskatoon Heritage Society, dated September 4, 2012, **(See Attachments to 3a)**;
- Andrew Kent, Fresh Properties, dated August 31, 2012, **(See Attachments to 3a)**;
- Ken Achs, President, Mid-West Development (2000) Corp., dated September 10, 2012 **(See Attachments to 3a)**; and
- John Kearley, Executive Vice President, Millennium III Group of Companies, dated September 11, 2012 **(See Attachments to 3a)**.

4. Matters Requiring Public Notice

5. Unfinished Business

6. Reports of Administration and Committees:

- a) Administrative Report No. 17-2012;
- b) Report No. 3-2012 of the Naming Advisory Committee; and
- c) Report No. 15-2012 of the Executive Committee.

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

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

9. Question and Answer Period

10. Matters of Particular Interest

11. Enquiries

12. Motions

13. Giving Notice

14. Introduction and Consideration of Bylaws

Bylaw No. 9053 - The Zoning Amendment Bylaw, 2012 (No. 16)

Bylaw No. 9054 - The Zoning Amendment Bylaw, 2012 (No. 17)

Bylaw No. 9055 - The Zoning Amendment Bylaw, 2012 (No. 18)

Bylaw No. 9056 - The Zoning Amendment Bylaw, 2012 (No. 19)

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

3a)

The following is an excerpt from the minutes of meeting of City Council held on September 4, 2012:

HEARINGS

- 3f) **Proposed New Commercial Zoning District - B5B Broadway
Nutana Neighbourhood**
Applicant: City of Saskatoon, Planning and Development Branch
Proposed Bylaw No. 9053
(File No. CK. 4351-012-005)
-

The purpose of this hearing is to consider proposed Bylaw No. 9053.

Attached is a copy of the following:

- Proposed Bylaw No. 9053;
- Clause 2, Report No. 6-2012 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on August 15, 2012; and
- Notice that appeared in the local press on August 18, 2012.”

The City Clerk distributed copies of the following letters:

- *John Nasser, President, Victory Majors Investments Corporation, dated August 29, 2012, submitting comments in support of Bylaws No. 9053, 9054, 9055 and 9056;*
- *Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated August 29, 2012, requesting permission to address Council;*
- *Ken Achs, President, Mid-West Development (2000) Corp., dated August 30, 2012, expressing support;*
- *Peggy Sarjeant, Saskatoon Heritage Society, dated September 4, 2012, requesting permission to address Council; and*
- *Andrew Kent, Fresh Properties, dated August 31, 2012, expressing support.*

His Worship the Mayor opened the hearing.

Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the proposed new commercial zoning district and expressed the Department's support. He provided a PowerPoint presentation outlining the process and providing drawings which were intended to demonstrate the building volume and height.

Councillor Charlie Clark, Municipal Planning Commission, expressed the Commission's support of the proposed new commercial zoning district.

Ms. Peggy Sarjeant, Saskatoon Heritage Society, spoke regarding the protection and reinforcement of the "intact heritage resources" of the proposed Broadway 360 Development Plan. She provided Council with a copy of her presentation.

Ms. Sarah Marchildon, Executive Director, Broadway Business Improvement District, spoke in support of the proposed Broadway 306 B5B Zoning and Architectural Control District.

Mr. Robin Riehl, Fortress Properties Inc., spoke on behalf of Fortress Properties and Patterson Land Co., expressing concerns with potential negative impact on property values, density, and esthetics.

Mr. Andrew Wallace, Nutana Community Association, outlined the make-up of the Broadway 360 Steering Committee and a brief history of its inception and expressed support for the proposed project.

Mr. John Kearley, Millenium III Group of Companies, spoke on behalf of the owners of 1002 Broadway Avenue and expressed opposition to the proposed rezoning and its restrictions.

Mr. Karl Miller, member of the 360 Steering Committee, spoke in support of the proposed rezoning indicating that he believes it is the best compromise for all affected parties.

Mr. Tom McClocklin, owner of 834 Broadway Avenue, requested that the hearing be deferred for one month in order for him to obtain a professional opinion as to the effect the rezoning might have on his property.

Mr. Everett Kearley, part owner of 1002 Broadway Avenue, indicated that he would like time to determine the possible effect the rezoning may have on his property.

Mr. Mike McKague, President of the Nutana Community Association, spoke in support of the proposed project, indicating that all the major stakeholders were present at the 360 Steering Committee table. He believes the project will protect the quality of the neighbourhood and increase property values.

Mr. Derek Kindrachuk, architect and property owner on Broadway, expressed overall support for the rezoning, with some concern that the subtleties of the proposed project may be difficult to control.

Ms. Morag McKercher, property owner in Broadway and member of the 360 Steering Committee, spoke in support of the proposed project and requested City Council to pass the bylaws.

City Council - Hearing 3f)
Tuesday, September 4, 2012
Page Three

Mr. Tim Steuart clarified for City Council that there were two public meetings held in January which were widely advertised with clear notification for people to submit their concerns.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Heidt,

THAT the hearing remain open and be deferred to the September 17th meeting.

CARRIED.

BYLAW NO. 9053

The Zoning Amendment Bylaw, 2012 (No. 16)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 16).

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to provide for a new zoning district known as the B5B – Broadway Commercial District and to make certain consequential amendments.

Zoning Bylaw Amended

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

Subsection 3.1 Amended

4. Subsection 3.1 is amended by adding “B5B Broadway Commercial District” after “B5 Inner-City Commercial Corridor District”.

Subclause 6.3.3(4) Amended

5. Subclause 6.3.3(4) is amended by adding “B5B,” after “B5,”.

Subclause 6.3.3(6) Amended

6. The chart contained in Subclause 6.3.3(6) is amended:
 - (a) by adding “, B5B,” after “B5” in the heading;
 - (b) by adding “, B5B,” after “B5” in the requirements for Adult day care centres – Type I & II;
 - (c) by adding “and B5B” after “B5” in the first sentence in the requirements for Boarding apartments;

- (d) by adding "and B5B" after "B5" in the first sentence in the requirements for Boarding houses;
- (e) by adding ", B5B" after "B5" in the requirements for Custodial care facilities – Type I, II & III; and
- (f) by adding "and B5B" after "B5" in the first sentence in the requirements for Multiple-unit dwellings.

Subsection 10.8A Amended

- 7. Subsection 10.8A is amended by striking out "10.8A" wherever it occurs in that subsection and replacing it with "10.8B".

New Subsection 10.8A

- 8. Subsection 10.8A as shown on Schedule "A" to this Bylaw is added after Subsection 10.8.

Sign Regulations Amended

- 9. The Sign Regulations, being Appendix "A" to Bylaw No. 8770 and forming part of the Bylaw, are amended:
 - (a) by adding "B5B," after "B5," in Section 2.1; and
 - (b) by adding "B5B," after "B5," in Section 3.5.

Coming into Force

- 10. 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

Schedule "A" to Bylaw No. 9053

10.8A B5B - Broadway Commercial District

10.8A.1 Purpose

The purpose of the B5B District is to recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form.

10.8A.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8A.2 Permitted Uses							
(1) Hotels and motels	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(2) Restaurants and lounges	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Bakeries	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Dry cleaners	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Theatres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(6) Commercial recreation uses	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(7) Photography studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(8) Retail stores	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(9) Personal service trades and health clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(10) Offices and office buildings	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(11) Medical clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(12) Medical, dental and optical laboratories	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(13) Financial institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(14) Private schools and educational institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(15) Repair services restricted to the repair of household goods and appliances	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(16) Places of worship	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(17) Public halls and community centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(18) Private clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(19) Libraries, art galleries and museums	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(20) Funeral homes	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8A.2 Permitted Uses (continued)							
(21) Radio or television studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(22) Motion picture or recording studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(23) Duplicating or copying centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(24) Dwelling units in conjunction with and attached to any other permitted use	-	-	0 ₁	0 ₂	0 ₃	-4	-
(25) Multiple-unit dwellings	15	450	0 ₁	0 ₂	0 ₃	-4	5
(26) Commercial parking lots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(27) Storage garages	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(28) Banquet halls	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(29) Catering halls and catering kitchens	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(30) Neighbourhood recycling and collection depots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(31) Parking stations	7.5	225	0 ₁	Refer to Section 6.0			
(32) Shopping centres	15	450	0 ₁	0 ₂	0 ₃	-4	-
(33) Veterinary clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(34) Commercial printers	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(35) Public elementary & high schools	15	450	0 ₁	0 ₂	0 ₃	-4	-
(36) Boarding apartments	15	450	0 ₁	0 ₂	0 ₃	-4	5
(37) Boarding houses	7.5	225	0 ₁	0 ₂	0 ₃	-4	5
(38) Custodial care facilities - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(39) Small animal grooming	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(40) Accessory buildings and uses	-	-	0 ₁	0 ₂	0 ₃	-4	-

10.8A. 3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8A.3 Discretionary Uses							
(1) Special needs housing	15	560	0 ₁	0 ₂	0 ₃	-4	5
(2) Child care centres and pre-schools	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Adult day care centres - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Custodial care facilities - Type III	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Night clubs and taverns	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

10.8A. 4 Notes to Development Standards

1. (a) *Building Base*: a minimum of 70% of the aggregate width of the front building line shall be located within 1.0 metre of the front property line.
- (b) *Building Cap*: a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.
2. (a) *Building Base*: where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.
- (b) *Building Cap*: setback increased by 0.3 metres for each additional story above the building base to a maximum of 3.0 metres.
3. (a) *Building Base*: where a B5B District abuts an R District, a rear yard shall be provided of at least 3.0 metres.
- (b) *Building Cap*: where a B5B District abuts an R District, the rear setback shall be increased by 0.6 metres for each additional story above the building base to a maximum of 7.5 metres.
4. *Building Base*: shall be a minimum of 7.5 metres and a maximum of 12.0 metres. Exceptions may be made for corner sites where the architectural feature is included that may encourage massing and designs that accentuate the visual prominence of the site.

10.8A.5 Signs

The regulations governing signs in a B5B District are contained in **Appendix A - Sign Regulations**.

10.8A.6 Parking

The regulations governing parking and loading in a B5B District are contained in **Section 6.0**.

10.8A.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 7:1.
- (2) In the B5B District, above grade parking floor areas shall not be exempt from the calculation of the gross floor space ratio.
- (3) Notwithstanding Section (2), above grade parking floor areas which are needed to provide 1.25 parking spaces per dwelling unit and parking floor areas which are needed to provide parking at the rate of one parking space for every 24 square metres of gross leasable floor area for all other uses shall be exempt from the calculation of Gross Floor Space Ratio.
- (4) Floor areas used for below grade parking shall be deducted from the exemption outlined in Section (3), at the rate outlined in said Section.

10.8A.8 Landscaping

- (1) On sites used for, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

10.8A.9 Garbage Pickup Area

- (1) A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and pick up spaces may be combined where considered appropriate by the Development Officer.

The following is a copy of **Clause 2, Report No. 6-2012 of the Municipal Planning Commission**, which was **ADOPTED** by City Council at its meeting held on **August 15, 2012**:

- 2. Proposed New Commercial Zoning District – B5B Broadway and
Proposed New Overlay Zoning District – AC2 –
B5B Architectural Control Overlay Zoning District
Applicant: City of Saskatoon, Planning and Development Branch
(File No. CK. 4350-012-005)**
-

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to amend Sections 13.1.3 of Zoning Bylaw No. 8770 as outlined in the report of the General Manager, Community Services Department dated July 17, 2012;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
 - 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 Commission's recommendation to amend Zoning Bylaw No. 8770 to add the proposed B5B Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District, and to amend the parking and sign regulations contained in Zoning Bylaw No. 8770 to reflect the addition of the B5B Zoning District.

Attached is a report of the General Manager, Community Services Department dated July 17, 2012, with respect to the above proposed amendments to the Zoning Bylaw.

Your Commission has reviewed the report with the Administration and the Chair of the Broadway 360 Steering Committee, including the consultation process undertaken, and is supporting the above recommendations.

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z14/12	PROPOSAL Proposed New Commercial Zoning District – B5B Broadway Proposed New Overlay Zoning District – AC2 – B5B Architectural Control Overlay Zoning District	EXISTING ZONING
LEGAL DESCRIPTION		CIVIC ADDRESS
		NEIGHBOURHOOD
DATE July 17, 2012	APPLICANT City of Saskatoon Planning and Development Branch 222 3 rd Avenue North Saskatoon SK S7K 0J5	OWNER

LOCATION PLAN

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending:

- 1) that City Council approve the advertising respecting the proposal to amend Sections 13.1.3 of Zoning Bylaw No. 8770 as outlined in this report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
- 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 to amend Zoning Bylaw No. 8770 to add the proposed B5B Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District, and that parking and sign regulations contained in Zoning Bylaw No. 8770 are amended to reflect the addition of the B5B Zoning District.

B. PROPOSAL

The Planning and Development Branch is requesting that Zoning Bylaw No. 8770 be amended to add the B5B Broadway Commercial Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District. The addition of the B5B Zoning District also requires amendments to the sign and parking regulations contained in Section 6.0 and Appendix A of Zoning Bylaw No. 8770 (see Attachments 2 and 3).

C. REASON FOR PROPOSAL (By Applicant)

The proposed commercial B5B Zoning District is intended to be applied in the Broadway Avenue commercial area. This district will provide development standards to ensure that new development enhances the existing urban environment along this unique commercial corridor.

The proposed Architectural Control Overlay Zoning District is also intended to be applied in the Broadway Avenue commercial area. This Architectural Control Overlay Zoning District will ensure that new buildings reinforce and enhance the best qualities of the Broadway commercial area.

The B5B Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District is intended to be applied to the Broadway area, which is currently zoned B5, as indicated on Attachment 1. The rezoning of these properties is covered under a separate report.

D. BACKGROUND INFORMATION

In 2007, the Broadway Business Improvement District (BID) and the Nutana Community Association proposed that a study of the Broadway commercial area be undertaken. It was noted by both groups that some of the recommendations contained in the 2001 Nutana Local Area Plan (LAP) had become outdated, other recommendations appeared to be difficult to implement due to community or property owner resistance, and there were concerns about the future character of Broadway Avenue. The City of Saskatoon (City) was invited to participate as a partner with the Broadway BID and Nutana Community Association in the development of a "Broadway Area Plan" to address outstanding recommendations in the Nutana LAP.

The Planning Partnership, a Toronto-based urban planning consultant firm, was hired to prepare what would become the Broadway 360 Development Plan (Plan). The Plan involved a thorough public consultation process that engaged residents, business and commercial property owners, area schools, churches, and those representing Saskatoon's heritage community.

The Plan explored practical urban development solutions to address land use, street character, safety, parking, and traffic issues in the Broadway area. During its September 28, 2009 meeting, City Council received the Plan.

A Steering Committee that was struck during the creation of the Plan was comprised of developers, commercial property owners, Nutana residents, the Nutana Community Association, the BID, and the Ward Councillor. Following City Council receiving the Plan, the Steering Committee met and prioritized the recommendations. The items that were identified as having the highest priority were those concerning land use. These included a new zoning district that would put greater controls on form and massing of building and implementation of an architectural control district. There was initially a lack of consensus within the Steering Committee regarding these proposed development standards.

The Administration worked very closely with the Steering Committee over several months to prepare detailed zoning requirements that would be acceptable to the various stakeholders. The Administration and the Steering Committee met 13 times over the course of 20 months to prepare these proposed Zoning Bylaw No. 8770 amendments.

During its April 16, 2012 meeting, City Council approved an implementation strategy for the Plan. This implementation plan indicated that two tasks, adoption of the recommended development standards and consideration of an architectural control district, would be undertaken in 2012.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

This area is designated as “Special Area Commercial” on the Nutana Land Use map contained in Official Community Plan Bylaw No. 8769. The proposal to apply a new zoning treatment and architectural control district in the Broadway Avenue commercial area is consistent with the objectives and policies in related to Special Area Commercial Areas, as stated in Section 6.4 of the Official Community Plan:

“Historic Commercial Areas

The Special Area Commercial designation has been applied to certain commercial lands along 20th Street, 33rd Street, Central Avenue and Broadway Avenue, primarily due to their long and unique development history. In general, these areas contain a built form that is oriented to pedestrians, with limited front or side yard setbacks, and with a relatively high density of development. As a consequence, the Zoning Bylaw shall prescribe development standards for these areas which reflect their unique character, while also promoting compatibility with surrounding residential land use.

Specific local area plans or design studies may also be undertaken in these areas to further define future land use patterns and design and development standards.”

b) Planning and Development Branch Comments

i) Proposed B5B Zoning District

The purpose of the B5B district is to recognize the historic Broadway Avenue commercial area and to facilitate mixed-use developments, including a range of commercial, institutional, and medium to high density residential (see Attachment 2). The following table summarizes the differences between the existing B5 and the proposed B5B Zoning District.

B5 Zoning District (Current Regulations)	PROPOSED B5B ZONING DISTRICT
PERMITTED USES	
There are a wide range of uses permitted in the B5 district. This district permits commercial, institutional (office), and residential uses.	The same uses as permitted in B5, with the following vehicle-oriented uses being deleted: a) service stations b) car washes c) motor vehicle, marine, and trailer coach sales establishments d) public garages
SETBACK REQUIREMENTS	
Front Yard Setback – Building Base: a) no minimum for most uses b) 3 metres for vehicle-oriented use c) 6 metres for multiple-unit dwellings	a) no minimum b) maximum setback – A minimum of 70 percent of the aggregate width of the front building line shall be located within one metre of the front property line
Front Yard Setback – Building Cap: a) no current standard	a) Minimum setback of 3 metres up to 3 storeys above the building base and 0.6 metres for every storey above 3, to a maximum setback of 6 metres
Side Yard Setback – Building Base: a) zero, with exceptions	a) no minimum; however, where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres
Side Yard Setback – Building Cap: a) no current standard	a) the side yard setback shall be increased by 0.3 metres for each additional storey above the building base, to a maximum of 3 metres
Rear Yard Setback – Building Base: a) zero, with exceptions	a) no minimum; however, where a B5B District abuts an R District, a rear yard shall be provided of at least 3.0 metres
Rear Yard Setback – Building Cap: a) no current standard	a) no minimum; however, where a B5B District abuts an R District, the rear yard setback shall be increased by 0.6 metres for each additional storey above the building base to a maximum of 7.5 metres
BUILDING HEIGHT	
Building Base: a) 76 metres for entire building	a) shall be a minimum of 7.5 metres and a maximum of 12 metres
Building Cap: a) 76 metres for entire building	a) no maximum height limit, however, other factors govern height
GROSS FLOOR AREA RATIO	
a) 5:1 – site width less than 15 metres b) 7:1 – site width between 15 metres and 30 metres c) 10:1 – site width greater than 30 metres	a) the gross floor area ratio shall not exceed 7:1

PARKING REQUIREMENTS FOR MULTIPLE-UNIT DWELLINGS	
a) 1.25 per dwelling unit plus 0.125 visitor spaces	a) parking for multiple-unit dwellings shall be provided at the rate of 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit
b) units smaller than 50 m ² – 1.0 spaces per unit	

The intent of the B5B District is to ensure that buildings have an identifiable base and cap. The base of the building would have minimal setbacks while the building cap setback would provide appropriate sunlight penetration and ensure that development has an appropriate pedestrian scale.

The proposed B5B Zoning District does not contain a maximum height requirement. The development standards contained in the B5B District utilize tools that will limit the maximum building height. Those factors that have an effect on height include: gross floor area ratio of 7:1, site size, height of base building (must be a minimum 7.5 metres to a maximum of 12 metres), setback and stepbacks, and parking (both the amount of required parking and where it is located on the site).

Amendments are also required to the signage and parking requirements contained in Zoning Bylaw No. 8770 to reflect the addition of the B5B Zoning District. The regulations for parking and signage will be the same as those currently applied in the B5 and B6 Districts.

ii) Proposed AC2 – B5B Architectural Control Overlay District

It is recommended that an Architectural Control District (ACD), including specific Architectural Control Guidelines, be adopted in conjunction with the above noted B5B District (see Attachment 3).

The ACD will provide direction to ensure high quality architectural design for new construction in the Broadway commercial area. The ACD is intended to allow for flexibility and foster creativity in building design.

It is proposed that the ACD will be applied to the construction of all new buildings and where City funding is being requested under programs, such as the Heritage Conservation Program, the Facade Renovation and Rehabilitation Program, or the Affordable Housing Program.

Property owners and developers will be encouraged to follow the guidelines in any other cases.

As noted in Appendix 3, the ACD will contain 14 design guidelines that address the following: building expression, orientation and placement, street wall, heritage contexts, corner sites, storefronts, residential street access units, roof treatment, above-grade parking, material and architectural quality, sidewalk cafes, building lighting, signage, and sustainable design.

The review process for the ACD will be administered by the Planning and Development Branch, Community Services Department, in the same manner as currently undertaken for development projects in River Landing. A development review committee consisting of design professionals (community planners, landscape architects, and other architects) will review each application. Approvals under the ACD are proposed to be delegated to the Administration.

iii) Compatibility with Adjacent Land Uses

These new development standards should reinforce the best qualities that characterize the Broadway Area and ensure an appropriate interface with existing heritage resources and the adjacent low-rise residential neighbourhood. The new B5B Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District are intended ensure that all new development adheres to the development principles contained in the Plan.

4. Comments by Others

a) Infrastructure Services Department

1. The allowed land uses within the proposed zoning district vary widely in capacity use from a water and sewer perspective. High density/high capacity, such as hotels and multi-story residential, may significantly affect water and sewer concerns with respect to fire flows and sanitary sewer capacity. The wide variation makes it very difficult to determine if any water and sewer conditions exist. Storm sewer capacity is not a concern.
2. With varied land uses, it is possible for the first high density new land development (i.e. a multi-story residential or hotel) to effectively consume all the available sanitary sewer capacity in the district, thereby “sterilizing” the area for other high density uses.

Since zoning is the only control for regulating land use it would be prudent to either determine a method of regulating high density uses for the zoning district or determine a levy payment method so that the first user does not benefit from "free" existing capacity while future users must pay for all additional upgrades to water and sewer infrastructure.

Note: The proposed B5B Zoning District will be applied in the area currently zoned B5 in the Broadway Commercial Area. The B5B District limits the maximum development potential in this area compared to what is currently permitted in the B5 District.

The Integrated Growth Plan will be addressing issues related to the financing of infrastructure upgrades necessary to accommodate infill development.

b) Transit Services Branch, Utilities Services Department

At present, Saskatoon Transit has bus stops throughout the district. Service is at 15 minute intervals Monday to Saturday; at 30 minute intervals evenings, early Saturday mornings, Sundays, and statutory holidays.

F. ENVIRONMENTAL IMPLICATIONS

There are no environmental implications and/or greenhouse gas implications.

G. COMMUNICATION PLAN

As noted above, this Plan has been undertaken as a joint initiative of the Broadway BID, the Nutana Community Association, and the City. Extensive public consultation was undertaken throughout the Broadway 360 study process.

In addition, a public open house was held on January 19, 2012, at the Cosmopolitan Senior Citizens Centre on 10th Street in Nutana. A presentation by your Administration was followed by a question and answer period. A technical workshop was also held on January 24, 2012. Notices for these consultations were distributed throughout the area by flyer drop, in the Nutana Community Association newsletter, and by direct mail to Broadway commercial property owners and business owners.

The technical workshop was targeted towards developers, commercial property owners, architects, and others in the development industry. A summary of these consultations is included as Attachment 4.

If this application is approved for advertising by City Council, a notice will be placed in The StarPhoenix for a minimum of seven days prior to the date on which the matter will be considered by City Council. Notice boards will also be placed throughout the area. The Steering Committee members, the Nutana Community Association, and Broadway BID will be notified of the hearing date when set. The property owners affected by this rezoning will also be notified, in writing, by mail.

H. ATTACHMENTS

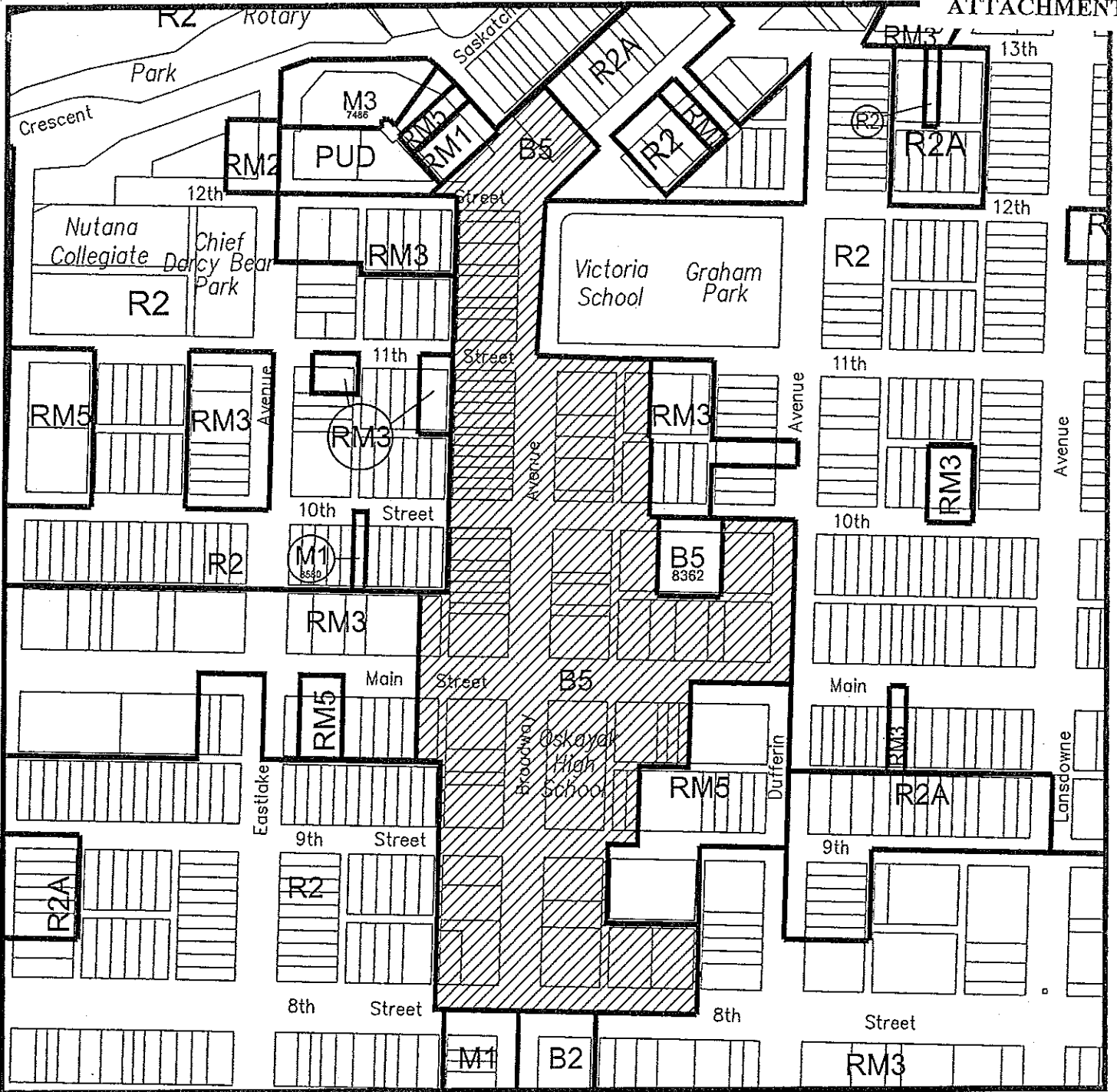
1. Map from B5 to B5B and to AC2 – B5B
2. Proposed B5B Zoning District
3. Proposed AC2 – B5B Architectural Control Overlay Zoning District
4. Feedback from January 2012 Consultation

Written by: Paula Kotasek-Toth, Heritage and Design Coordinator

Reviewed by: “Darryl Dawson” for
Alan Wallace, Manager
Planning and Development Branch

Approved by: “Randy Grauer”
Randy Grauer, General Manager
Community Services Department
Dated: “July 30, 2012”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “July 30, 2012”



REZONING

From B5 to B5B and B5B(ACD2) 



X.X. B5B - Broadway Commercial District

X.X.1 Purpose

The purpose of the B5B District is to recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form.

X.X.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8.2 Permitted Uses							
(1) Hotels and motels	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(2) Restaurants and lounges	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Bakeries	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Dry cleaners	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Theatres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(6) Commercial recreation uses	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(7) Photography studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(8) Retail stores	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(9) Personal service trades and health clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(10) Offices and office buildings	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(11) Medical clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(12) Medical, dental and optical laboratories	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(13) Financial institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(14) Private schools and educational institutions	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(15) Repair services restricted to the repair of household goods and appliances	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(16) Places of worship	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(17) Public halls and community centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(18) Private clubs	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(19) Libraries, art galleries and museums	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(20) Funeral homes	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8.2 Permitted Uses (continued)							
(21) Radio or television studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(22) Motion picture or recording studios	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(23) Duplicating or copying centres	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(24) Dwelling units in conjunction with and attached to any other permitted use	-	-	0 ₁	0 ₂	0 ₃	-4	-
(25) Multiple-unit dwellings	15	450	0 ₁	0 ₂	0 ₃	-4	5
(26) Commercial parking lots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(27) Storage garages	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(28) Banquet halls	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(29) Catering halls and catering kitchens	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(30) Neighbourhood recycling and collection depots	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(31) Parking stations	7.5	225	0 ₁	Refer to Section 6.0.			-
(32) Shopping centres	15	450	0 ₁	0 ₂	0 ₃	-4	-
(33) Veterinary clinics	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(34) Commercial printers	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(35) Public elementary & high schools	15	450	0 ₁	0 ₂	0 ₃	-4	-
(36) Boarding apartments	15	450	0 ₁	0 ₂	0 ₃	-4	5
(37) Boarding houses	7.5	225	0 ₁	0 ₂	0 ₃	-4	5
(38) Custodial care facilities - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(39) Small animal grooming	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(40) Accessory buildings and uses	-	-	0 ₁	0 ₂	0 ₃	-4	-

X.X. 3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m ²)
10.8.3 Discretionary Uses							
(1) Special needs housing	15	560	0 ₁	0 ₂	0 ₃	-4	5
(2) Child care centres and pre-schools	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(3) Adult day care centres - Type I & II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(4) Custodial care facilities - Type III	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
(5) Night clubs and taverns	7.5	225	0 ₁	0 ₂	0 ₃	-4	-

X.X. 4 Notes to Development Standards

1. (a) *Building Base:* a minimum of 70% of the aggregate width of the front building line shall be located within 1.0 metre of the front property line.
- (b) *Building Cap:* a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.
2. (a) *Building Base:* where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.
- (b) *Building Cap:* setback increased by 0.3 metres for each additional story above the building base to a maximum of 3.0 metres.
3. (a) *Building Base:* where a B5B District abuts an R District, a rear yard shall be provided of at least 3.0 metres.
- (b) *Building Cap:* where a B5B District abuts an R District, the rear setback shall be increased by 0.6 metres for each additional story above the building base to a maximum of 7.5 metres.
4. *Building Base:* shall be a minimum of 7.5 metres and a maximum of 12.0 metres. Exceptions may be made for corner sites where the architectural feature is included that may encourage massing and designs that accentuate the visual prominence of the site.

X.X.5 Signs

The regulations governing signs in a B5B District are contained in **Appendix A - Sign Regulations**.

X.X.6 Parking

The regulations governing parking and loading in a B5B District are contained in **Section 6.0**.

X.X.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 7:1.
- (2) In the B5B District, above grade parking floor areas shall not be exempt from the calculation of the gross floor space ratio.
- (3) Notwithstanding Section (2), above grade parking floor areas which are needed to provide 1.25 parking spaces per dwelling unit and parking floor areas which are needed to provide parking at the rate of one parking space for every 24 square metres of gross leasable floor area for all other uses shall be exempt from the calculation of Gross Floor Space Ratio.
- (4) Floor areas used for below grade parking shall be deducted from the exemption outlined in Section (3), at the rate outlined in said Section.

X.X.8 Landscaping

- (1) On sites used for, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

X.X.9 Garbage Pickup Area

- (1) A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and pick up spaces may be combined where considered appropriate by the Development Officer.

ARCHITECTURAL CONTROL DISTRICT 2

*B5B Architectural
Control Overlay
Zone*



Introduction

The Broadway 360 Development Plan was prepared in 2009 and is a comprehensive development plan for Nutana's Broadway area that will help shape future public and private sector decisions and investments, including guidance on the uses and form of development that is appropriate for this area.

The Broadway 360 Development Plan was guided by the following five pillars:

1. Towards a Sustainable Nutana & Saskatoon
2. Healthy Neighbourhood = Healthy Broadway
3. Leveraging Distinct Character
4. Well Mannered & High Quality New Buildings
5. Pedestrians First

The Broadway 360 Development Plan recommended that an Architectural Control District (ACD) be implemented to complement the Development Framework (B5B Zoning District). The guidelines contained in the ACD will provide direction regarding the quality of design for built form elements. The guidelines will ensure that new buildings reinforce and enhance the best qualities of the Broadway area. The guidelines are intended to provide for flexibility and not be prescriptive and rigid in their interpretation.

These guidelines will be applied in the following:

1. New construction
2. In circumstances where the City of Saskatoon is providing funding for exterior and facade renovation through the Heritage Conservation Program or the Facade Renovation and Rehabilitation Program or any City of Saskatoon program that may be funding the project (i.e. vacant lot program, affordable housing)

Property owners and developers will be encouraged to follow the guidelines in other cases.

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creating our neighbourhood plan

Theme

“The Broadway area comprises the ‘heart’, ‘town centre’, and ‘main street’ of the Nutana community. Established as a temperance colony in the late 19th century, Nutana is one of Saskatoon’s most desirable neighbourhoods, due in large part to its historic ‘small town’ charm, the success of Broadway Avenue commercial area, and the proximity to the Downtown and the University of Saskatchewan.

Broadway

Heritage

Core

Neighbourhoods are constantly changing and evolving, and Broadway Avenue and the Nutana Neighbourhood is no exception. At the heart of Saskatoon’s original neighbourhood, the Broadway area has been the social and commercial core for over 125 years. In more recent years, the area’s central location, and its unique history can character, and the distinct mix of restaurants and stores has attracted new residents and visitors to the neighbourhood, contributing to the revitalization that has made Broadway Avenue a region-wide destination.”

Notwithstanding the intent of this document to control aspects of architectural development in the Broadway Commercial Area, the controls or guidelines provide direction for the quality of design for a variety of built form elements. As a means for ensuring that new buildings reinforce and enhance the best qualities of the Broadway area. Therefore the projects must support the theme of “**Broadway Heritage Core**”.

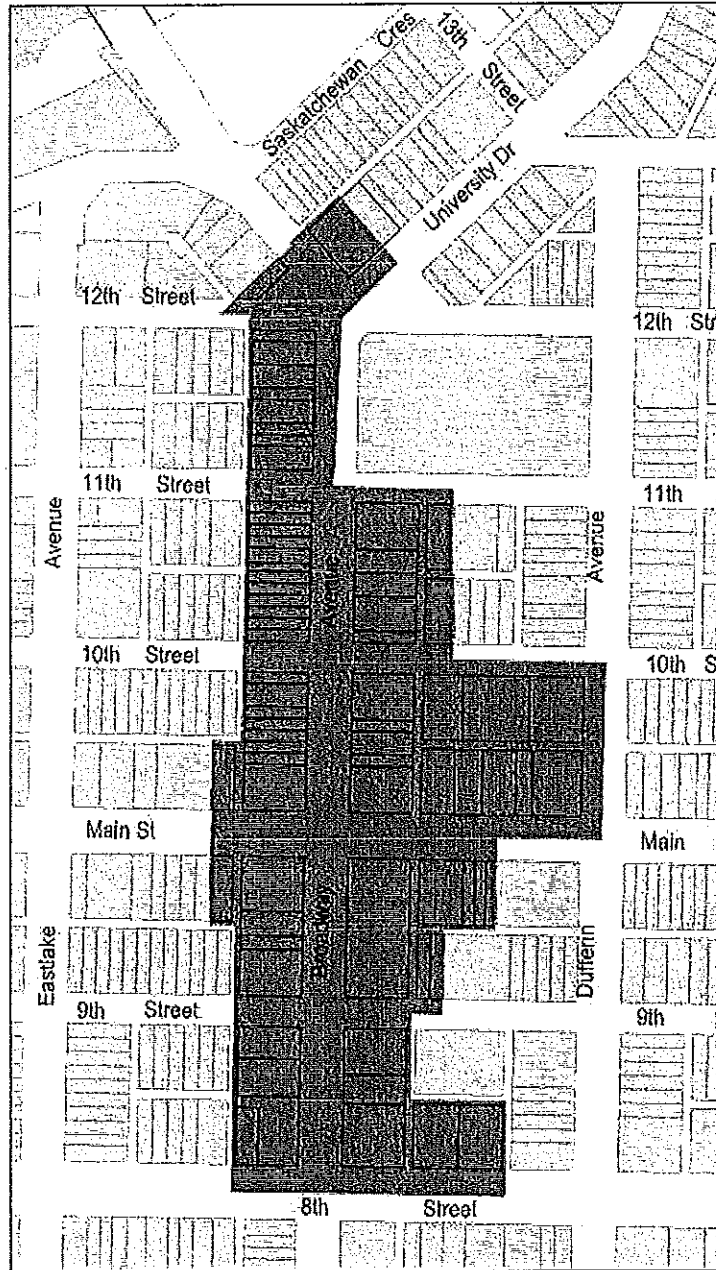
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Development Principles

A central objective is to ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, as well as contribute to the enhancement of the public realm. Informed by the consultation process and rooted in good planning and urban design practice, the key principles include:

- ❖ Protecting heritage resources and retaining their visual prominence.
- ❖ Protecting and strengthening established low-rise residential areas and ensuring compatible infill development and sympathetic developments in adjacent higher density areas.
- ❖ Ensuring base building conditions that form an appropriately scaled and designed street wall that reinforces the desired character at the street level.
- ❖ Ensuring appropriate building massing and height taking into consideration existing and permitted heights; proportional relationships to streets; and, visual and physical impacts on pedestrians and adjacent areas.
- ❖ Ensuring that new developments provide for appropriate transitions between areas of differing intensities and scales.
- ❖ Reinforcing important intersections and corners through massing and design.
- ❖ Well designed and articulated buildings that positively contribute to the quality and animation of the streetscape and the overall defining character and image of the area.

Map of B5B Area



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1

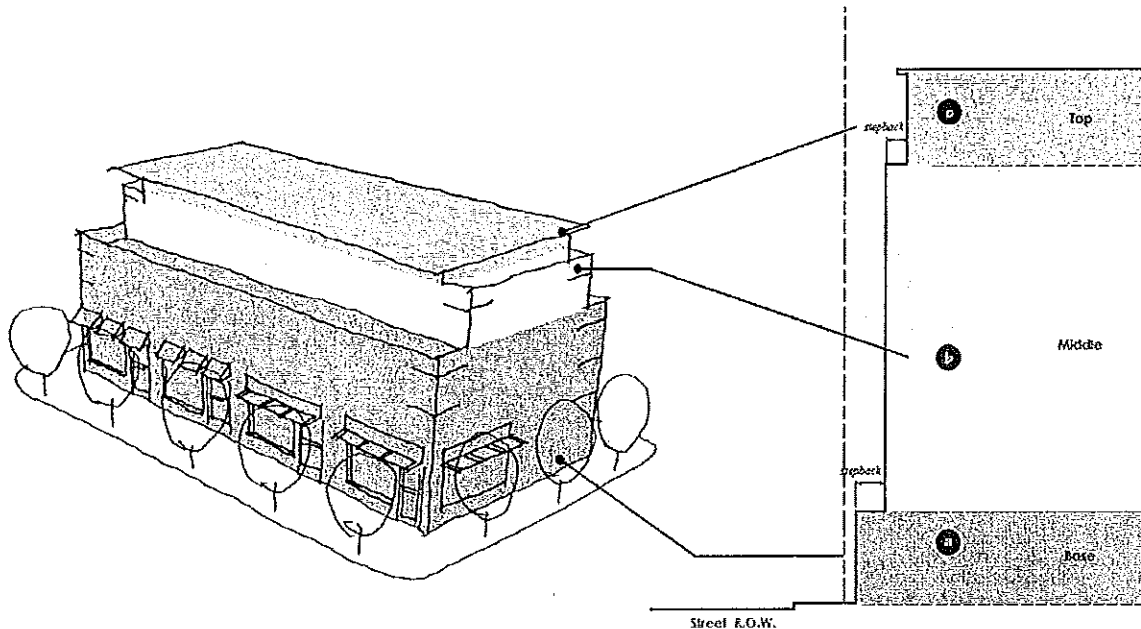
Building Expression

Buildings should reinforce a *base*, *middle*, and *top* in their design.

Base – Within the first three storeys of a building, a clearly defined base will contribute to the quality of the pedestrian environment by providing animation, transparency, and articulation.

Middle – The body of the building should contribute to the physical and visual quality of the overall streetscape.

Top – The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the streetscape.



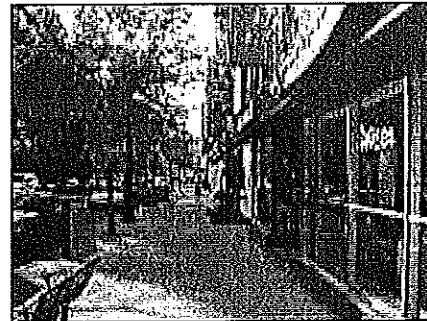
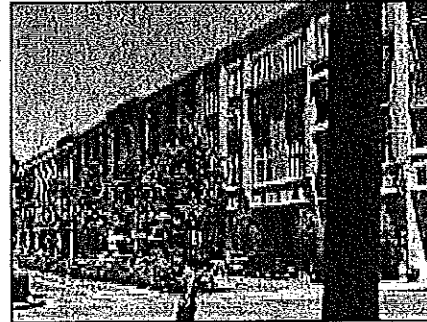
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2

Orientation and Placement

Buildings can enhance the pedestrian environment by creating a sense of enclosure. This is achieved by framing the street with parallel aligned buildings and providing the appropriate levels of animation and use.

- ❖ All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.
- ❖ A minimum of 70% of the front building line shall be located within 1.0 metre of the front property line.



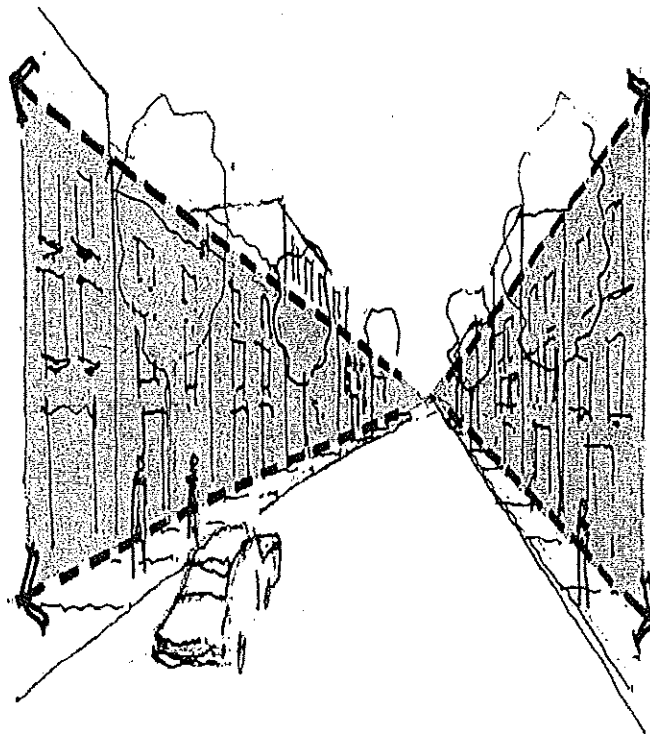
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3

Street Wall

The street wall has the greatest impact on the character of the street experience. The key design objectives for street walls in the Broadway Area ensure visual continuity, pedestrian scale, animation and design quality.

- ❖ A street wall of a new building should align with those of neighbouring buildings or have the same setback as the predominant buildings on the block.
- ❖ The height of the street wall should be consistent with historic heights of no greater than 3 storeys and no less than 2 storeys. Levels above the street wall should be set back to reinforce a low-rise interface with the sidewalk.
- ❖ The height of ground-level floors should be visually prominent and no less than 4.5 metres for commercial and 4.0 metres for residential uses.



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4

Heritage Contexts

New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings.

General Guidelines

New buildings should avoid historical misrepresentation by not replicating past architectural styles.

New buildings should consider and respect the scale, material and massing of adjacent heritage significant buildings.

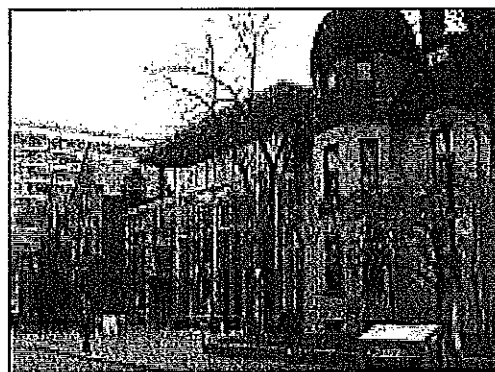
Façade Articulation

New buildings should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders, including windows and entries, are aligned with neighbouring heritage buildings or the established pattern on the block.

Façade Materials

New buildings should consider materials and colours evident in existing heritage significant properties.

Building materials should be chosen for their functional and aesthetic quality. Exterior finishes should exhibit quality of workmanship, sustainability, permanence, and ease of maintenance.

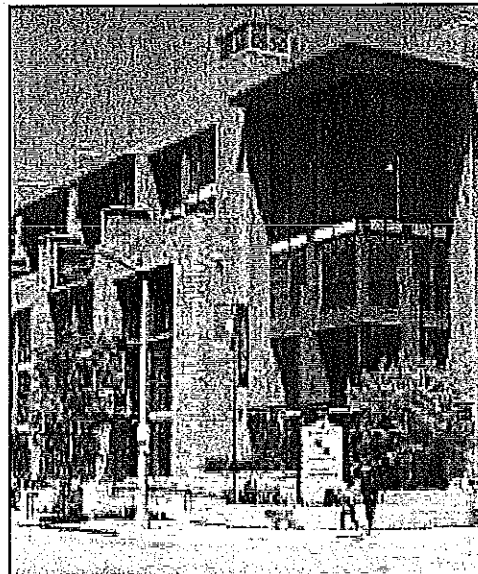
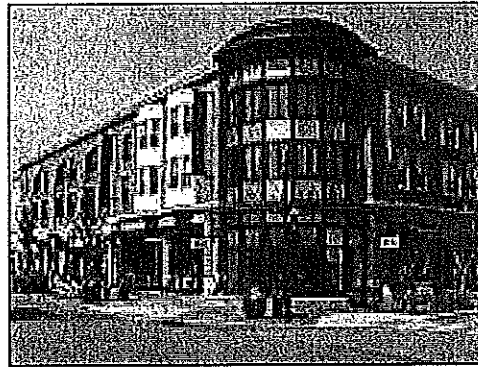


5

Corner Sites

Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections. To enhance the distinction of new buildings at Key Corner Sites, modest exceptions to stepbacks and height restrictions should be permitted to encourage massing and designs that accentuate the visual prominence of the site.

- ❖ New developments on all corner sites should orient to both street frontages.
- ❖ Corner entrances should be encouraged wherever possible to address the two street frontages.



6

Storefronts

Well proportioned and designed storefronts can provide animation and visual interest at the sidewalk.

- ❖ To reflect the existing character and context, storefronts should generally have a frontage in the range of 7.5 metres but not greater than 15 metres.
- ❖ Where frontages are greater than 7.5 metres, they should articulate narrow storefronts in the design of the facade.
- ❖ Storefronts should have a minimum of 75% glazing to maximize visual animation.
 - Clear glass should be used for windows and doors along the street-level façade. Dark tinted, reflective or opaque glazing should be discouraged for storefronts.
- ❖ Storefront entrances should be highly visible and clearly articulated. Entrances should be located at or near grade.
- ❖ Storefront signage should be consistent with the signage guidelines, but add diversity and interest to the street.
- ❖ Weather protection for pedestrians is encouraged through the use of awnings and canopies.



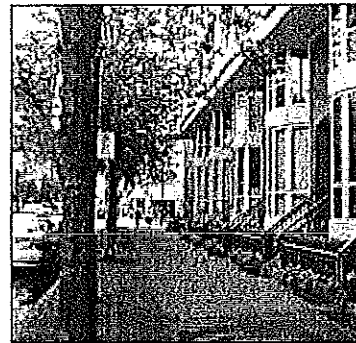
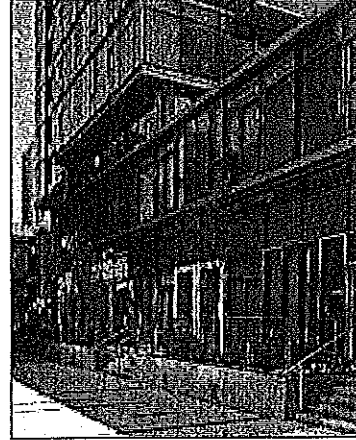
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7

Residential Street Access Units

Where retail is not required, and residential uses are proposed at-grade, the following guidelines apply:

- ❖ Residential uses at-grade should include individual units accessed from the street.
- ❖ Appropriate front yard privacy measures should be considered such as setbacks, landscaping, and porches.
- ❖ Access to the individual units should be clearly visible, and the scale, rhythm and articulation of the street wall should be consistent with the residential character of adjacent neighbourhoods. Grade-level units should be designed to accommodate live-work opportunities and potential conversion into commercial or retail uses.

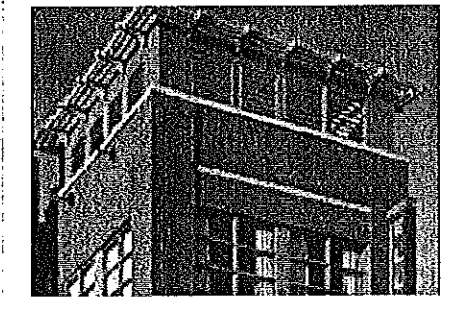
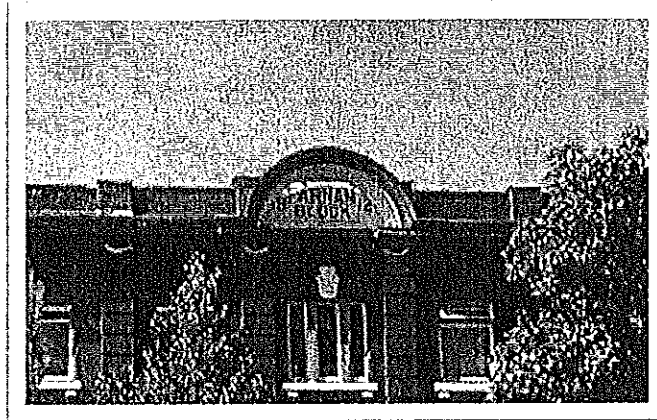
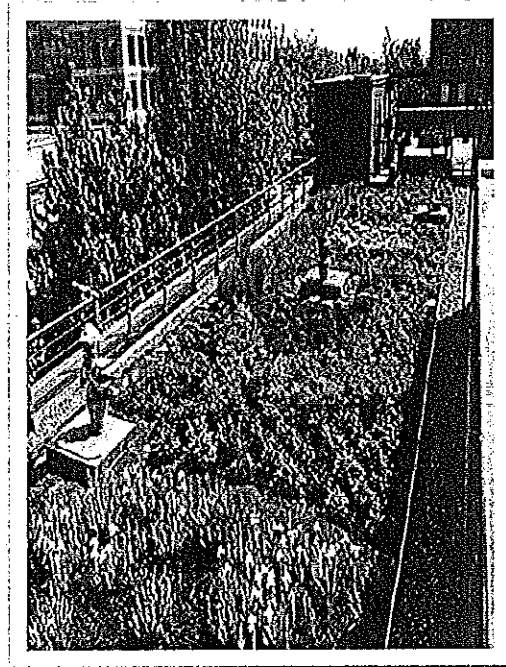


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Roof Treatment

The design of the roof can make an impact on the character of the streetscape, especially from great distances. Roofs are also seen from other buildings of equal or greater height.

- ❖ The expression of the building top and roof should be clearly distinguished from the rest of the building through treatments such as stepbacks, change in materials, cornices lines, and overhangs.
- ❖ Mechanical penthouses should be integrated with the architectural treatment of roofs and/or screened from view.
- ❖ Green roofs should be encouraged.



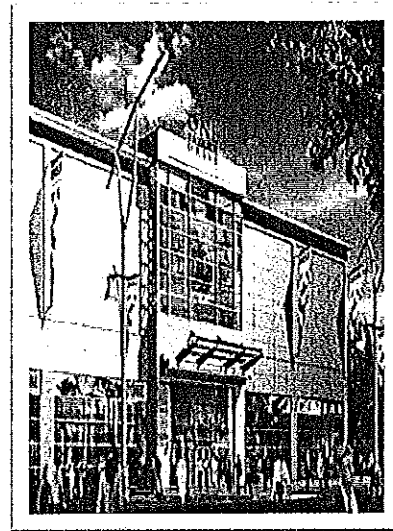
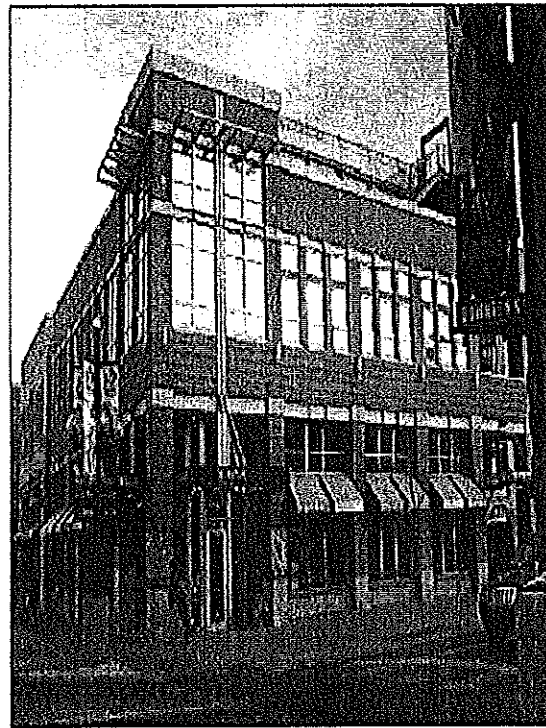
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9

Above Grade Parking

Wherever possible, parking for new developments should be provided at the rear or below-grade and accessed off the rear lane. However, where parking is provided above-grade within the base building, the following guidelines address the design and quality of such structures.

- ❖ Direct access for parking, loading, and service areas from the street should be discouraged.
- ❖ Where an above-grade parking facility fronts on a street, the ground-level frontage should incorporate retail, public or other active uses.
- ❖ Above-grade parking structures should be designed in such a way that they reinforce the intended built character and blend into the streetscape.



10

Material & Architectural Quality

New developments should ensure excellence in architectural design and in the use of high-grade materials, particularly at street-level. A key objective of the Broadway 360^o Development Plan is to achieve a balance between consistencies in design quality and street interface, while enabling individual expression in new developments. Key guidelines for architectural and material quality include:

- ❖ The Broadway area has a rich history of development that is reflected in the Prairie-style ‘main street’ buildings that are constructed in a variety of materials. New developments should seek to contribute to this mix and variety.
- ❖ Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, longevity, sustainability and ease of maintenance.
- ❖ Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.
- ❖ In general, the appearance of building materials should be true to their nature and should not mimic other materials.
- ❖ Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass and metal siding utilizing exposed fasteners should be discouraged.

Recommended Materials	Not Recommended Materials
Brick	Vinyl siding
Stone	Plastic
Wood	Plywood
Glass	Darkly tinted or mirrored glass
In-situ concrete	Concrete Block
Pre-cast concrete	Metal siding with exposed fasteners



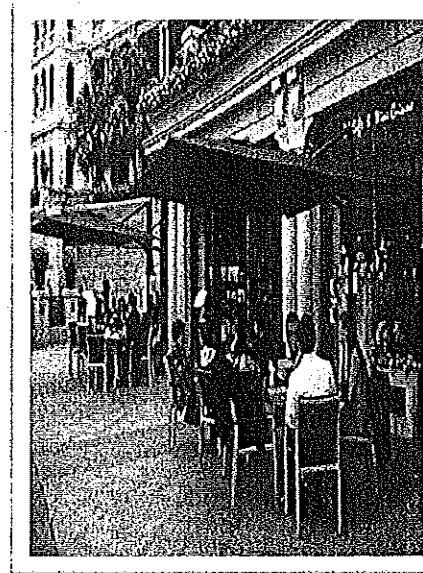
11

Sidewalk Cafes

Sidewalk cafés enhance the vibrancy of street life, further enable social interaction, and are major destinations in the warmer months.

Sidewalk cafés should be encouraged throughout the Broadway Area provided there are no conflicts with adjacent land uses and they are able to be accommodated within the existing sidewalk width dimensions without encumbering pedestrians.

- ❖ Where permitting, small sidewalk cafés should be encouraged along streets with narrower sidewalks as well.
- ❖ Sidewalk cafés should be designed to contribute and integrate into the streetscape.
- ❖ Curb bump-outs should be encouraged at all corners to provide for additional sidewalk café opportunities.
- ❖ Rear yard and roof top patios should be directed to properties that are not directly adjacent to residential neighbourhood.

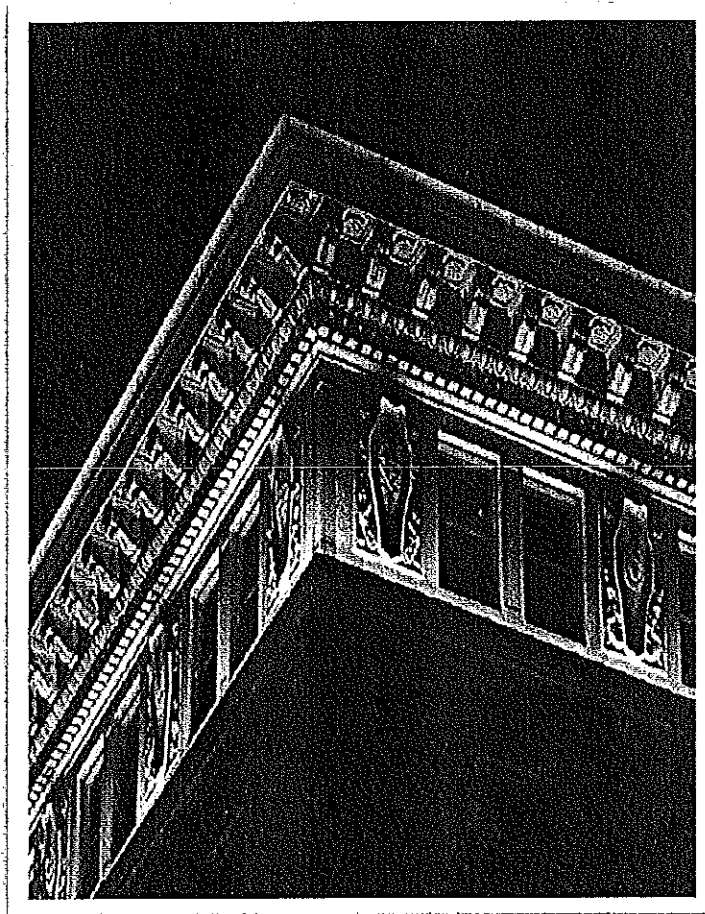


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Building Lighting

The image and experience at night is an important aspect of any mixed-use area

- ❖ Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.
- ❖ Heritage and institutional buildings, as well as landmark elements such as public art, steeples or distinctive rooflines, should be illuminated.
- ❖ Subtle night-lighting of retail display windows should be encouraged.

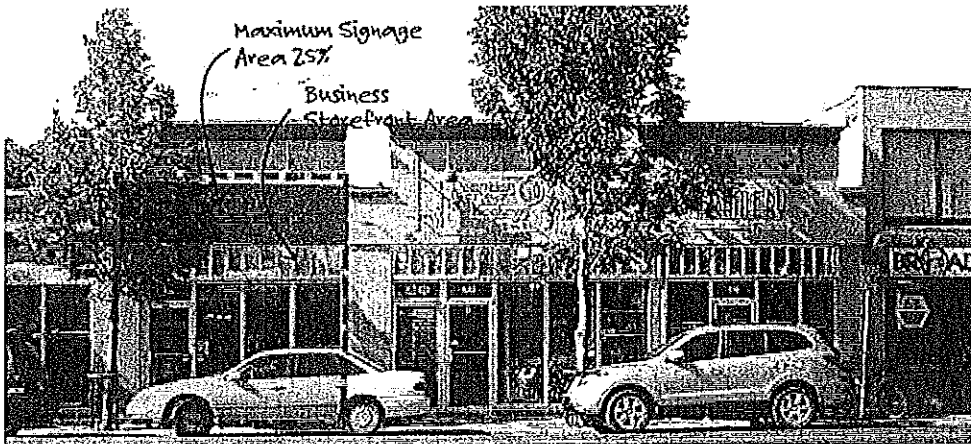
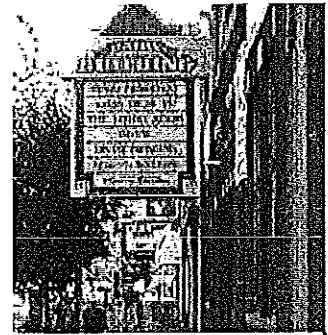


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Signage

Signage plays an important role in the overall image of any area. Signs should contribute to the quality of individual buildings and the overall streetscape. This includes compatibility with heritage buildings, where appropriate. High quality, imaginative, and innovative signs are also encouraged.

- ❖ The maximum signage area for storefront signs should be no more than 25% of the business storefront.
- ❖ Back lit illuminated rectangular sign boxes are discouraged.
- ❖ Signage should not obscure windows, cornices or other architectural elements.
- ❖ Signage should aid pedestrians and drivers in navigating the area, especially at night.
- ❖ Billboards, super boards, and roof mounted signs are not permitted.



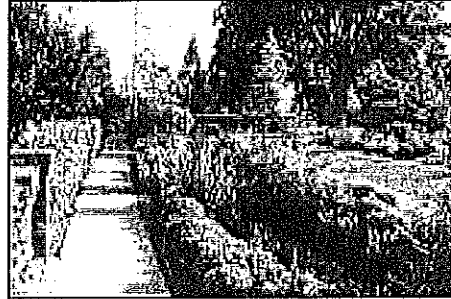
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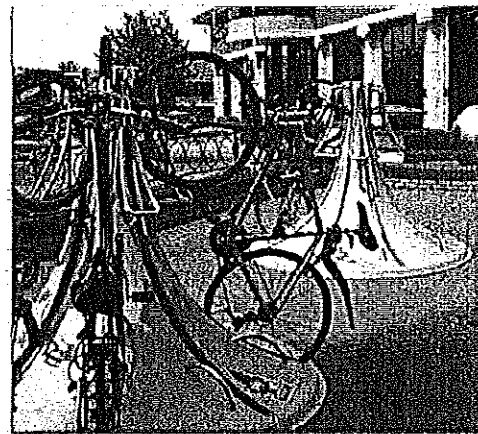
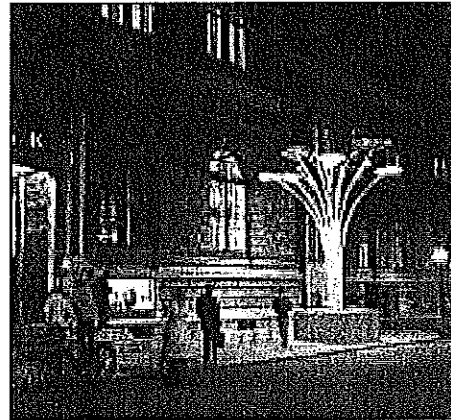
Sustainable Design

Conservation of natural resources and systems should be a primary consideration in the planning, design, and construction process. To achieve this, all proposed projects should strive for sustainable building practices. This includes public as well as private development, and encompasses streets, parks, and buildings.

New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment.



Surface paths from the street to explore in a natural setting.



List of Terms

- ❖ **Animation** concerns spaces that have an animated quality; liveliness; movement; activity.
- ❖ **Articulation** is the emphasis or accentuation of different parts of a building so that they are distinct and stand out clearly.
- ❖ **Building setback** is the distance at-grade (ground level) that the building is set back from the property line.
- ❖ **Building setback** is the distance, above the base building, that the remaining portion of the building (building cap) is set back from the face of the base building.
- ❖ **Cornice** is a decorative molding that crowns a building.
- ❖ **Floor Area Ratio (FAR)** is the ratio of gross floor area of the building divided by the site area.
- ❖ **Glazing** is the part of a wall or window that is glass.
- ❖ **Mechanical Penthouse** is the covering or enclosure on the roof of a building that houses mechanical systems or equipment for the building.
- ❖ **Rhythm**, in architecture, is the repetitive or alternating use of visual elements to create a pattern.
- ❖ **Transparency** refers to the degree to which people can see or perceive what lies beyond the street edge, often through windows, doors, fences and landscaping.
- ❖ **Parapet** is a low wall projecting from the edge of a platform, terrace, or roof.
- ❖ **Storefront** refers to an area on the frontage of a building that is delineated by features to indicate a separate or distinctive “frontage”. Larger building frontages should be divided into narrower storefronts to create visual animation and visual interest at the sidewalk.

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Broadway 360 Technical Workshop
Cosmopolitan Senior Citizens Centre – 614 11th Street East
January 24, 2012
5:30 pm

On behalf of the Broadway 360 Steering Committee, Sarah Marchildon, Executive Director of the Broadway Business Improvement District, thanked everyone for attending this technical workshop on proposed land use changes. The purpose of tonight's meeting is to review the proposed B5B Zoning District and proposed Architectural Control District for the Broadway commercial area. Tim Steuart will give a presentation with question period following. After formal part of meeting, the Steering Committee will be around for more one on one discussion.

Broadway 360 Land Use Implementation
Tim Steuart, Senior Planner, Business License & Zoning Compliance Section

A bit of background. This came together from a unique cooperative effort between property owners, residents, and the BID to make Broadway a better place. A comprehensive study was done with the goal of recognizing that Broadway is a special area, a cool area created with pedestrian environment. Everyone involved didn't want to assume it will stay this way forever, but there was a desire try to ensure it does. The Steering Committee has come up with a very good plan. One issue was zoning and to ensure the zoning treatment is satisfactory to all.

All properties in the Broadway Commercial Area currently zoned B5 (Inner-City Commercial Corridor) are proposed to be rezoned to the new B5B (Commercial Zoning District), a zoning district designed exclusively for Broadway.

The new B5B includes changes to the permitted uses and development standards. Also, all B5B-zoned properties would be subject to an Architectural Control District.

Saskatoon is growing strongly and we need to grow up as well as out, creating the urban living room.

- The first three storeys matter most.
- Density done properly has many benefits.
- The stepback enhances the pedestrian experience.

What factors will affect the overall height of a building?

- Gross Floor Area Ratio (7:1) which means that the maximum building volume can be 7 times the site area
- Site size (bigger, taller buildings can be built on larger sites)
- Height of base building (must be a minimum 7.5 metres to a maximum of 12 metres)
- Setback and stepbacks (must meet minimum requirements, setbacks affect the overall building form and height)
- Parking
 - Amount of required parking

- Location of parking (at grade at rear of site, below grade in parking structure, or above grade in parking structure)

Do not want building setback from the street. Requirement that at least 70% of building face the street, setback for courtyard. Removed service stations and commercial parking lot from permitted uses. Parking provision is currently 1.25 parking spaces for residents and 1 visitor for every 8 dwellings. This has been reduced to 1 parking space for residents while visitor parking has remained the same. Nothing set for commercial buildings and not proposing changes as it is usually self-regulating since developers understand that providing parking helps to attract potential tenants, so a minimum parking provision does not seem necessary.

The proposed B5B Zoning District would be subject to an Architectural Control District (ACD) intended to preserve the physical character of the area.

The ACD would contain a set of design guidelines, known as the Broadway Commercial Area Design Plan that all new development in the B5B District must conform to. Establishing an Architectural Control District (ACD) allows for enforceable design controls in the Broadway Commercial Area.

Currently, the only ACD in Saskatoon is River Landing, which for the most part, is new buildings and the land was mostly owned by City. This would be a first in Saskatoon with infill or a character area, maybe even the first in Saskatchewan. This has long been standard in other provinces and the U.S.

Councillor Clark stated this process involved a collection of groups that came together with different views and have created something not only for Saskatoon, but the whole province. Everyone walked down the street and pointed out their issues and these issues helped develop the guidelines through this consultative process.

The goal now is to find out what the public thinks of this proposal, before taking it to City Council.

The process for ACD is an application for development permit which is then reviewed by a committee of design professionals from landscape, architectural, community planning backgrounds. The committee has approximately 15 members, with 3 selected to review each application. The entire process usually takes about 60 days. It is on a professional level and not just someone's pet peeves or personal preferences.

There are 14 design guidelines in the Broadway Commercial Area Design Plan

1. Building Expressions

- Buildings should reinforce a *base*, *middle*, and *top* in their design.
- Within the first three storeys of a building, a clearly defined *base* contributes to the quality of the pedestrian environment.
- The *middle* or body of a building should contribute to the overall quality of the streetscape.

- The *top* or roof should be distinguished from the rest of the building.

2. Orientation & Placement

- All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.
- A minimum of 70% of the front building line shall be located within 1.0 metre of the front property line.
- Buildings can enhance the pedestrian environment by creating a sense of enclosure.

3. Street Wall

- A street wall of a new building should align with those of neighbouring buildings or have the same setback as the predominant buildings on the block.
- The height of the street wall should be consistent with historic heights of no greater than 3 storeys and no less than 2 storeys.
- Levels above the street wall should be set back to reinforce a low-rise interface with the sidewalk.

4. Heritage Context

- New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings.
- General Guidelines – New buildings should avoid historical misrepresentation by not replicating past architectural styles, and should respect the scale, material and massing of adjacent heritage buildings.
- Facade Articulation – New buildings should ensure the horizontal and vertical architectural orders including windows and entries, are aligned with neighboring heritage buildings or the established pattern on the block.

5. Corner Sites

- Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections.
 - Designs and massing of corner buildings should accentuate the visual prominence of the site.
 - Corner buildings should orient to both street frontages and, wherever possible, have entrances that address both frontages.

6. Storefronts

- To provide animation and visual interest, storefronts should have:
 - A frontage in the range of 7.5 metres.
 - A minimum of 75% glazing to maximize visual animation.
 - Entrances that are highly visible and located at or near grade.
 - Signage that adds diversity and interest to the street.
- Dark tinted, reflective, or opaque glazing should be discouraged for storefront glazing

7. Residential Street Access Units

- In buildings where residential uses are located at-grade:
 - The individual units should be accessed from the street

- Appropriate front yard privacy measures should be taken
- Access to the units should be consistent with the residential street character in Nutana

8. Roof Treatment

- Roof design should consider the following guidelines:
 - The use of stepbacks, changes in materials, cornice lines and overhangs
 - Screen mechanical penthouses from view
 - Green roofs are encouraged

9. Above Grade Parking

- Where parking is provided at grade, the following guidelines address the design quality of the facility:
 - Direct access from the street is discouraged.
 - Ground level retail should be incorporated, where the parking structure fronts a street.
 - Parking structures should be designed to reinforce the built character and blend into the streetscape.
- Broadway 360° recommends that, wherever possible, parking should be provided in the rear yard or below grade, and should be accessed from the lane.

10. Material & Architectural Quality

- New developments should contribute to the Prairie-style Main Street building style that exists
- High quality materials should be chosen that are both functional and aesthetically pleasing
- Materials chosen should not mimic other materials
- A key objective of Broadway 360 is to achieve a balance between consistencies in design quality & street interface, while enabling individual expression.

11. Sidewalk Cafes

- Should be encouraged along all sidewalks
- Should contribute and integrate into the streetscape
- Corners with "curb bump outs" could provide additional opportunities
- Rear yard and roof-top patios should not abut residential areas
- Sidewalk cafes should be encouraged, provided they don't cause land use conflicts or encumber pedestrian movements.

12. Building Lighting

- Both landscape and architectural features can be highlighted
- Landmarks & distinctive features of buildings should be illuminated
- Subtle night lighting of retail displays should be encouraged

13. Signage

- Storefront signs should be no more than 25% of the business storefront
- Should aid pedestrians & drivers, especially at night

- Backlit rectangular sign boxes should be discouraged
- Signage should not obscure building features.
- Signage Group 5, in the City of Saskatoon Zoning Bylaw is applied to Broadway Avenue

14. Sustainable Design

- Projects should strive for sustainable building practices
- When adaptive reuse projects are undertaken to rehabilitate historic buildings, the old and new should be compatible in terms of historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment

Questions:

- Could you briefly describe gross floor space exemptions for parking?

Under the B5 Zoning District currently, certain things are exempt from, like indoor parking is not counted towards the total area of the building. E.g. you have a parking floor it does not count as gross floor space. Steering committee was concerned about very large and tall buildings also providing a significant amount of above grade commercial parking. Parking above grade will count towards the ration with the exception of the parking you need for the building itself. We will look at the parking area and the parking you have to provide for dwelling units and the parking for commercial area at rate of 24 square meters plus the drive lanes and the ramps. We will credit that back to you; it will not count toward parking structure.

- Parking with mixed used development, how do you treat the artist who works and lives in place?

The live/work unit would count as a residential dwelling, so one parking space would be required.

- Are there still no parking requirements for commercial property?

No, this remains the same.

Comments:

- It is a huge challenge task to bring this into place. Almost to mold into a campus area. Guidelines are good to control design, but if too wide open it's difficult to administer. However, you don't want it too stringent either. Couple concerns with the first two guidelines.
 - Base, middle and cap seems simple and perfect, but concern with wall aspect of a 2 or 3 storey building, not sure if good for street. Maybe need to have a restriction of number of stories as well. Need more to guide this.
 - 70% frontage and street wall... How will this affect the Extra Foods or Oskayak School if they change ownership?

- Signage and indirect architectural lighting sections are good.
- Storefront is critical for this process.

Tim noted many issues will be covered off by codes as they are more stringent than guidelines can be.

- Some concern with the height allowed for building, seems allowance is too high. Buds is 5 stories and that is fine, but going 12 stories seems high.

Tim noted the ratio of the historic building height will be followed.

- Good solid principle, it allows for a bit of variety, very sound, but is there any room allowed for odd variety that still maintains the character?
- It seems like the smaller lots may not be able to follow the 7:1 ratio.

Tim noted it is important to maintain the pedestrian feel.

- Last area is sustainable design, which is about providing general encouragement and not specific guidelines.

Tim stated the design and statement of intent. It is more becoming the norm, it is good business sense. Don't really need to regulate it as it is the way of good business, much the same as the parking provision.

- **Is there a goal regarding the ratio of residential to commercial property?**

There is no specific quota, but the goal is to have mixed uses. Fact of the matter is Broadway is a very healthy area of mixed use and hope it will continue.

Tim thanked everyone for their time and reminded the group that the Steering Committee members will be around for anyone who wishes to have a more one to one conversation.

For more information please visit: www.broadway360.ca

Public Open House
Broadway 360 Land Use Implementation
Proposed B5B and ACD
Thursday, January 19, 2012

Comments:

1.
 - In planning guideline has thought been given to right to sunlight. As a solar installer and local resident I can imagine objections to shading from new development.
 - Any encouragement or incentives for green buildings practices.
 - Would existing proposed development in old car was site on Main Street be subjected to new guidelines.

2.
 - I am very pleased with what the 360 committee has come up with.
 - Really like the stepbacks for taller buildings.
 - Glad you kept heritage context
 - Above grade parking that was good to see well designed.
 - Kudos to all the people who have put time and energy into this project.
 - I totally support it
 - Final comment – I don't want buildings higher than 12 stories but understand the ratio and compromises that had to be made.

3.
 - Excellent consultative process and result!

4.
 - A slide during the presentation briefly mentioned "sustainable design" as an architectural control. I'm curious as to what these sustainable initiatives entail. Sustainability is a fashionable word; I hope it is more than just a buzz word. Are LEED standards being considered?

5.
 - I support the ACD but I believe that some people find the term (particularly "control") threatening and scary. I understand the term's ubiquity but perhaps a terminology change could ease acceptance.
 - Unrelated: I'd like to see more attention paid to streetscaping – the current crosswalks, for example, suck. I'd like to see Farmer's Market/River Landing – style bricked crosswalks on Broadway to enhance the pedestrian experience and calm traffic.

6.
 - I am new to Saskatoon so my questions might be silly/irrelevant:

- Is Broadway 360 expected to change the current zoning bylaws? If not, which rules/plans over-rides the other?
- Is every compatible and "in line"? For example, 7:1 ratio vs what height is currently allowed.
- Might be something to be careful about

7.

- An opportunity to "fix" the building height anomaly on Broadway. The wrong message is being set to the development community that this height and building mass is what the community supports for the immediate and future. This is ludicrous. The city has the right (legally) to change these anomalies and wake certain the design future desired by citizens – not just a few landowners. Height, the B5B height, belongs downtown. Graduate the height downward away from the core. Look at S.E. Falsecreek (Vancouver) Olympic village relative to downtown Vancouver.

8.

- I like this plan a lot, very good work.

9.

- Very good to see progress of any kind in keeping our distinct livable for our families.
- Concerns:
 - "Parking should be accessed from the lane" – What is the impact on residences in the area, will there be extra upkeep on those lanes?
 - Boundaries you have excluded, the area across 8th Street (south side 8th St & Broadway). Which have been 2 areas that have seen changes (Shell Station) and the "M" Zoned area on Broadway across from the
 - Catholic Church. This is important to!! Why excluded?
 - Concerned by the "should" language like "rooftop patios should not abut residential" – does that mean they still can? Can an existing building add a rooftop because it isn't a new building?
- I realize the zoning is different but couldn't it be included in the future.

10.

- I do not notice any standard recommendations (rules) for the usage of lanes that border residential areas.

11.

- Overall I think you've done a really good job with the new proposed Zoning District and the important move to create enforceable design guidelines for new development in the complementary Architectural Control District.
- I have one comment that is aimed at improving the Architectural Overlay District Design Guidelines.
 - Under the "Storefronts" guideline, please consult the recently approved Phase One of the City Centre Plan, which the Broadway Commercial area

is a part of, on p. 74, where it gives guidelines/indicators for Attractive Ground Floor Frontages. Also see p. 126-127 Opportunities, "From a few dispersed main streets... to a network of active streets." The current "Storefronts" guideline is not strong enough to give affect to the opportunities proffered in the Public Spaces Activity and Urban Form Strategic Framework (November 2011).

12.

- We have a unique neighbourhood on Broadway as it stands right now, why do you want to change it by wanting to put up highrisers? We like it the way it is right now. We wouldn't have moved to this area if we didn't like it. Besides, the more highrisers there are, the less seen a person gets, the more cranky the people become, then there is more traffic and more crime. You people in City Hall can only think of getting more money in your pockets, so it comes down to being greedy.

13.

- My thanks to all the people who worked on this project! A lot of thought and hard work has obviously gone into keeping our neighbourhood the great place it is to live. I, like many, am a bit disappointed with the height restriction issue, but I think they came up with some good compromises. I also didn't hear anything about the number of highrises that could be built. I fear the area will become overly congested with overly expensive apartment buildings. I appreciate the diversity we now have in Nutana and would miss it if we only lived around luxury condos. Just a thought. Hopefully, this can be passed at City Council ASAP. Thanks again. The meeting was very informative.

Submitted via Broadway 360 website:

14.

- I think the type of successful community that Broadway has been since it was redeveloped almost 30 years ago, is one that is people driven rather than architecture driven. Though heritage buildings provide a basic element, with new construction a sort of stylized ambience can be built, but the hollow act of simply inserting nice looking buildings won't prove fruitful for the continued success of the district in the long term.

My belief is that architecture should follow use and that design is for people to work, live and play in, and this can be satisfied through community building that essentially relies on establishing mixed use and mixed levels of affordability.

The things that make Broadway special are the people who live and work there every day. The owner-operator businesses provide the attraction to people coming into the area for the unique shops and restaurants. The BBID support every aspect of day-to-day life and year round events that Saskatoon has

become known for – unfortunately these independent businesses are fading with the end of each lease period and may soon be gone. Housing is a prime issue in Saskatoon; increased density can be achieved gracefully through multi-level-use planning.

What I suggest is that we, in whatever way it can be arranged, strive to put in place in a rule book to guarantee we can grow and preserve at once, for example: the B5B outlines the perimeters, sets heights defines set backs etc. But it's the 'inner workings' of a building that will contain and define whether or not a building is successfully integrated to support the community.

To adhere to an integration and affordability platform will ensure that each building is designed in measured percentages that include mixed use lease and resale units – a variety of sizes of each type of unit (because size determines market value, lease rate, sale price, etc), and a variety of each unit per a percentage of each of type of use; be it retail, office or residential.

That this kind of coding of multiple use, multi-layered affordability could be what in fact defines a very healthy future for Broadway. And this may be the only way we can ensure that Broadway remains a people place, that there will be something for everyone by-design regulations for sizes and uses of interior spaces. In this way the 360 plan can fulfill its mandate, be a model, impress on developers that mixed use, community affordability is incredibly important to people now and future generations of the Broadway District and for that matter, anywhere in Saskatoon.

ZONING NOTICE

NUTANA NEIGHBOURHOOD – BROADWAY COMMERCIAL AREA PROPOSED B5B BROADWAY COMMERCIAL DISTRICT – BYLAW NO. 9053

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 9053, the Zoning Amendment Bylaw 2012 (No. 16), it is proposed to amend the Zoning Bylaw by adding a new commercial zoning district, the B5B District:

The proposed B5B Zoning District is intended to recognize the historic Broadway Avenue Commercial Area and to facilitate mixed-use developments, including a range of commercial, institutional, and medium to high density residential. This will be accomplished by providing development standards to ensure that new development enhances the existing urban environment along the Broadway Avenue Commercial Corridor. Amendments will be made to the parking and signage sections of Bylaw No. 7800 that are required due to the addition of this district.

REASON FOR THE AMENDMENT – This proposed B5B Zoning District will provide development standards to ensure that new development enhances the existing urban environment along this important commercial corridor. The B5B Zoning District will ensure that buildings have an identifiable base and cap, which will create a street wall to enhance existing pedestrian environments.

PROPOSED AC2 – B5B Architectural Control Overlay District – BYLAW NO. 9055

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 9055, the Zoning Amendment Bylaw 2012 (No. 18), it is proposed to amend the Zoning Bylaw by an architectural control overlay zoning district, the AC2 - B5B District.

The proposed AC2 – B5B Architectural Control Overlay District contains fourteen design guidelines that address the following: building expression, orientation and placement, street wall, heritage contexts, corner sites, storefronts, residential street access units, roof treatment, above grade parking, material and architectural quality, sidewalk cafes, building lighting, signage, and sustainable design. This bylaw will be applied in conjunction with the B5B Zoning District.

It is proposed that the design guidelines will be applied to the construction of all new buildings and where City funding is being requested under programs such as the Heritage Conservation Program, the Facade Renovation and Rehabilitation Program, and the Affordable Housing Program; and property owners and developers will be encouraged to follow the guidelines in any other cases.

REASON FOR THE AMENDMENT – The proposed AC2 – B5B Architectural Control Overlay District will provide direction to ensure high quality architectural design for new construction in the Broadway Commercial Area. It is intended to allow for flexibility and foster creativity in building design.

INFORMATION - Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, 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: 975-2993 (Paula Kotasek-Toth).

PUBLIC HEARING - City Council will hear all submissions on the proposed amendments, and all persons who are present at the City Council meeting and wish to speak on Tuesday, September 4th, 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 Tuesday, September 4, 2012 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaws.

1251-013-010

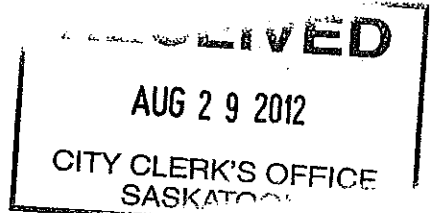
VICTORY MAJORS
INVESTMENTS CORPORATION



TEL. (306) 374-4333
FAX (306) 955-1566

350 - 103RD STREET E.
SASKATOON, SASK.
CANADA S7N 1Z1

August 29, 2012



Mayor and City Councillors
City of Saskatoon
222 3rd Avenue N
Saskatoon, Saskatchewan
S7K 0J5

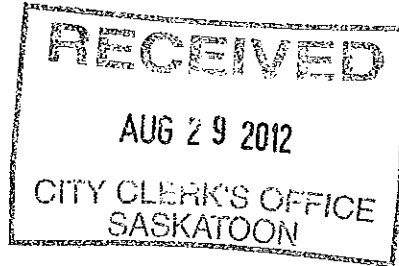
Re: Proposed Zoning Changes – Broadway Avenue – Bylaws Nos. 9053, 9054, 9055 & 9056

Your Worship and City Councillors,

I am writing this letter in response to the proposed changes addressed in the subject line. Victory Majors Investments Corporation owns a property in the area affected by this proposed zoning change. In this particular case we support the changes being proposed.

Sincerely,

John Nasser
President
Victory Majors Investments Corporation



August 29, 2012

City Clerk's Office
City of Saskatoon
222 3rd Avenue North
Saskatoon SK S7K 0J5

Re: Broadway 360's B5B Zoning & Architectural Control District

To His Worship and Members of City Council,

It has been an exciting endeavor for the Broadway Business Improvement District (BBID) to represent the district throughout the creation of the Broadway 360, and the subsequent Broadway 360 Land Use Steering Committee projects. Our financial support of the initial project clearly demonstrates the BBID's support and commitment from the outset.

The Broadway District is a vibrant, healthy, popular commercial area; one important to nurture, protect and maintain through its characteristics which attract people and business to the district. As a poignant demonstration of the district's success, Broadway Avenue was recently awarded one of three Canadian Great Streets, by the Canadian Institute of Planners.

Based on the dedicated work of fellow Steering Committee members, and the accepted near-consensus of these stakeholders and partners, the BBID supports the creation of the proposed rezoning to B5B and the overlaying Architectural Control District. It is our hope as a committee member, that the final recommendations before you are recognized as a community's effort to do the best for the Broadway District.

Sincerely,

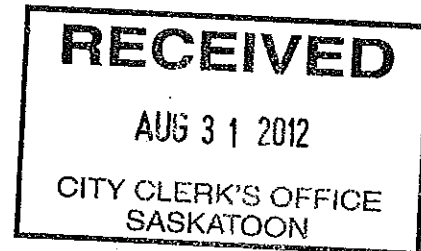
Sarah Marchildon
Executive Director
Broadway Business Improvement District

Get the Goods... on Broadway.

Mid-West Development (2000) Corp.

PART OF THE MID-WEST GROUP

100-450 - 2ND AVENUE NORTH
SASKATOON, SK CANADA S7K 2C3
TELEPHONE (306) 933-4838
FACSIMILE (306) 933-4121
E-MAIL midwest@mwdc.ca
www.midwestgroup.ca



August 30, 2012

His Worship and City Council
c/o City Clerk's Office
222 3rd Avenue North
Saskatoon SK S7K 0J5

Via email city.clerks@saskatoon.ca

Dear Mayor Atchison and Council members:


**Re: Proposed New Commercial Zoning District—B5B—Broadway Commercial District
Proposed New Overlay Zoning District—AC2—B5B Architectural Control Overlay District
Your File No. PL 4350 Z14/12 and PL 4350 Z19/12**

Nexus Holdings Inc. and Mid-West Development (2000) Corp. own several properties on Broadway Avenue and area that are affected by these proposed changes to the zoning.

There have been a lot of consultations with all parties affected by these zoning changes and a lot of thankless work by the Broadway 360° Steering Committee to come up with these changes. Our companies, and me personally, appreciate everyone's efforts to have come up with these compromise amendments.

We fully support these changes as contemplated on Broadway 360's website.

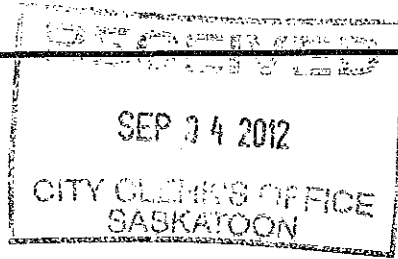
Yours truly,


Ken Achs
President

KA/lp

4351-012-010

From: williampeggy@sasktel.net
Sent: September 04, 2012 3:57 AM
To: Web E-mail - City Clerks
Subject: Proposed B5B and AC2 for Broadway Avenue



Good Morning,

I would like to request to speak to City Council on behalf of the Saskatoon Heritage Society concerning the proposed B5B and AC2 zoning for Broadway Avenue.

Peggy Sarjeant
674, University Drive,
Saskatoon

652-9801

3A) Dist. to City Council.
Sept 4/12.

674, University Drive, Saskatoon
4th September, 2012

Your Worship and Members of Council,

RE Broadway Avenue re-zoning to B5B and the Architectural Control Guidelines, ACD2.

To quote from the Heritage Society's booklet *Broadway: through Boom and Bust and ... Back again*, "Broadway was where it all started – the first commercial area in Saskatoon". Broadway has buildings with associations dating back to the days of the Temperance Colony and buildings that reflect Saskatoon's boom of 1911-1912. The Society has conducted walking tours down the street, drawing attention to its heritage significance, for almost 20 years.

We welcomed the *Broadway 360 Development Plan* of 2009 and looked forward to the implementation of many of its recommendations, in particular the protection and reinforcement of the "intact heritage resources" mentioned as a key element in the chapter on "Leveraging Distinct Character".

We appreciate very much the ensuing hard work of the Steering Committee which is behind the zoning proposal before us tonight. There is much to support. The fact that the City recognizes the value of the unique character of Broadway Avenue and wishes to protect and build upon it is a wonderful thing. The proposed introduction of Architectural Control Guidelines - which is a first for Saskatoon in an existing neighbourhood - should be celebrated – it is a huge step forward.

It could all have been so much better, though. Admittedly, the B5B zoning is an improvement on what is currently in place but it still doesn't provide for a height restriction on new buildings and still doesn't prevent the consolidation of narrow lots through demolition, thus enabling the building of new, larger structures.

In general, we support the ACD guidelines but take issue with the fact that they only apply to new buildings. Renovations to existing buildings will only fall under the guidelines if they receive municipal funding. We feel that the Signage guidelines, especially, could easily apply to existing buildings with little impact on the owner.

Current building owners will be "encouraged" to follow the ACD Guidelines. There is no indication as to how this will be achieved. We look forward to details of this process.

The emphasis throughout these proposals is on new development. The protection of heritage resources, a key element in the Development Principles, has taken very much of a back seat. How will these proposed Zoning Amendments mesh with the new Heritage Policy which is being brought forward for your consideration? Should we be re-considering them in the context of the Heritage Policy? Are there additional ways to increase protection of the heritage resources of Broadway Avenue? They deserve careful consideration for, after all, this is the place where Saskatoon was born.

Thank you for your consideration,

Peggy Sarjeant, for the Saskatoon Heritage Society

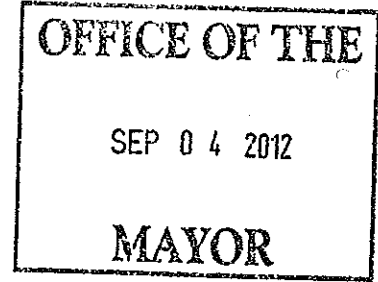
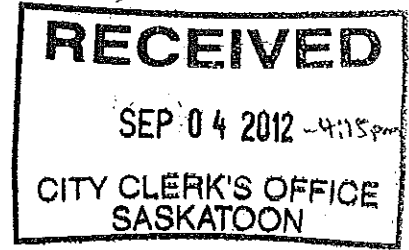
4351-012-010



THE FRESH GROUP

PUBS - HOTELS - PROPERTY

324 - 6th Ave N
Saskatoon SK S7K 2S5
Ph: 306 979 8300 Fax: 306 979 8301



August 31, 2012

HIS WORSHIP DONALD J ATCHISON
OFFICE OF THE MAYOR
222 THIRD AVENUE NORTH
SASKATOON SK S7K 0J5

RE: B5B ZONING DISTRICT

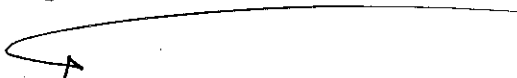
As the owner of a large parcel of real estate on Broadway Avenue, we feel that it is important to express our views to city council.

This letter is to express support of the proposed B5B Zoning District in the Broadway area.

It is the position of Fresh Properties that architectural controls are important to maintain the continued growth of property values on Broadway. Equally as important is the unique atmosphere of the Broadway area which these architectural controls aim to maintain. The importance of sight-lines, parking ratios and permitted use in a highly dense urban environment cannot be understated.

We trust that you will make the right decision for the Broadway neighborhood.

Regards,

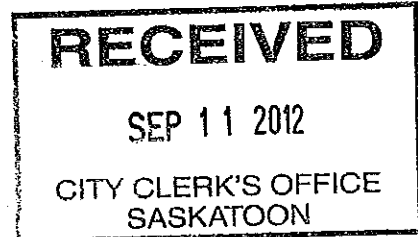

Andrew Kent/cm
Fresh Properties

4351-012-010

Mid-West Development (2000) Corp.

PART OF THE MID-WEST GROUP

100-450 - 2ND AVENUE NORTH
SASKATOON, SK CANADA S7K 2C3
TELEPHONE (306) 933-4838
FACSIMILE (306) 933-4121
E-MAIL midwest@mwdc.ca
www.midwestgroup.ca



September 10, 2012

His Worship and City Council
c/o City Clerk's Office
222 3rd Avenue North
Saskatoon SK S7K 0J5

Via email city.clerks@saskatoon.ca

Dear Mayor Atchison and Council members:

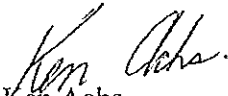
**Re: Proposed New Commercial Zoning District—B5B—Broadway Commercial District
Proposed New Overlay Zoning District—AC2—B5B Architectural Control Overlay District
Your File No. PL 4350 Z14/12 and PL 4350 Z19/12**

I was very disappointed in the delay of passing the above-noted zoning changes for the Broadway district. This process has been ongoing for almost five years. There has been ample time and notice given to all parties affected by these changes including public meetings, etc. Having less than one percent of property owners affected by these changes seems to me to be a slap in the face to all parties that took the time and effort to formulate these changes.

All of the objections voiced at the Tuesday September 5th Council meeting were addressed over and over by all affected parties and the amendments before Council reflected all of these efforts.

I fully support these proposed zoning changes and hope Council will consider doing the same. If Council *does not* pass these proposed zoning changes, it will be a detriment to the community and property owners and could in fact cause property values to decline over the long term.

Yours truly,


Ken Achs
President

KA/lp

4351-012-10



September 11, 2012

His Worship the Mayor and
Members of City Council
c/o City Clerk's Office
222 3rd Avenue North
Saskatoon SK S7K 0J5

Dear Sirs and Mesdames:

As a member of the Board of Directors of the Broadway Business Improvement District (BBID) for seven years, I volunteered my time for the betterment of the area. In my capacity as Chair of the BBID Board, I participated in the process of creating the proposed B5B zoning designation as a part of my professional responsibilities to that organization. During those five years, I tried to not let my personal opinions affect these responsibilities.

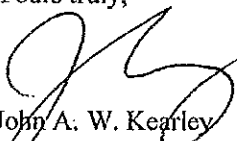
However, throughout the process it became apparent to me that design by committee is an arduous, expensive process. The results do not necessarily reflect the greater good of the city, but rather the greater good of the special interest groups who comprise the committee, be they residents or developers.

During my tenure as Chair, Broadway was presented with an award by the Canadian Institute of Planners as one of three of the greatest streets in Canada. It is important to recognize that this award was presented to the street under its current B5 zoning.

For over a hundred years, Broadway has had zoning in place that allows for high-density, unrestricted development. All of the character, individuality and quirkiness that we are so protective of today is the result. The economics of development have historically determined the best uses for the available land base, just as the market has determined what is viable. B5B represents a significant step in the opposite direction of this philosophy.

By limiting our opportunities in growth corridors like Broadway, we limit opportunities for our city to grow sustainably. As this City Council's decision will affect the area for the next century, I urge it to not support this rezoning.

Yours truly,



John A. W. Kearley
Executive Vice President

36)

BYLAW NO. 9055

The Zoning Amendment Bylaw, 2012 (No. 18)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 18).

Purpose

2. The purpose of this Bylaw is to incorporate regulations into the Zoning Bylaw which provide flexibility and foster creativity in building design for new construction within a design theme for the Broadway Commercial Area.

Zoning Bylaw Amended

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

New Section 14.5

4. Section 14.5 is added after Section 14.4:

“14.5 AC2 - B5B Architectural Control Overlay District

14.5.1 Purpose

The purpose of this section is to establish an Architectural Control District (“ACD”) overlay in the B5B – Broadway Commercial Zoning District (“B5B”). The Primary purpose of this ACD is to promote a selected design theme for the B5B zoning district.

14.5.2 ACD Overlay for B5B District

- (1) The B5B District is subject to an ACD overlay known as the B5B – Architectural Control Overlay District (AC2).

- (2) The architectural controls contained in the Broadway Commercial Corridor Design Guidelines apply in the B5B – Architectural Control Overlay District (AC2). The Broadway Commercial Corridor Design Guidelines are attached as Appendix “D” to this Bylaw and form part of the Bylaw.
- (3) All new development in the B5B – Architectural Control Overlay District (AC2), must conform to the guidelines contained in the Broadway Corridor Design Guidelines.”

Broadway Corridor Design Guidelines

- 5. The Broadway Corridor Design Guidelines attached as Appendix “A” to this Bylaw are added to the Zoning Bylaw as Appendix “D” to that 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

ARCHITECTURAL CONTROL DISTRICT 2

*B5B Architectural
Control Overlay
Zone*

360 BROADWAY
creating our neighbourhood plan

Introduction

The Broadway 360 Development Plan was prepared in 2009 and is a comprehensive development plan for Nutana's Broadway area that will help shape future public and private sector decisions and investments, including guidance on the uses and form of development that is appropriate for this area.

The Broadway 360 Development Plan was guided by the following five pillars:

1. Towards a Sustainable Nutana & Saskatoon
2. Healthy Neighbourhood = Healthy Broadway
3. Leveraging Distinct Character
4. Well Mannered & High Quality New Buildings
5. Pedestrians First

The Broadway 360 Development Plan recommended that an Architectural Control District (ACD) be implemented to complement the Development Framework (B5B Zoning District). The guidelines contained in the ACD will provide direction regarding the quality of design for built form elements. The guidelines will ensure that new buildings reinforce and enhance the best qualities of the Broadway area. The guidelines are intended to provide for flexibility and not be prescriptive and rigid in their interpretation.

These guidelines will be applied in the following:

1. New construction
2. In circumstances where the City of Saskatoon is providing funding for exterior and facade renovation through the Heritage Conservation Program or the Facade Renovation and Rehabilitation Program or any City of Saskatoon program that may be funding the project (i.e. vacant lot program, affordable housing)

Property owners and developers will be encouraged to follow the guidelines in other cases.

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Theme

“The Broadway area comprises the ‘heart’, ‘town centre’, and ‘main street’ of the Nutana community. Established as a temperance colony in the late 19th century, Nutana is one of Saskatoon’s most desirable neighbourhoods, due in large part to its historic ‘small town’ charm, the success of Broadway Avenue commercial area, and the proximity to the Downtown and the University of Saskatchewan.

Broadway

Heritage

Core

Neighbourhoods are constantly changing and evolving, and Broadway Avenue and the Nutana Neighbourhood is no exception. At the heart of Saskatoon’s original neighbourhood, the Broadway area has been the social and commercial core for over 125 years. In more recent years, the area’s central location, and its unique history can character, and the distinct mix of restaurants and stores has attracted new residents and visitors to the neighbourhood, contributing to the revitalization that has made Broadway Avenue a region-wide destination.”

Notwithstanding the intent of this document to control aspects of architectural development in the Broadway Commercial Area, the controls or guidelines provide direction for the quality of design for a variety of built form elements. As a means for ensuring that new buildings reinforce and enhance the best qualities of the Broadway area. Therefore the projects must support the theme of “**Broadway Heritage Core**”.

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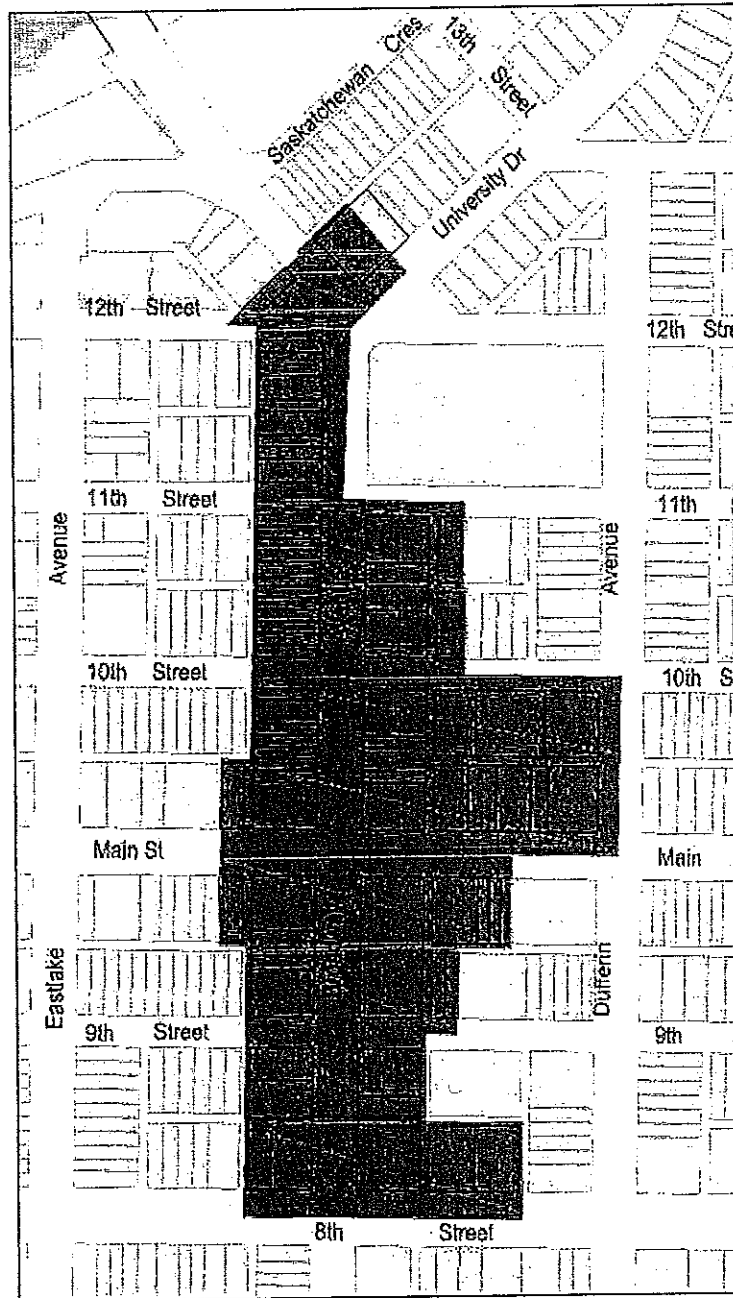
Development Principles

A central objective is to ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, as well as contribute to the enhancement of the public realm. Informed by the consultation process and rooted in good planning and urban design practice, the key principles include:

- ❖ Protecting heritage resources and retaining their visual prominence.
- ❖ Protecting and strengthening established low-rise residential areas and ensuring compatible infill development and sympathetic developments in adjacent higher density areas.
- ❖ Ensuring base building conditions that form an appropriately scaled and designed street wall that reinforces the desired character at the street level.
- ❖ Ensuring appropriate building massing and height taking into consideration existing and permitted heights; proportional relationships to streets; and, visual and physical impacts on pedestrians and adjacent areas.
- ❖ Ensuring that new developments provide for appropriate transitions between areas of differing intensities and scales.
- ❖ Reinforcing important intersections and corners through massing and design.
- ❖ Well designed and articulated buildings that positively contribute to the quality and animation of the streetscape and the overall defining character and image of the area.

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Map of B5B Area



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1

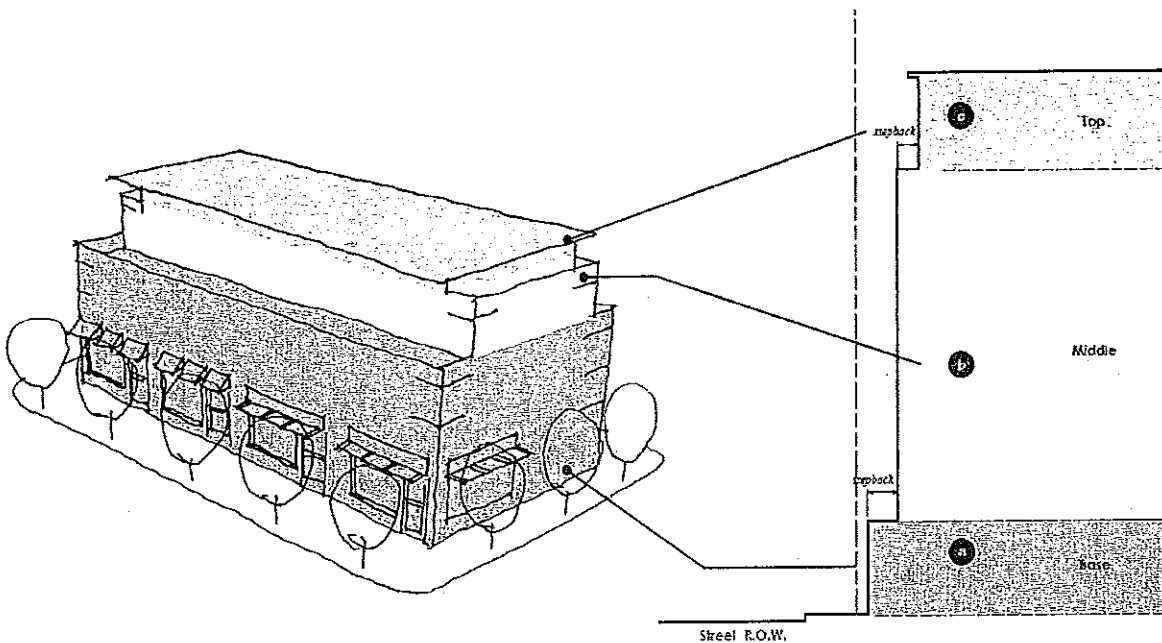
Building Expression

Buildings should reinforce a *base*, *middle*, and *top* in their design.

Base – Within the first three storeys of a building, a clearly defined base will contribute to the quality of the pedestrian environment by providing animation, transparency, and articulation.

Middle – The body of the building should contribute to the physical and visual quality of the overall streetscape.

Top – The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the streetscape.



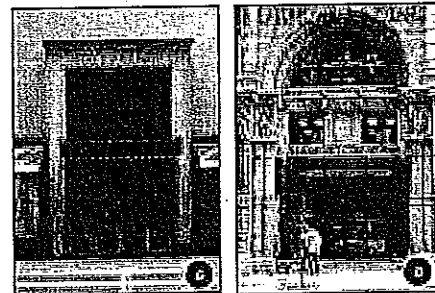
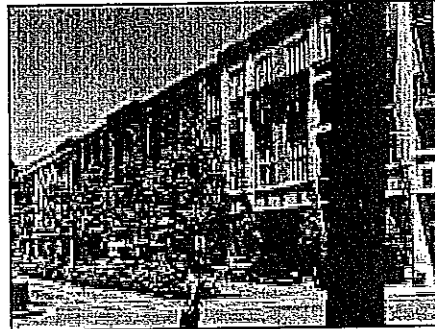
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2

Orientation and Placement

Buildings can enhance the pedestrian environment by creating a sense of enclosure. This is achieved by framing the street with parallel aligned buildings and providing the appropriate levels of animation and use.

- ❖ All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.
- ❖ A minimum of 70% of the front building line shall be located within 1.0 metre of the front property line.



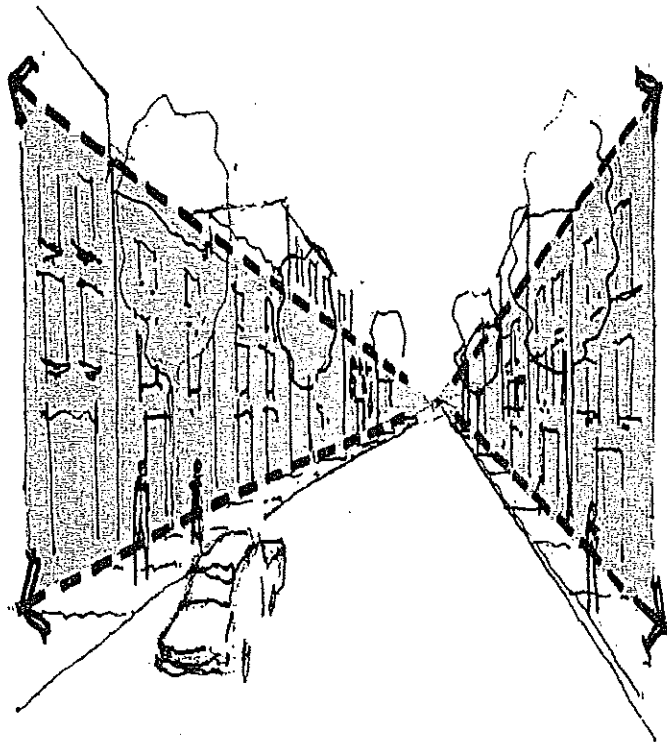
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3

Street Wall

The street wall has the greatest impact on the character of the street experience. The key design objectives for street walls in the Broadway Area ensure visual continuity, pedestrian scale, animation and design quality.

- ❖ A street wall of a new building should align with those of neighbouring buildings or have the same setback as the predominant buildings on the block.
- ❖ The height of the street wall should be consistent with historic heights of no greater than 3 storeys and no less than 2 storeys. Levels above the street wall should be set back to reinforce a low-rise interface with the sidewalk.
- ❖ The height of ground-level floors should be visually prominent and no less than 4.5 metres for commercial and 4.0 metres for residential uses.



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4

Heritage Contexts

New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings.

General Guidelines

New buildings should avoid historical misrepresentation by not replicating past architectural styles.

New buildings should consider and respect the scale, material and massing of adjacent heritage significant buildings.

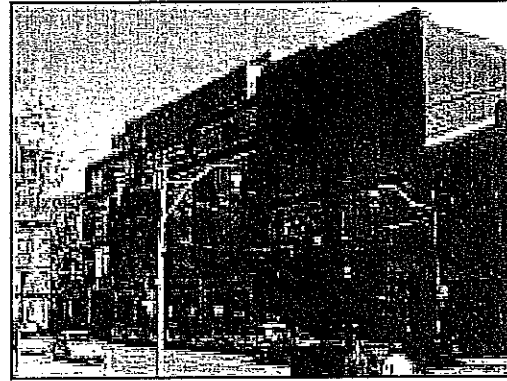
Façade Articulation

New buildings should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders, including windows and entries, are aligned with neighbouring heritage buildings or the established pattern on the block.

Façade Materials

New buildings should consider materials and colours evident in existing heritage significant properties.

Building materials should be chosen for their functional and aesthetic quality. Exterior finishes should exhibit quality of workmanship, sustainability, permanence, and ease of maintenance.

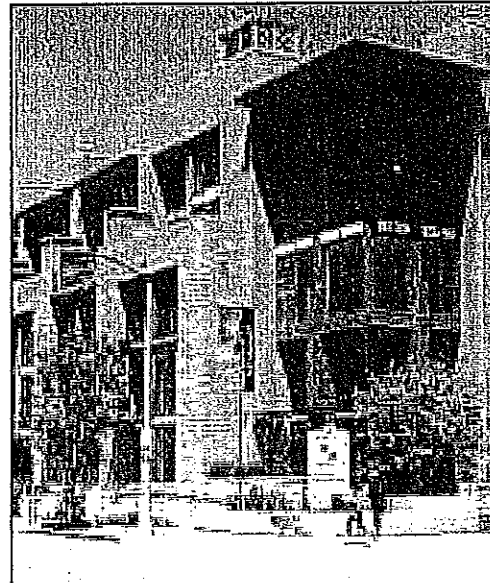
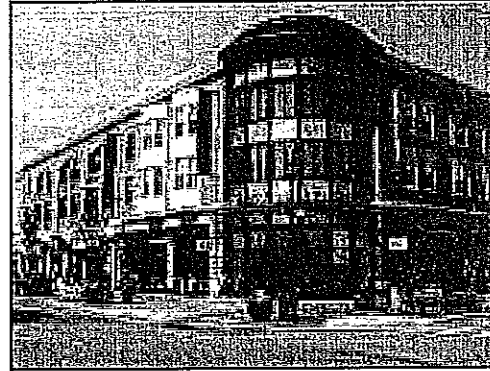


5

Corner Sites

Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections. To enhance the distinction of new buildings at Key Corner Sites, modest exceptions to setbacks and height restrictions should be permitted to encourage massing and designs that accentuate the visual prominence of the site.

- ❖ New developments on all corner sites should orient to both street frontages.
- ❖ Corner entrances should be encouraged wherever possible to address the two street frontages.



6

Storefronts

Well proportioned and designed storefronts can provide animation and visual interest at the sidewalk.

- ❖ To reflect the existing character and context, storefronts should generally have a frontage in the range of 7.5 metres but not greater than 15 metres.
- ❖ Where frontages are greater than 7.5 metres, they should articulate narrow storefronts in the design of the facade.
- ❖ Storefronts should have a minimum of 75% glazing to maximize visual animation.
 - Clear glass should be used for windows and doors along the street-level façade. Dark tinted, reflective or opaque glazing should be discouraged for storefronts.
- ❖ Storefront entrances should be highly visible and clearly articulated. Entrances should be located at or near grade.
- ❖ Storefront signage should be consistent with the signage guidelines, but add diversity and interest to the street.
- ❖ Weather protection for pedestrians is encouraged through the use of awnings and canopies.



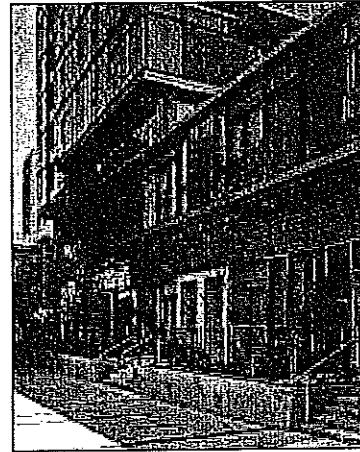
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7

Residential Street Access Units

Where retail is not required, and residential uses are proposed at-grade, the following guidelines apply:

- ❖ Residential uses at-grade should include individual units accessed from the street.
- ❖ Appropriate front yard privacy measures should be considered such as setbacks, landscaping, and porches.
- ❖ Access to the individual units should be clearly visible, and the scale, rhythm and articulation of the street wall should be consistent with the residential character of adjacent neighbourhoods. Grade-level units should be designed to accommodate live-work opportunities and potential conversion into commercial or retail uses.

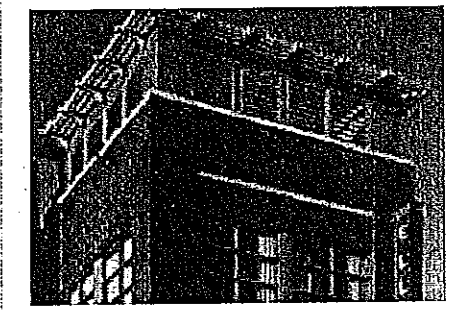
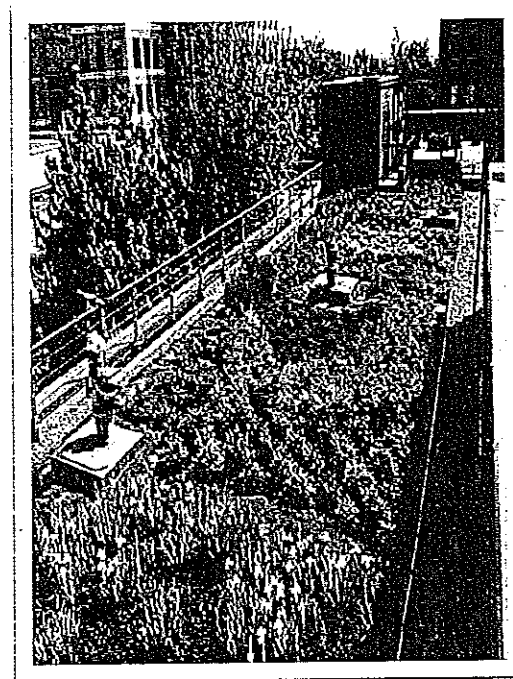


8

Roof Treatment

The design of the roof can make an impact on the character of the streetscape, especially from great distances. Roofs are also seen from other buildings of equal or greater height.

- ❖ The expression of the building top and roof should be clearly distinguished from the rest of the building through treatments such as stepbacks, change in materials, cornices lines, and overhangs.
- ❖ Mechanical penthouses should be integrated with the architectural treatment of roofs and/or screened from view.
- ❖ Green roofs should be encouraged.



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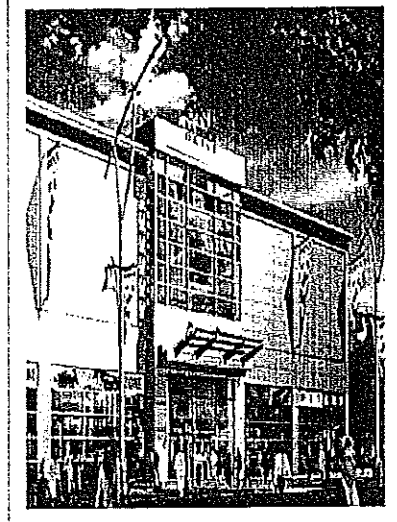
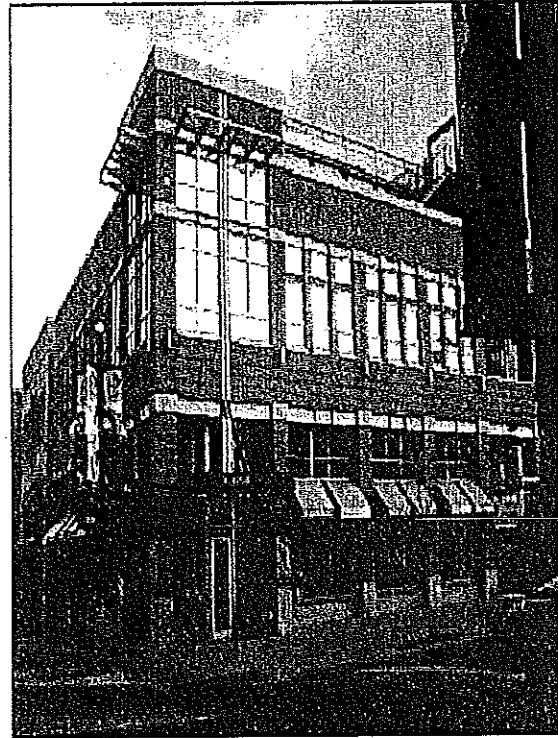
AC2 – B5B – Architectural Control Overlay District

9

Above Grade Parking

Wherever possible, parking for new developments should be provided at the rear or below-grade and accessed off the rear lane. However, where parking is provided above-grade within the base building, the following guidelines address the design and quality of such structures.

- ❖ Direct access for parking, loading, and service areas from the street should be discouraged.
- ❖ Where an above-grade parking facility fronts on a street, the ground-level frontage should incorporate retail, public or other active uses.
- ❖ Above-grade parking structures should be designed in such a way that they reinforce the intended built character and blend into the streetscape.



360 BOARDWAY
creating our neighbourhood plan

10

Material & Architectural Quality

New developments should ensure excellence in architectural design and in the use of high-grade materials, particularly at street-level. A key objective of the Broadway 360° Development Plan is to achieve a balance between consistencies in design quality and street interface, while enabling individual expression in new developments. Key guidelines for architectural and material quality include:

- ❖ The Broadway area has a rich history of development that is reflected in the Prairie-style ‘main street’ buildings that are constructed in a variety of materials. New developments should seek to contribute to this mix and variety.
- ❖ Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, longevity, sustainability and ease of maintenance.
- ❖ Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete.
- ❖ In general, the appearance of building materials should be true to their nature and should not mimic other materials.
- ❖ Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass and metal siding utilizing exposed fasteners should be discouraged.

Recommended Materials	Not Recommended Materials
Brick	Vinyl siding
Stone	Plastic
Wood	Plywood
Glass	Darkly tinted or mirrored glass
In-situ concrete	Concrete Block
Pre-cast concrete	Metal siding with exposed fasteners



11

Sidewalk Cafes

Sidewalk cafés enhance the vibrancy of street life, further enable social interaction, and are major destinations in the warmer months.

Sidewalk cafés should be encouraged throughout the Broadway Area provided there are no conflicts with adjacent land uses and they are able to be accommodated within the existing sidewalk width dimensions without encumbering pedestrians.

- ❖ Where permitting, small sidewalk cafés should be encouraged along streets with narrower sidewalks as well.
- ❖ Sidewalk cafés should be designed to contribute and integrate into the streetscape.
- ❖ Curb bump-outs should be encouraged at all corners to provide for additional sidewalk café opportunities.
- ❖ Rear yard and roof top patios should be directed to properties that are not directly adjacent to residential neighbourhood.

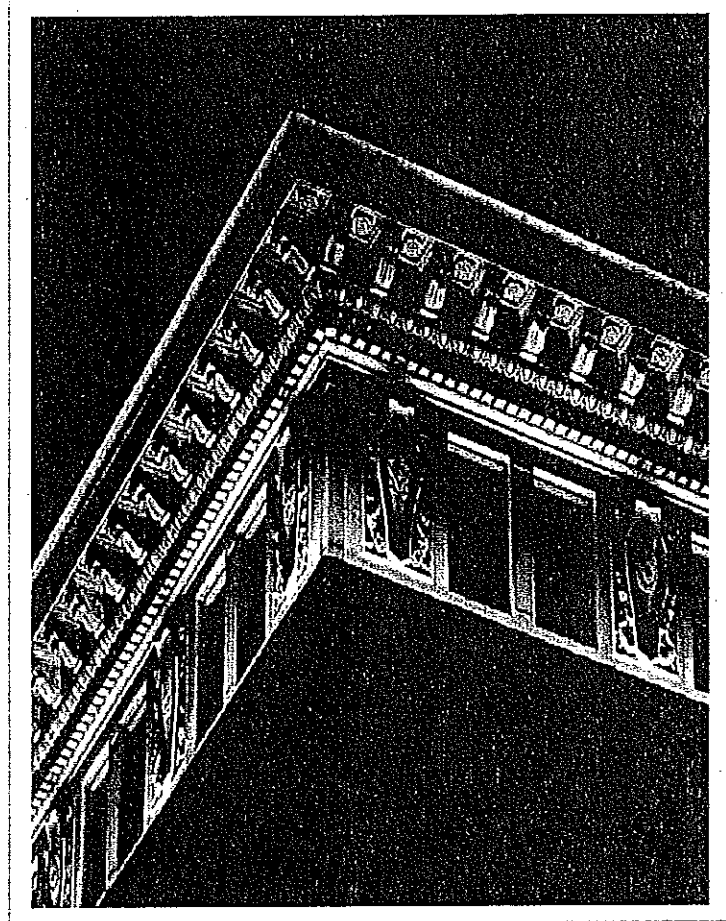


12

Building Lighting

The image and experience at night is an important aspect of any mixed-use area

- ❖ Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.
- ❖ Heritage and institutional buildings, as well as landmark elements such as public art, steeples or distinctive rooflines, should be illuminated.
- ❖ Subtle night-lighting of retail display windows should be encouraged.

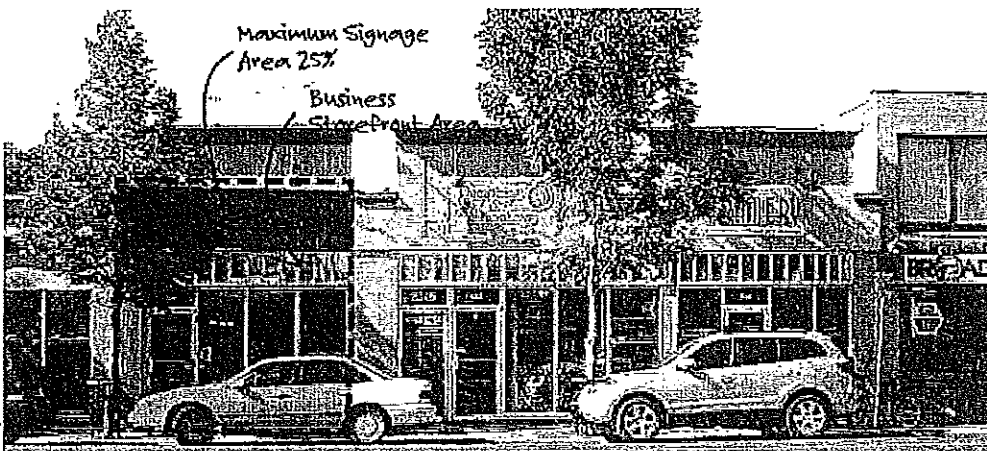
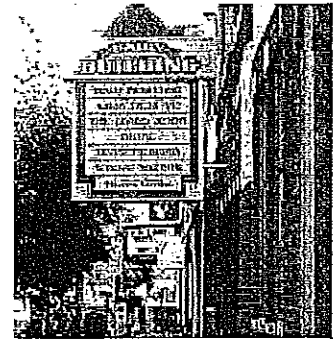


13

Signage

Signage plays an important role in the overall image of any area. Signs should contribute to the quality of individual buildings and the overall streetscape. This includes compatibility with heritage buildings, where appropriate. High quality, imaginative, and innovative signs are also encouraged.

- ❖ The maximum signage area for storefront signs should be no more than 25% of the business storefront.
- ❖ Back lit illuminated rectangular sign boxes are discouraged.
- ❖ Signage should not obscure windows, cornices or other architectural elements.
- ❖ Signage should aid pedestrians and drivers in navigating the area, especially at night.
- ❖ Billboards, super boards, and roof mounted signs are not permitted.



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14

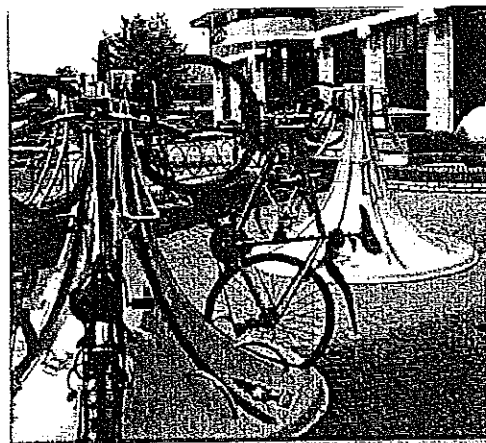
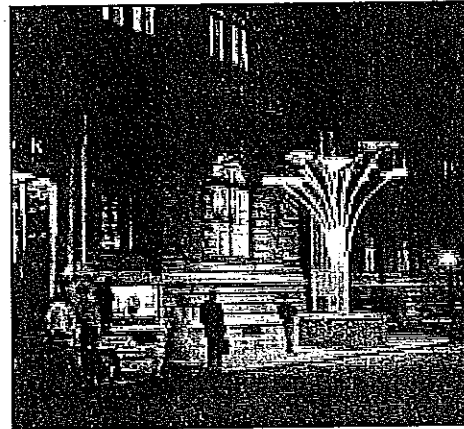
Sustainable Design

Conservation of natural resources and systems should be a primary consideration in the planning, design, and construction process. To achieve this, all proposed projects should strive for sustainable building practices. This includes public as well as private development, and encompasses streets, parks, and buildings.

New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment.



Surface runoff from the street is captured in a sustainable design.



360 ROADWAY
creating our neighbourhood plan

List of Terms

- ❖ **Animation** concerns spaces that have an animated quality; liveliness; movement; activity.
- ❖ **Articulation** is the emphasis or accentuation of different parts of a building so that they are distinct and stand out clearly.
- ❖ **Building setback** is the distance at-grade (ground level) that the building is set back from the property line.
- ❖ **Building setback** is the distance, above the base building, that the remaining portion of the building (building cap) is set back from the face of the base building.
- ❖ **Cornice** is a decorative molding that crowns a building.
- ❖ **Floor Area Ratio (FAR)** is the ratio of gross floor area of the building divided by the site area.
- ❖ **Glazing** is the part of a wall or window that is glass.
- ❖ **Mechanical Penthouse** is the covering or enclosure on the roof of a building that houses mechanical systems or equipment for the building.
- ❖ **Rhythm**, in architecture, is the repetitive or alternating use of visual elements to create a pattern.
- ❖ **Transparency** refers to the degree to which people can see or perceive what lies beyond the street edge, often through windows, doors, fences and landscaping.
- ❖ **Parapet** is a low wall projecting from the edge of a platform, terrace, or roof.
- ❖ **Storefront** refers to an area on the frontage of a building that is delineated by features to indicate a separate or distinctive "frontage". Larger building frontages should be divided into narrower storefronts to create visual animation and visual interest at the sidewalk.

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3c)

BYLAW NO. 9054

The Zoning Amendment Bylaw, 2012 (No. 17)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 17).


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from a B5 District to a B5B District.

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 a B5 District to a B5B District:
 - (a) Civic Address: 615 10th Street East
Surface Parcel Nos. 120139871 & 120140064
 - (b) Civic Address: 616 10th Street East
Surface Parcel Nos. 120158513, 120157343 & 120157332
 - (c) Civic Address: 634 10th Street East
Surface Parcel Nos. 120157275, 120157264, 120157253 & 120158546
 - (d) Civic Address: 612 11th Street East
Surface Parcel Nos. 120140053 & 136239598
 - (e) Civic Address: 535 8th Street East
Surface Parcel Nos. 136252829, 136252830, 136252841, 136252852 & 136252863

- (f) Civic Address: 601 8th Street East
Surface Parcel Nos. 120284489, 120129937, 120129926, 120129915, 120129904
& 135685794
- (g) Civic Address: 617 8th Street East
Surface Parcel Nos. 136252920, 136252942, 120284445, 136252931 &
120284478
- (h) Civic Address: 619 8th Street East
Surface Parcel Nos. 120284467, 120284456 & 136252919
- (i) Civic Address: 611 9th Street East
Surface Parcel No. 120134629
- (j) Civic Address: 613 9th Street East
Surface Parcel No. 120319668
- (k) Civic Address: 1002 Broadway Avenue
Surface Parcel Nos. 136252795, 120099405 & 120129757
- (l) Civic Address: 1005 Broadway Avenue
Surface Parcel Nos. 120129869, 120129858, 120099393 & 120129870
- (m) Civic Address: 1006 Broadway Avenue
Surface Parcel Nos. 136252807, 120129779, 120129780 & 120129791
- (n) Civic Address: 1010 Broadway Avenue
Surface Parcel Nos. 120129803, 136252818, 136252874, 136252885, 136252896
& 136252908
- (o) Civic Address: 1011 Broadway Avenue
Surface Parcel Nos. 135685806, 120129881 & 120319332
- (p) Civic Address: 616 Broadway Avenue
Surface Parcel Nos. 144854141 & 120139141
- (q) Civic Address: 626 Broadway Avenue
Surface Parcel No. 120319905
- (r) Civic Address: 630 Broadway Avenue
Surface Parcel Nos. 120138948 & 120138937
- (s) Civic Address: 632 Broadway Avenue
Surface Parcel Nos. 120138960 & 120138959

- (t) Civic Address: 638 Broadway Avenue
Surface Parcel No. 120138971
- (u) Civic Address: 640 Broadway Avenue
Surface Parcel Nos. 120138993 & 120138982
- (v) Civic Address: 642 Broadway Avenue
Surface Parcel No. 120139006
- (w) Civic Address: 644 Broadway Avenue
Surface Parcel No. 120139017
- (x) Civic Address: 650 Broadway Avenue
Surface Parcel Nos. 120139118 & 120139028
- (y) Civic Address: 702 Broadway Avenue
Surface Parcel No. 120139859
- (z) Civic Address: 704 Broadway Avenue
Surface Parcel No. 120155824
- (aa) Civic Address: 706 Broadway Avenue
Surface Parcel Nos. 136252559 & 120155835
- (bb) Civic Address: 707 Broadway Avenue
Surface Parcel Nos. 120155914, 120155903, 120140086 & 120155925
- (cc) Civic Address: 708 Broadway Avenue
Surface Parcel No. 136252560
- (dd) Civic Address: 712 Broadway Avenue
Surface Parcel No. 136252571, 136252582 & 136252593
- (ee) Civic Address: 714 Broadway Avenue
Surface Parcel No. 136252605
- (ff) Civic Address: 715 Broadway Avenue
Surface Parcel Nos. 120155947 & 120155936
- (gg) Civic Address: 718 Broadway Avenue
Surface Parcel No. 120155868
- (hh) Civic Address: 720 Broadway Avenue
Surface Parcel No. 120155879

- (ii) Civic Address: 723 Broadway Avenue
Surface Parcel Nos. 120155969 & 120155958
- (jj) Civic Address: 724 Broadway Avenue
Surface Parcel No. 120155880
- (kk) Civic Address: 726 Broadway Avenue
Surface Parcel No. 136252616
- (ll) Civic Address: 730 Broadway Avenue
Surface Parcel Nos. 136252627 & 136252638
- (mm) Civic Address: 732 Broadway Avenue
Surface Parcel Nos. 136252649 & 120140626
- (nn) Civic Address: 733 Broadway Avenue
Surface Parcel Nos. 120155992, 120155981 & 120155970
- (oo) Civic Address: 735 Broadway Avenue
Surface Parcel No. 120140637
- (pp) Civic Address: 801 Broadway Avenue
Surface Parcel Nos. 120156847, 120156858, 120158658 & 120156836
- (qq) Civic Address: 802 Broadway Avenue
Surface Parcel No. 136252661
- (rr) Civic Address: 806 Broadway Avenue
Surface Parcel No. 120156892, 120156904 & 136252650
- (ss) Civic Address: 810 Broadway Avenue
Surface Parcel No. 120156881
- (tt) Civic Address: 813 Broadway Avenue
Surface Parcel No. 120320828
- (uu) Civic Address: 814 Broadway Avenue
Surface Parcel No. 120320839
- (vv) Civic Address: 817 Broadway Avenue
Surface Parcel No. 120156814 & 120156825
- (ww) Civic Address: 818 Broadway Avenue
Surface Parcel No. 120289169

- (xx) Civic Address: 820 Broadway Avenue
Surface Parcel No. 120289158
- (yy) Civic Address: 821 Broadway Avenue
Surface Parcel No. 120156803
- (zz) Civic Address: 824 Broadway Avenue
Surface Parcel No. 120289147
- (aaa) Civic Address: 834 Broadway Avenue
Surface Parcel Nos. 120289350, 120289136, 120156869 & 120156870
- (bbb) Civic Address: 835 Broadway Avenue
Surface Parcel Nos. 120158670, 120320817, 120156780 & 120156791
- (ccc) Civic Address: 906 Broadway Avenue
Surface Parcel Nos. 120158838, 120158849, 120158850 & 120136946
- (ddd) Civic Address: 912 Broadway Avenue
Surface Parcel Nos. 136252683, 120158816 & 136252694
- (eee) Civic Address: 916 Broadway Avenue
Surface Parcel Nos. 136252672 & 120158793
- (fff) Civic Address: 919 Broadway Avenue
Surface Parcel Nos. 120097986, 120158759, 120158760, 120136935,
120319725, 120158681, 120158692, 120158704, 120158715, 120158726,
120158737 & 120158748
- (ggg) Civic Address: 922 Broadway Avenue
Surface Parcel No. 164972672
- (hhh) Civic Address: 526 Main Street
Surface Parcel Nos. 136252706, 120136889 & 120135822
- (iii) Civic Address: 527 Main Street
Surface Parcel Nos. 120289271 & 120289338
- (jjj) Civic Address: 616 Main Street
Surface Parcel Nos. 120136890, 120135811, 120319736 & 120135800
- (kkk) Civic Address: 617 Main Street
Surface Parcel Nos. 120158131, 120158142 & 120158524
- (lll) Civic Address: 619 Main Street
Surface Parcel No. 164757011

(mmm) Civic Address: 620 Main Street
Surface Parcel No. 120135798

(nnn) Civic Address: 621 Main Street
Surface Parcel Nos. 131592494, 131592506, 120158085 & 120158096

(ooo) Civic Address: 622 Main Street
Surface Parcel No. 120159075

(ppp) Civic Address: 626 Main Street
Surface Parcel No. 120159064

(qqq) Civic Address: 629 Main Street
Surface Parcel Nos. 131592517 & 120320918

(rrr) Civic Address: 639 Main Street
Surface Parcel Nos. 120158535, 120158041, 120158052 & 120158063

(sss) Civic Address: 611 University Drive
Surface Parcel No. 120600874

Coming into Force

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

Read a first time this _____ day of _____, 2012.

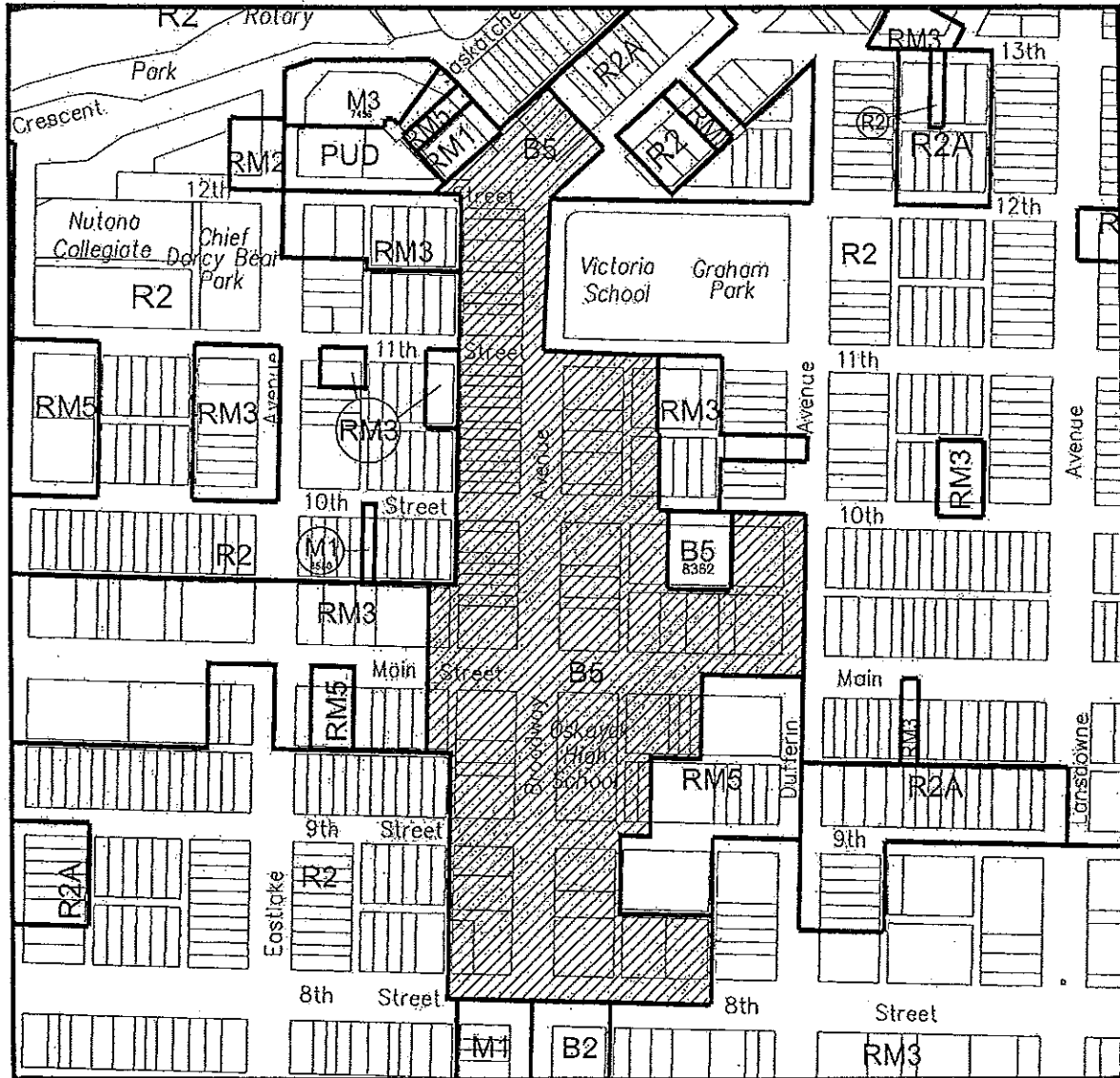
Read a second time this _____ day of _____, 2012.

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

Mayor

City Clerk

Appendix "A"



REZONING

From B5 to B5B — 



The following is a copy of **Clause 3, Report No. 6-2012 of the Municipal Planning Commission**, which was **ADOPTED** by City Council at its meeting held on **August 15, 2012**:

- 3. Proposed Rezoning from B5 to B5B and AC2 – B5B
Nutana Neighbourhood
Applicant: City of Saskatoon, Planning and Development Branch
(File No. CK. 4351-012-10)**
-

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to amend Zoning Bylaw No. 8770 as outlined in the report of the General Manager, Community Services Department dated July 30, 2012;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
 - 4) that at the time of the public hearing, City Council consider the Commission's recommendation that the proposal to rezone the properties indicated on Attachments 2 and 3 of the report of the General Manager, Community Services Department dated July 30, 2012, from a B5 Zoning District to a B5B Zoning District, be approved; and
 - 5) that at the time of the public hearing, City Council consider the Commission's recommendation that the proposal to apply the AC2 – B5B Architectural Control Overlay District to the properties indicated on Attachments 2 and 3 of the report of the General Manager, Community Services Department dated July 30, 2012, be approved.

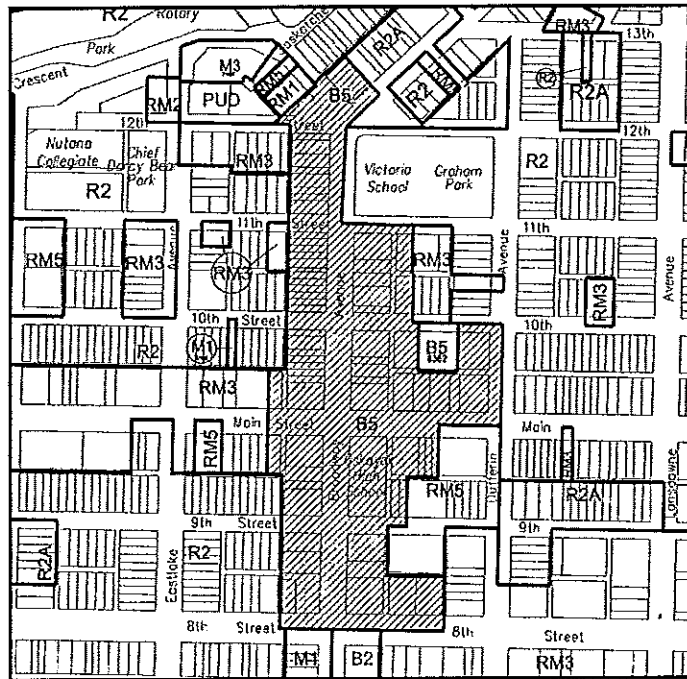
Attached is a report of the General Manager, Community Services Department dated July 30, 2012, with respect to the above matter.

Your Commission has reviewed the above matter with the Administration and Broadway 360 Steering Committee Chair and supports the above recommendations.


COMMUNITY SERVICES DEPARTMENT


APPLICATION NO. Z19/12	PROPOSAL Proposed Rezoning from B5 to B5B and AC2 - B5B	EXISTING ZONING B5 Inner City Commercial Corridor District
LEGAL DESCRIPTION Various		CIVIC ADDRESS Various
		NEIGHBOURHOOD Nutana
DATE July 30, 2012	APPLICANT City of Saskatoon Planning and Development Branch 222 3 rd Avenue North Saskatoon SK S7K 0J5	OWNER Various


LOCATION PLAN



REZONING

From B5 to B5B and AC2-B5B — 




City of Saskatoon
Planning & Development Branch

N:\Planning\MAPPING\Rezoning\2012\Z19_12.dwg

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATIONS:

that a report be forwarded to City Council recommending:

- 1) that City Council approve the advertising respecting the proposal to amend Zoning Bylaw No. 8770 as outlined in this report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
- 4) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to rezone the properties indicated on Attachments 2 and 3 from a B5 Zoning District to a B5B Zoning District be approved; and
- 5) that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to apply the AC2 – B5B Architectural Control Overlay District to the properties indicated on Attachments 2 and 3 be approved.

B. PROPOSAL

The Planning and Development Branch is requesting that the properties in the Broadway commercial area, as indicated on Attachments 2 and 3, be rezoned from a B5 to a B5B Zoning District and that the AC2 – B5B Architectural Control Overlay Zoning District be applied to the properties.

A companion report has been submitted to amend Zoning Bylaw No. 8770 to create the B5B Broadway Commercial Zoning District and the AC2 – B5B Architectural Control Overlay Zoning District.

The Planning and Development Branch is requesting 72 properties, located in the Nutana neighbourhood (see Attachment 3), be rezoned from a B5 Zoning District to a B5B Zoning District. The B5B Zoning District contains development standards that will ensure that new development in the area enhances the existing urban environment in the Broadway Avenue commercial area.

The Planning and Development Branch is also requesting that the AC2 – B5B Architectural Control Overlay Zoning District be applied to these properties in the Broadway Avenue

commercial area. This district is an architectural overlay district containing 14 design guidelines that will ensure the quality of design for new construction.

C. REASON FOR PROPOSAL (By Applicant)

The proposed B5B Zoning District is intended to be applied in the Broadway Avenue commercial area. This district will provide development standards to ensure that new development enhances the existing urban environment along this important commercial corridor.

The proposed AC2 – B5B Architectural Control Overlay Zoning District is also intended to be applied in the Broadway Avenue commercial area; and it will impose design guidelines on all new developments in this area. The design guidelines will ensure that new buildings preserve character and enhance the best qualities of the Broadway Commercial Area. The proposed B5B Zoning District is a component of the implementation of the Broadway 360 Development Plan.

D. BACKGROUND INFORMATION

In 2007, the Broadway Business Improvement District (BID) and the Nutana Community Association proposed that a study of the Broadway Commercial Area be undertaken. It was noted by both groups that some of the recommendations contained in the 2001 Nutana Local Area Plan (LAP) had become outdated, or difficult to implement due to community or property owner resistance, and there were concerns about the future character of Broadway Avenue. The City of Saskatoon (City) was invited to participate as a partner with the Broadway BID and Nutana Community Association in the development of a “Broadway Area Plan” to address outstanding recommendations in the Nutana LAP.

The Planning Partnership, a Toronto-based urban planning consultant firm, was hired to prepare what would become the Broadway 360 Development Plan (Plan). The Plan involved a thorough public consultation process that engaged residents, business and commercial property owners, area schools, churches, and those representing Saskatoon’s heritage community.

The Plan explored practical urban development solutions to address land use, street character, safety, parking, and traffic issues in the Broadway area.

The Steering Committee that was struck during the creation of the Plan was comprised of developers, commercial property owners, Nutana residents, the Nutana Community Association, the BID, and the Ward Councillor. The Administration worked very closely with the Steering Committee over several months to prepare detailed zoning requirements that would be acceptable to the various stakeholders. A report creating the B5B Zoning District and the AC2 – B5B Architectural Control Overlay District has been submitted separately (see Application No. Z14/12).

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

This area is designated as "Special Area Commercial" on the Nutana Land Use map contained in Official Community Plan Bylaw No. 8769. The proposal to apply a new zoning treatment and architectural control district in the Broadway Avenue Commercial Area is consistent with the objectives and policies related to Special Area Commercial Areas, as stated in the Official Community Plan:

"Historic Commercial Areas

The Special Area Commercial designation has been applied to certain commercial lands along 20th Street, 33rd Street, Central Avenue and Broadway Avenue, primarily due to their long and unique development history. In general, these areas contain a built form that is oriented to pedestrians, with limited front or side yard setbacks, and with a relatively high density of development. As a consequence, the Zoning Bylaw shall prescribe development standards for these areas which reflect their unique character, while also promoting compatibility with surrounding residential land use.

Specific local area plans or design studies may also be undertaken in these areas to further define future land use patterns and design and development standards."

b) Planning and Development Branch Comments

The purpose of the B5B Zoning District is to recognize the historic Broadway Avenue commercial area and facilitate mixed-use development, including a range of commercial, institutional, and residential uses in a medium to high density form. The current B5 zoning in this area similarly provides for a range of uses; however, this district does not contain standards that appropriately address the massing and form of buildings. The B5B Zoning District will require that buildings have a base building, which will create a street wall to enhance the existing pedestrian environments. The upper portion of the building or building cap will be required to include a setback, which will allow for light penetration to the pedestrian environment below.

The purpose of the AC2 – B5B Architectural Control Overlay Zoning District is to ensure that new buildings built in the Broadway Avenue commercial area

reinforce and enhance the best qualities of the area. There are 14 design guidelines contained in this district, which address the following design elements:

1. Building Expression;
2. Orientation and Placement;
3. Street Wall;
4. Heritage Contexts;
5. Corner Sites;
6. Storefronts;
7. Residential Street Access Units;
8. Roof Treatment;
9. Above Grade Parking;
10. Material and Architectural Quality;
11. Sidewalk Cafes;
12. Building Lighting;
13. Signage; and
14. Sustainable Design.

These 14 design elements will help to preserve the unique character of the Broadway Avenue commercial area.

c) Compatibility with Adjacent Land Uses

Nutana has always been a mixed-use neighbourhood. The Broadway Avenue commercial area is surrounded by residential uses ranging from one-unit dwellings to large multiple-unit dwellings. The rezoning of this area is intended to ensure that commercial development is of high quality and does not detract from the historic character of Broadway Avenue.

2. Comments by Others

a) Infrastructure Services Department

1. The allowed land uses within the proposed zoning district vary widely in capacity use from a water and sewer perspective. High density/high capacity uses, such as hotels and multi-story residential, may significantly affect water and sewer concerns with respect to fire flows and sanitary sewer capacity. The wide variation makes it very difficult to determine if any water and sewer capacity conditions exist. Storm sewer capacity is not a concern.

2. With varied land uses, it is possible for the first high density new land development (i.e. a multi-story residential or hotel) to effectively consume all the available sanitary sewer capacity in the district, thereby "sterilizing" the area for other high density uses. Since zoning is the only control for regulating land use, it would be prudent to either determine a method of regulating high density uses for the zoning district or determine a levy payment method, so that the first user does not benefit from "free", existing capacity and future users must pay for all additional upgrades to water and sewer infrastructure.

Note: The proposed B5B Zoning District will be applied in the area currently zoned B5 in the Broadway commercial area. The B5B District limits the maximum development potential in this area compared to what is currently permitted in the B5 District.

The Integrated Growth Plan will be addressing issues related to the financing of infrastructure upgrades necessary to accommodate infill development.

b) Transit Services Branch, Utilities Services Department

Saskatoon Transit has no easement requirements in this area. At present, Saskatoon Transit has bus stops throughout the district. Service is at 15 minute intervals Monday to Saturday; and at 30 minute intervals evenings, early Saturday mornings, Sundays, and statutory holidays.

F. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

G. COMMUNICATION PLAN

This Plan has been undertaken as a joint initiative of the Broadway BID, the Nutana Community Association, and the City of Saskatoon. Extensive public consultation was undertaken throughout the Broadway 360 study process.

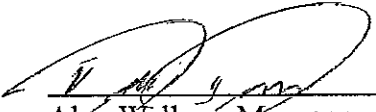
A public open house was held on January 19, 2012, at the Cosmopolitan Senior Citizens Centre on 10th Street in Nutana. A presentation by the Administration was followed by a question and answer period. A technical workshop was also held on January 24, 2012. Notices were distributed throughout the area by flyer drop in the Nutana Community Association newsletter and by direct mail to Broadway commercial property owners and business owners. The technical workshop was targeted towards developers, commercial property owners, architects, and others in the development industry. A summary of both consultations is included as Attachment 4.

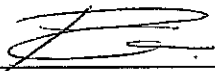
If this application is approved for advertising, a notice will be placed in The StarPhoenix two weeks prior to the date of the public hearing. Notice boards will also be placed throughout the area. The Steering Committee members, Ward Councillor, Nutana Community Association, Community Consultant, and the Broadway BID will be notified of the hearing date once set. The property owners affected by this rezoning will also be notified, in writing, by mail.

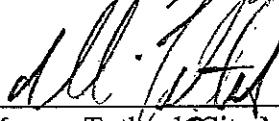
H. ATTACHMENTS

1. Fact Summary Sheet
2. Map of Affected Area
3. List of Properties
4. Feedback from January 2012 Consultation

Written by: Paula Kotasek-Toth, Heritage and Design Coordinator

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

Approved by: 
 Randy Grauer, General Manager
 Community Services Department
 Dated: July 30, 2012

Approved by: 
 Murray Totland, City Manager
 Dated: July 30/12

ATTACHMENT 1

FACT SUMMARY SHEET

A. Location Facts

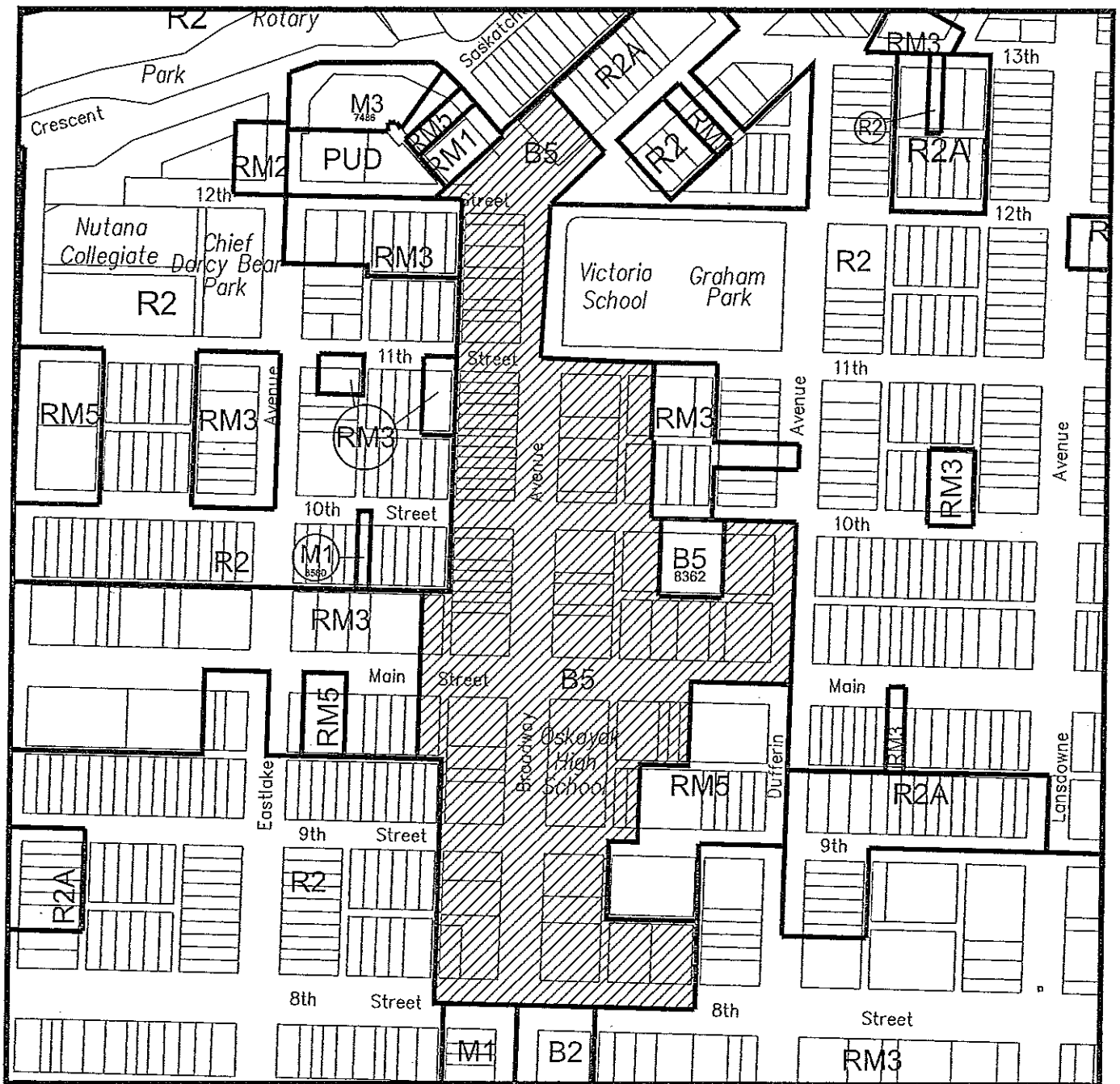
1.	Municipal Address	See Attachment 2
2.	Legal Description	Various
3.	Neighbourhood	Nutana
4.	Ward	6

B. Site Characteristics

1.	Existing Use of Property	Various
2.	Proposed Use of Property	Various
3.	Adjacent Land Uses and Zoning	
	North	Residential – RM1, R2A, and R2
	South	Institutional – M1, Commercial – B2, and Residential – RM3
	East	Residential – RM5 and RM3
	West	Residential – RM3 and R2
4.	No. of Existing Off-Street Parking Spaces	Not applicable
5.	No. of Off-Street Parking Spaces Required	Not applicable
6.	No. of Off-Street Parking Spaces Provided	Not applicable
7.	Site Frontage	Various
8.	Site Area	Various
9.	Street Classification	Arterial and Local
10.	No. of Sites	72

C. Development Plan Policy

1.	Existing Development Plan Designation	Commercial – Special Area
2.	Proposed Development Plan Designation	Commercial – Special Area
3.	Existing Zoning District	B5 – Inner-City Commercial Corridor District
4.	Proposed Zoning District	B5B – Broadway Commercial District AC2 – B5B Architectural Control Overlay Zoning District



REZONING

From B5 to B5B and B5B(ACD2)



**City of
Saskatoon**

Planning & Development Branch

List of Properties Proposed to be Rezoned from B5 to B5B and AC2 – B5B

615	10th	St	E	806	Broadway	Ave	
616	10th	St	E	810	Broadway	Ave	
634	10th	St	E	813	Broadway	Ave	
612	11th	St	E	814	Broadway	Ave	
535	8th	St	E	817	Broadway	Ave	
601	8th	St	E	818	Broadway	Ave	
617	8th	St	E	820	Broadway	Ave	
619	8th	St	E	821	Broadway	Ave	
611	9th	St	E	824	Broadway	Ave	
613	9th	St	E	834	Broadway	Ave	
1002	Broadway	Ave		835	Broadway	Ave	
1005	Broadway	Ave		906	Broadway	Ave	
1006	Broadway	Ave		912	Broadway	Ave	
1010	Broadway	Ave		916	Broadway	Ave	
1011	Broadway	Ave		919	Broadway	Ave	
616	Broadway	Ave		922	Broadway	Ave	
626	Broadway	Ave		526	Main	St	
630	Broadway	Ave		527	Main	St	
632	Broadway	Ave		616	Main	St	
638	Broadway	Ave		617	Main	St	
640	Broadway	Ave		619	Main	St	
642	Broadway	Ave		620	Main	St	
644	Broadway	Ave		621	Main	St	
650	Broadway	Ave		622	Main	St	
702	Broadway	Ave		626	Main	St	
704	Broadway	Ave		629	Main	St	
706	Broadway	Ave		639	Main	St	
707	Broadway	Ave		611	University	Dr	
708	Broadway	Ave		*628	10 th	St	E
712	Broadway	Ave			*AC2-B5B only		
714	Broadway	Ave					
715	Broadway	Ave					
718	Broadway	Ave					
720	Broadway	Ave					
723	Broadway	Ave					
724	Broadway	Ave					
726	Broadway	Ave					
730	Broadway	Ave					
732	Broadway	Ave					
733	Broadway	Ave					
735	Broadway	Ave					
801	Broadway	Ave					
802	Broadway	Ave					

Public Open House
Broadway 360 Land Use Implementation
Proposed B5B and ACD
Thursday, January 19, 2012

Comments:

1.

- In planning guideline has thought been given to right to sunlight. As a solar installer and local resident I can imagine objections to shading from new development.
- Any encouragement or incentives for green buildings practices.
- Would existing proposed development in old car was site on Main Street be subjected to new guidelines.

2.

- I am very pleased with what the 360 committee has come up with.
- Really like the setbacks for taller buildings.
- Glad you kept heritage context
- Above grade parking that was good to see well designed.
- Kudos to all the people who have put time and energy into this project.
- I totally support it
- Final comment – I don't want buildings higher than 12 stories but understand the ratio and compromises that had to be made.

3.

- Excellent consultative process and result!

4.

- A slide during the presentation briefly mentioned "sustainable design" as an architectural control. I'm curious as to what these sustainable initiatives entail. Sustainability is a fashionable word; I hope it is more than just a buzz word. Are LEED standards being considered?

5.

- I support the ACD but I believe that some people find the term (particularly "control") threatening and scary. I understand the term's ubiquity but perhaps a terminology change could ease acceptance.
- Unrelated: I'd like to see more attention paid to streetscaping – the current crosswalks, for example, suck. I'd like to see Farmer's Market/River Landing – style bricked crosswalks on Broadway to enhance the pedestrian experience and calm traffic.

6.

- I am new to Saskatoon so my questions might be silly/irrelevant:

- o Is Broadway 360 expected to change the current zoning bylaws? If not, which rules/plans over-rides the other?
- o Is every compatible and "in line"? For example, 7:1 ratio vs what height is currently allowed.
- o Might be something to be careful about

7.

- An opportunity to "fix" the building height anomaly on Broadway. The wrong message is being set to the development community that this height and building mass is what the community supports for the immediate and future. This is ludicrous. The city has the right (legally) to change these anomalies and wake certain the design future desired by citizens – not just a few landowners. Height, the B5B height, belongs downtown. Graduate the height downward away from the core. Look at S.E. Falsecreek (Vancouver) Olympic village relative to downtown Vancouver.

8.

- I like this plan a lot, very good work.

9.

- Very good to see progress of any kind in keeping our distinct livable for our families.
- Concerns:
 - o "Parking should be accessed from the lane" – What is the impact on residences in the area, will there be extra upkeep on those lanes?
 - o Boundaries you have excluded, the area across 8th Street (south side 8th St & Broadway). Which have been 2 areas that have seen changes (Shell Station) and the "M" Zoned area on Broadway across from the
 - o Catholic Church. This is important to!! Why excluded?
 - o Concerned by the "should" language like "rooftop patios should not abut residential" – does that mean they still can? Can an existing building add a rooftop because it isn't a new building?
- I realize the zoning is different but couldn't it be included in the future.

10.

- I do not notice any standard recommendations (rules) for the usage of lanes that border residential areas.

11.

- Overall I think you've done a really good job with the new proposed Zoning District and the important move to create enforceable design guidelines for new development in the complementary Architectural Control District.
- I have one comment that is aimed at improving the Architectural Overlay District Design Guidelines.
 - o Under the "Storefronts" guideline, please consult the recently approved Phase One of the City Centre Plan, which the Broadway Commercial area

is a part of, on p. 74, where it gives guidelines/indicators for Attractive Ground Floor Frontages. Also see p. 126-127 Opportunities, "From a few dispersed main streets... to a network of active streets." The current "Storefronts" guideline is not strong enough to give affect to the opportunities proffered in the Public Spaces Activity and Urban Form Strategic Framework (November 2011).

12.

- We have a unique neighbourhood on Broadway as it stands right now, why do you want to change it by wanting to put up highrisers? We like it the way it is right now. We wouldn't have moved to this area if we didn't like it. Besides, the more highrisers there are, the less seen a person gets, the more cranky the people become, then there is more traffic and more crime. You people in City Hall can only think of getting more money in your pockets, so it comes down to being greedy.

13.

- My thanks to all the people who worked on this project! A lot of thought and hard work has obviously gone into keeping our neighbourhood the great place it is to live. I, like many, am a bit disappointed with the height restriction issue, but I think they came up with some good compromises. I also didn't hear anything about the number of highrisers that could be built. I fear the area will become overly congested with overly expensive apartment buildings. I appreciate the diversity we now have in Nutana and would miss it if we only lived around luxury condos. Just a thought. Hopefully, this can be passed at City Council ASAP. Thanks again. The meeting was very informative.

Submitted via Broadway 360 website:

14.

- I think the type of successful community that Broadway has been since it was redeveloped almost 30 years ago, is one that is people driven rather than architecture driven. Though heritage buildings provide a basic element, with new construction a sort of stylized ambience can be built, but the hollow act of simply inserting nice looking buildings won't prove fruitful for the continued success of the district in the long term.

My belief is that architecture should follow use and that design is for people to work, live and play in, and this can be satisfied through community building that essentially relies on establishing mixed use and mixed levels of affordability.

The things that make Broadway special are the people who live and work there every day. The owner-operator businesses provide the attraction to people coming into the area for the unique shops and restaurants. The BBID support every aspect of day-to-day life and year round events that Saskatoon has

become known for – unfortunately these independent businesses are fading with the end of each lease period and may soon be gone. Housing is a prime issue in Saskatoon; increased density can be achieved gracefully through multi-level-use planning.

What I suggest is that we, in whatever way it can be arranged, strive to put in place in a rule book to guarantee we can grow and preserve at once, for example: the B5B outlines the perimeters, sets heights defines set backs etc. But it's the 'inner workings' of a building that will contain and define whether or not a building is successfully integrated to support the community.

To adhere to an integration and affordability platform will ensure that each building is designed in measured percentages that include mixed use lease and resale units – a variety of sizes of each type of unit (because size determines market value, lease rate, sale price, etc), and a variety of each unit per a percentage of each of type of use; be it retail, office or residential.

That this kind of coding of multiple use, multi-layered affordability could be what in fact defines a very healthy future for Broadway. And this may be the only way we can ensure that Broadway remains a people place, that there will be something for everyone by-design regulations for sizes and uses of interior spaces. In this way the 360 plan can fulfill its mandate, be a model, impress on developers that mixed use, community affordability is incredibly important to people now and future generations of the Broadway District and for that matter, anywhere in Saskatoon.

Broadway 360 Technical Workshop
Cosmopolitan Senior Citizens Centre – 614 11th Street East
January 24, 2012
5:30 pm

On behalf of the Broadway 360 Steering Committee, Sarah Marchildon, Executive Director of the Broadway Business Improvement District, thanked everyone for attending this technical workshop on proposed land use changes. The purpose of tonight's meeting is to review the proposed B5B Zoning District and proposed Architectural Control District for the Broadway commercial area. Tim Steuart will give a presentation with question period following. After formal part of meeting, the Steering Committee will be around for more one on one discussion.

Broadway 360 Land Use Implementation
Tim Steuart, Senior Planner, Business License & Zoning Compliance Section

A bit of background. This came together from a unique cooperative effort between property owners, residents, and the BID to make Broadway a better place. A comprehensive study was done with the goal of recognizing that Broadway is a special area, a cool area created with pedestrian environment. Everyone involved didn't want to assume it will stay this way forever, but there was a desire try to ensure it does. The Steering Committee has come up with a very good plan. One issue was zoning and to ensure the zoning treatment is satisfactory to all.

All properties in the Broadway Commercial Area currently zoned B5 (Inner-City Commercial Corridor) are proposed to be rezoned to the new B5B (Commercial Zoning District), a zoning district designed exclusively for Broadway.

The new B5B includes changes to the permitted uses and development standards. Also, all B5B-zoned properties would be subject to an Architectural Control District.

Saskatoon is growing strongly and we need to grow up as well as out, creating the urban living room.

- The first three storeys matter most.
- Density done properly has many benefits.
- The stepback enhances the pedestrian experience.

What factors will affect the overall height of a building?

- Gross Floor Area Ratio (7:1) which means that the maximum building volume can be 7 times the site area
- Site size (bigger, taller buildings can be built on larger sites)
- Height of base building (must be a minimum 7.5 metres to a maximum of 12 metres)
- Setback and stepbacks (must meet minimum requirements, setbacks affect the overall building form and height)
- Parking
 - Amount of required parking

- Location of parking (at grade at rear of site, below grade in parking structure, or above grade in parking structure)

Do not want building setback from the street. Requirement that at least 70% of building face the street, setback for courtyard. Removed service stations and commercial parking lot from permitted uses. Parking provision is currently 1.25 parking spaces for residents and 1 visitor for every 8 dwellings. This has been reduced to 1 parking space for residents while visitor parking has remained the same. Nothing set for commercial buildings and not proposing changes as it is usually self-regulating since developers understand that providing parking helps to attract potential tenants, so a minimum parking provision does not seem necessary.

The proposed B5B Zoning District would be subject to an Architectural Control District (ACD) intended to preserve the physical character of the area.

The ACD would contain a set of design guidelines, known as the Broadway Commercial Area Design Plan that all new development in the B5B District must conform to. Establishing an Architectural Control District (ACD) allows for enforceable design controls in the Broadway Commercial Area.

Currently, the only ACD in Saskatoon is River Landing, which for the most part, is new buildings and the land was mostly owned by City. This would be a first in Saskatoon with infill or a character area, maybe even the first in Saskatchewan. This has long been standard in other provinces and the U.S.

Councillor Clark stated this process involved a collection of groups that came together with different views and have created something not only for Saskatoon, but the whole province. Everyone walked down the street and pointed out their issues and these issues helped develop the guidelines through this consultative process.

The goal now is to find out what the public thinks of this proposal, before taking it to City Council.

The process for ACD is an application for development permit which is then reviewed by a committee of design professionals from landscape, architectural, community planning backgrounds. The committee has approximately 15 members, with 3 selected to review each application. The entire process usually takes about 60 days. It is on a professional level and not just someone's pet peeves or personal preferences.

There are 14 design guidelines in the Broadway Commercial Area Design Plan

1. Building Expressions

- Buildings should reinforce a *base*, *middle*, and *top* in their design.
- Within the first three storeys of a building, a clearly defined *base* contributes to the quality of the pedestrian environment.
- The *middle* or body of a building should contribute to the overall quality of the streetscape.

- The *top* or roof should be distinguished from the rest of the building.

2. Orientation & Placement

- All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.
- A minimum of 70% of the front building line shall be located within 1.0 metre of the front property line.
- Buildings can enhance the pedestrian environment by creating a sense of enclosure.

3. Street Wall

- A street wall of a new building should align with those of neighbouring buildings or have the same setback as the predominant buildings on the block.
- The height of the street wall should be consistent with historic heights of no greater than 3 storeys and no less than 2 storeys.
- Levels above the street wall should be set back to reinforce a low-rise interface with the sidewalk.

4. Heritage Context

- New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings.
- General Guidelines – New buildings should avoid historical misrepresentation by not replicating past architectural styles, and should respect the scale, material and massing of adjacent heritage buildings.
- Facade Articulation – New buildings should ensure the horizontal and vertical architectural orders including windows and entries, are aligned with neighboring heritage buildings or the established pattern on the block.

5. Corner Sites

- Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections.
 - Designs and massing of corner buildings should accentuate the visual prominence of the site.
 - Corner buildings should orient to both street frontages and, wherever possible, have entrances that address both frontages.

6. Storefronts

- To provide animation and visual interest, storefronts should have:
 - A frontage in the range of 7.5 metres.
 - A minimum of 75% glazing to maximize visual animation.
 - Entrances that are highly visible and located at or near grade.
 - Signage that adds diversity and interest to the street.
- Dark tinted, reflective, or opaque glazing should be discouraged for storefront glazing

7. Residential Street Access Units

- In buildings where residential uses are located at-grade:
 - The individual units should be accessed from the street

- Appropriate front yard privacy measures should be taken
- Access to the units should be consistent with the residential street character in Nutana

8. Roof Treatment

- Roof design should consider the following guidelines:
 - The use of stepbacks, changes in materials, cornice lines and overhangs
 - Screen mechanical penthouses from view
 - Green roofs are encouraged

9. Above Grade Parking

- Where parking is provided at grade, the following guidelines address the design quality of the facility:
 - Direct access from the street is discouraged.
 - Ground level retail should be incorporated, where the parking structure fronts a street.
 - Parking structures should be designed to reinforce the built character and blend into the streetscape.
- Broadway 360° recommends that, wherever possible, parking should be provided in the rear yard or below grade, and should be accessed from the lane.

10. Material & Architectural Quality

- New developments should contribute to the Prairie-style Main Street building style that exists
- High quality materials should be chosen that are both functional and aesthetically pleasing
- Materials chosen should not mimic other materials
- A key objective of Broadway 360 is to achieve a balance between consistencies in design quality & street interface, while enabling individual expression.

11. Sidewalk Cafes

- Should be encouraged along all sidewalks
- Should contribute and integrate into the streetscape
- Corners with "curb bump outs" could provided additional opportunities
- Rear yard and roof-top patios should not abut residential areas
- Sidewalk cafes should be encouraged, provided they don't cause land use conflicts or encumber pedestrian movements.

12. Building Lighting

- Both landscape and architectural features can be highlighted
- Landmarks & distinctive features of buildings should be illuminated
- Subtle night lighting of retail displays should be encouraged

13. Signage

- Storefront signs should be no more than 25% of the business storefront
- Should aid pedestrians & drivers, especially at night

- Backlit rectangular sign boxes should be discouraged
- Signage should not obscure building features.
- Signage Group 5, in the City of Saskatoon Zoning Bylaw is applied to Broadway Avenue

14. Sustainable Design

- Projects should strive for sustainable building practices
- When adaptive reuse projects are undertaken to rehabilitate historic buildings, the old and new should be compatible in terms of historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment

Questions:

- **Could you briefly describe gross floor space exemptions for parking?**

Under the B5 Zoning District currently, certain things are exempt from, like indoor parking is not counted towards the total area of the building. E.g. you have a parking floor it does not count as gross floor space. Steering committee was concerned about very large and tall buildings also providing a significant amount of above grade commercial parking. Parking above grade will count towards the ration with the exception of the parking you need for the building itself. We will look at the parking area and the parking you have to provide for dwelling units and the parking for commercial area at rate of 24 square meters plus the drive lanes and the ramps. We will credit that back to you; it will not count toward parking structure.

- **Parking with mixed used development, how do you treat the artist who works and lives in place?**

The live/work unit would count as a residential dwelling, so one parking space would be required.

- **Are there still no parking requirements for commercial property?**

No, this remains the same.

Comments:

- It is a huge challenge task to bring this into place. Almost to mold into a campus area. Guidelines are good to control design, but if too wide open it's difficult to administer. However, you don't want it too stringent either. Couple concerns with the first two guidelines.

- Base, middle and cap seems simple and perfect, but concern with wall aspect of a 2 or 3 storey building, not sure if good for street. Maybe need to have a restriction of number of stories as well. Need more to guide this.
- 70% frontage and street wall... How will this affect the Extra Foods or Oskayak School if they change ownership?

- Signage and indirect architectural lighting sections are good.
- Storefront is critical for this process.

Tim noted many issues will be covered off by codes as they are more stringent than guidelines can be.

- Some concern with the height allowed for building, seems allowance is too high. Buds is 5 stories and that is fine, but going 12 stories seems high.

Tim noted the ratio of the historic building height will be followed.

- Good solid principle, it allows for a bit of variety, very sound, but is there any room allowed for odd variety that still maintains the character?
- It seems like the smaller lots may not be able to follow the 7:1 ratio.

Tim noted it is important to maintain the pedestrian feel.

- Last area is sustainable design, which is about providing general encouragement and not specific guidelines.

Tim stated the design and statement of intent. It is more becoming the norm, it is good business sense. Don't really need to regulate it as it is the way of good business, much the same as the parking provision.

- **Is there a goal regarding the ratio of residential to commercial property?**

There is no specific quota, but the goal is to have mixed uses. Fact of the matter is Broadway is a very healthy area of mixed use and hope it will continue.

Tim thanked everyone for their time and reminded the group that the Steering Committee members will be around for anyone who wishes to have a more one to one conversation.

For more information please visit: www.broadway360.ca

ZONING NOTICE

**NUTANA NEIGHBOURHOOD – BROADWAY COMMERCIAL AREA
APPLICATION OF THE B5B BROADWAY COMMERCIAL ZONING
DISTRICT AND AC2 – B5B ZONING ARCHITECTURAL CONTROL
OVERLAY DISTRICT IN THE BROADWAY COMMERCIAL AREA**

BYLAW NO. 9054

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No.9054, the Zoning Amendment Bylaw 2012 (No. 17), the properties in the Nutana Neighbourhood as shown in the map below will be rezoned from B5 District to a B5B Broadway Commercial District.

REASON FOR THE AMENDMENT – The proposed rezoning will apply the B5B Zoning District to properties in the Broadway Commercial Area. This district will provide development standards to ensure that new development enhances the existing urban environment along this important commercial corridor.

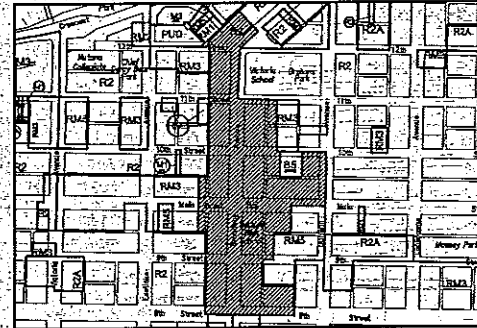
BYLAW NO. 9056

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 9056, the Zoning Amendment Bylaw 2012 (No. 19), the AC2 – B5B Architectural Control Overlay District will be applied to properties in the Nutana Neighbourhood as shown in the map below.

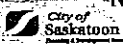
REASON FOR THE AMENDMENT – The proposed rezoning will apply the AC2 – B5B Architectural Control Overlay District to properties in the Broadway Commercial Area. The AC2 – B5B District will impose design guidelines on all new developments in this area. This Architectural Control Overlay District will ensure that new buildings reinforce and enhance the best qualities of the Broadway Commercial Area.

List of Properties Proposed to be Rezoned from B5 to B5B and AC2 – B5B, as indicated on the map below:

615 10th St E	702 Broadway Ave	818 Broadway Ave
616 10th St E	704 Broadway Ave	820 Broadway Ave
634 10th St E	706 Broadway Ave	822 Broadway Ave
612 11th St E	707 Broadway Ave	824 Broadway Ave
535 8th St E	708 Broadway Ave	834 Broadway Ave
601 8th St E	712 Broadway Ave	835 Broadway Ave
617 8th St E	714 Broadway Ave	906 Broadway Ave
619 8th St E	715 Broadway Ave	912 Broadway Ave
611 9th St E	718 Broadway Ave	916 Broadway Ave
613 9th St E	720 Broadway Ave	919 Broadway Ave
1002 Broadway Ave	723 Broadway Ave	922 Broadway Ave
1005 Broadway Ave	724 Broadway Ave	1002 Broadway Ave
1006 Broadway Ave	726 Broadway Ave	1005 Broadway Ave
1010 Broadway Ave	730 Broadway Ave	1006 Broadway Ave
1011 Broadway Ave	732 Broadway Ave	1010 Broadway Ave
616 Broadway Ave	733 Broadway Ave	1011 Broadway Ave
626 Broadway Ave	735 Broadway Ave	620 Main St
630 Broadway Ave	801 Broadway Ave	621 Main St
632 Broadway Ave	802 Broadway Ave	622 Main St
638 Broadway Ave	806 Broadway Ave	625 Main St
640 Broadway Ave	810 Broadway Ave	629 Main St
642 Broadway Ave	813 Broadway Ave	639 Main St
644 Broadway Ave	814 Broadway Ave	611 University Dr
650 Broadway Ave	817 Broadway Ave	



PROPOSED REZONING
From B5 to B5B and AC2-B5B



File No. R14-2012

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaws, 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: 975-2993 (Paula Kotasek-Toth)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendments, and all persons who are present at the City Council meeting and wish to speak on Tuesday, September 4, 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 Tuesday, September 4, 2012 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaws.

3d)

BYLAW NO. 9056

The Zoning Amendment Bylaw, 2012 (No. 19)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 19).

Purpose

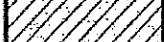
2. The purpose of this Bylaw is to amend the Zoning Bylaw No. 8770 to include architectural controls within the Broadway Commercial District ("B5B") as further and better described in Bylaw No. 9055.

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 as follows:

(1) the lands shown as  on the map as attached as Appendix "A" to this Bylaw and described below are subject to architectural controls overlay as further and better described in Bylaw No. 9055:

- (a) Civic Address: 615 10th Street East
Surface Parcel Nos. 120139871 & 120140064
- (b) Civic Address: 616 10th Street East
Surface Parcel Nos. 120158513, 120157343 & 120157332
- (c) Civic Address: 634 10th Street East
Surface Parcel Nos. 120157275, 120157264, 120157253 & 120158546
- (d) Civic Address: 612 11th Street East
Surface Parcel Nos. 120140053 & 136239598

- (e) Civic Address: 535 8th Street East
Surface Parcel Nos. 136252829, 136252830, 136252841,
136252852 & 136252863
- (f) Civic Address: 601 8th Street East
Surface Parcel Nos. 120284489, 120129937, 120129926,
120129915, 120129904 & 135685794
- (g) Civic Address: 617 8th Street East
Surface Parcel Nos. 136252920, 136252942, 120284445,
136252931 & 120284478
- (h) Civic Address: 619 8th Street East
Surface Parcel Nos. 120284467, 120284456 & 136252919
- (i) Civic Address: 611 9th Street East
Surface Parcel No. 120134629
- (j) Civic Address: 613 9th Street East
Surface Parcel No. 120319668
- (k) Civic Address: 1002 Broadway Avenue
Surface Parcel Nos. 136252795, 120099405 & 120129757
- (l) Civic Address: 1005 Broadway Avenue
Surface Parcel Nos. 120129869, 120129858, 120099393 &
120129870
- (m) Civic Address: 1006 Broadway Avenue
Surface Parcel Nos. 136252807, 120129779, 120129780 &
120129791
- (n) Civic Address: 1010 Broadway Avenue
Surface Parcel Nos. 120129803, 136252818, 136252874,
136252885, 136252896 & 136252908
- (o) Civic Address: 1011 Broadway Avenue
Surface Parcel Nos. 135685806, 120129881 & 120319332
- (p) Civic Address: 616 Broadway Avenue
Surface Parcel Nos. 144854141 & 120139141
- (q) Civic Address: 626 Broadway Avenue
Surface Parcel No. 120319905

- (r) Civic Address: 630 Broadway Avenue
Surface Parcel Nos. 120138948 & 120138937
- (s) Civic Address: 632 Broadway Avenue
Surface Parcel Nos. 120138960 & 120138959
- (t) Civic Address: 638 Broadway Avenue
Surface Parcel No. 120138971
- (u) Civic Address: 640 Broadway Avenue
Surface Parcel Nos. 120138993 & 120138982
- (v) Civic Address: 642 Broadway Avenue
Surface Parcel No. 120139006
- (w) Civic Address: 644 Broadway Avenue
Surface Parcel No. 120139017
- (x) Civic Address: 650 Broadway Avenue
Surface Parcel Nos. 120139118 & 120139028
- (y) Civic Address: 702 Broadway Avenue
Surface Parcel No. 120139859
- (z) Civic Address: 704 Broadway Avenue
Surface Parcel No. 120155824
- (aa) Civic Address: 706 Broadway Avenue
Surface Parcel Nos. 136252559 & 120155835
- (bb) Civic Address: 707 Broadway Avenue
Surface Parcel Nos. 120155914, 120155903, 120140086 &
120155925
- (cc) Civic Address: 708 Broadway Avenue
Surface Parcel No. 136252560
- (dd) Civic Address: 712 Broadway Avenue
Surface Parcel No. 136252571, 136252582 & 136252593
- (ee) Civic Address: 714 Broadway Avenue
Surface Parcel No. 136252605
- (ff) Civic Address: 715 Broadway Avenue
Surface Parcel Nos. 120155947 & 120155936

- (gg) Civic Address: 718 Broadway Avenue
Surface Parcel No. 120155868
- (hh) Civic Address: 720 Broadway Avenue
Surface Parcel No. 120155879
- (ii) Civic Address: 723 Broadway Avenue
Surface Parcel Nos. 120155969 & 120155958
- (jj) Civic Address: 724 Broadway Avenue
Surface Parcel No. 120155880
- (kk) Civic Address: 726 Broadway Avenue
Surface Parcel No. 136252616
- (ll) Civic Address: 730 Broadway Avenue
Surface Parcel Nos. 136252627 & 136252638
- (mm) Civic Address: 732 Broadway Avenue
Surface Parcel Nos. 136252649 & 120140626
- (nn) Civic Address: 733 Broadway Avenue
Surface Parcel Nos. 120155992, 120155981 & 120155970
- (oo) Civic Address: 735 Broadway Avenue
Surface Parcel No. 120140637
- (pp) Civic Address: 801 Broadway Avenue
Surface Parcel Nos. 120156847, 120156858, 120158658 &
120156836
- (qq) Civic Address: 802 Broadway Avenue
Surface Parcel No. 136252661
- (rr) Civic Address: 806 Broadway Avenue
Surface Parcel No. 120156892, 120156904 & 136252650
- (ss) Civic Address: 810 Broadway Avenue
Surface Parcel No. 120156881
- (tt) Civic Address: 813 Broadway Avenue
Surface Parcel No. 120320828
- (uu) Civic Address: 814 Broadway Avenue
Surface Parcel No. 120320839

- (vv) Civic Address: 817 Broadway Avenue
Surface Parcel No. 120156814 & 120156825
- (ww) Civic Address: 818 Broadway Avenue
Surface Parcel No. 120289169
- (xx) Civic Address: 820 Broadway Avenue
Surface Parcel No. 120289158
- (yy) Civic Address: 821 Broadway Avenue
Surface Parcel No. 120156803
- (zz) Civic Address: 824 Broadway Avenue
Surface Parcel No. 120289147
- (aaa) Civic Address: 834 Broadway Avenue
Surface Parcel Nos. 120289350, 120289136, 120156869 &
120156870
- (bbb) Civic Address: 835 Broadway Avenue
Surface Parcel Nos. 120158670, 120320817, 120156780 &
120156791
- (ccc) Civic Address: 906 Broadway Avenue
Surface Parcel Nos. 120158838, 120158849, 120158850 &
120136946
- (ddd) Civic Address: 912 Broadway Avenue
Surface Parcel Nos. 136252683, 120158816 & 136252694
- (eee) Civic Address: 916 Broadway Avenue
Surface Parcel Nos. 136252672 & 120158793
- (fff) Civic Address: 919 Broadway Avenue
Surface Parcel Nos. 120097986, 120158759, 120158760,
120136935, 120319725, 120158681, 120158692, 120158704,
120158715, 120158726, 120158737 & 120158748
- (ggg) Civic Address: 922 Broadway Avenue
Surface Parcel No. 164972672
- (hhh) Civic Address: 526 Main Street
Surface Parcel Nos. 136252706, 120136889 & 120135822
- (iii) Civic Address: 527 Main Street
Surface Parcel Nos. 120289271 & 120289338

- (jjj) Civic Address: 616 Main Street
Surface Parcel Nos. 120136890, 120135811, 120319736 &
120135800
- (kkk) Civic Address: 617 Main Street
Surface Parcel Nos. 120158131, 120158142 & 120158524
- (lll) Civic Address: 619 Main Street
Surface Parcel No. 164757011
- (mmm) Civic Address: 620 Main Street
Surface Parcel No. 120135798
- (nnn) Civic Address: 621 Main Street
Surface Parcel Nos. 131592494, 131592506, 120158085 &
120158096
- (ooo) Civic Address: 622 Main Street
Surface Parcel No. 120159075
- (ppp) Civic Address: 626 Main Street
Surface Parcel No. 120159064
- (qqq) Civic Address: 629 Main Street
Surface Parcel Nos. 131592517 & 120320918
- (rrr) Civic Address: 639 Main Street
Surface Parcel Nos. 120158535, 120158041, 120158052 &
120158063

(sss) Civic Address: 611 University Drive
Surface Parcel No. 120600874

Coming into Force

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

Read a first time this _____ day of _____, 2012.

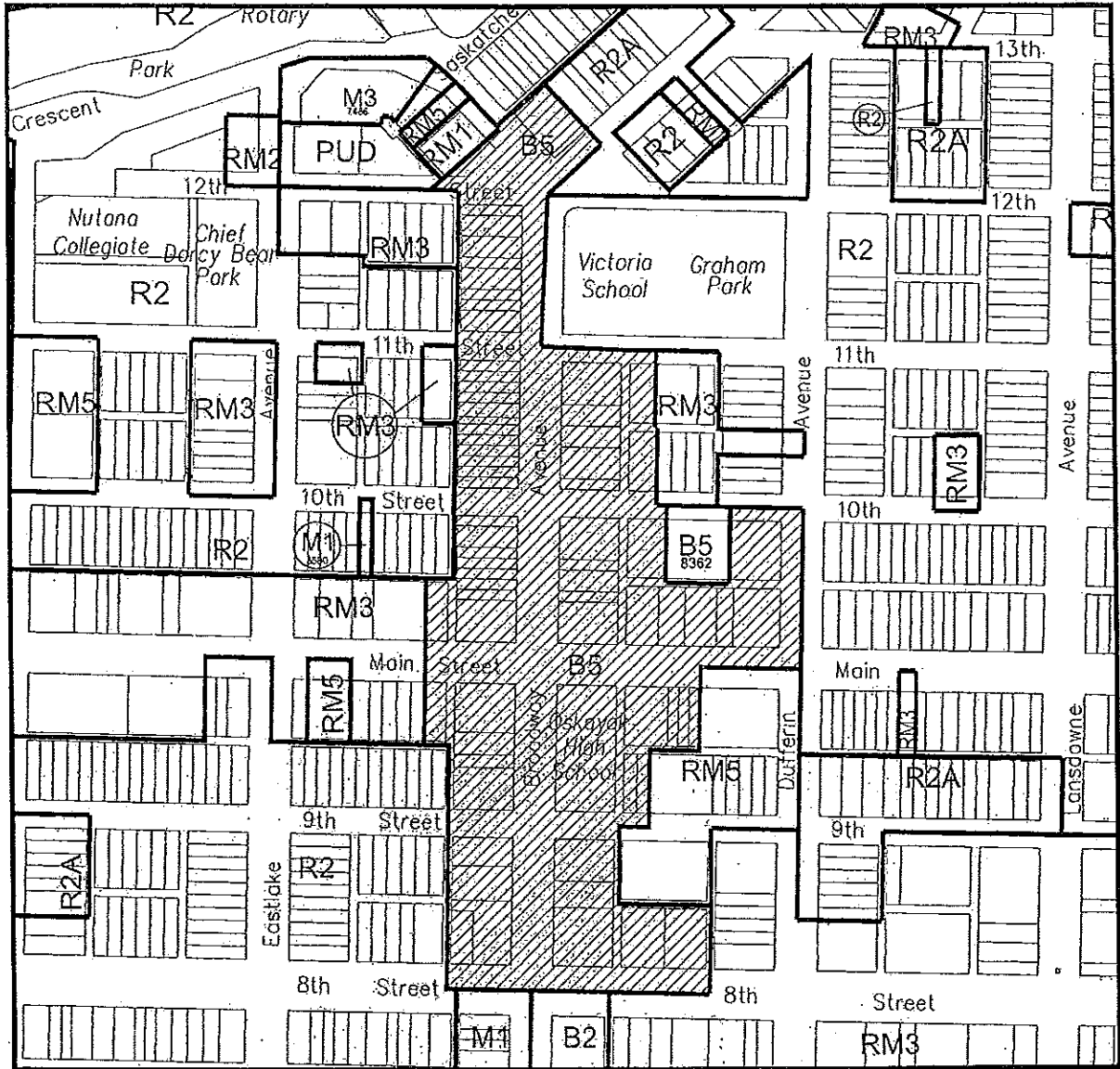
Read a second time this _____ day of _____, 2012.

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

Mayor

City Clerk

Appendix "A"



Architectural Control Overlay
District AC2-B5B



City of
Saskatoon
Planning & Development Branch

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 August 23, 2012 to September 4, 2012
(For Information Only)
(Files CK, 4000-5, PL. 4132 and PL. 4300)**

RECOMMENDATION: that the information be received.

The following applications have been received and are being processed:

Condominium

- Application No. 11/12: 4002 Arthur Rose Avenue (9 New Units)
Applicant: Webb Surveys for Sheray Enterprises Ltd.
Legal Description: Lot 2, Block 278, Plan No. 102031186
Current Zoning: IH2
Neighbourhood: Marquis Industrial
Date Received: August 3, 2012
- Application No. 12/12: 202 Wellman Crescent (6 New Units)
Applicant: Webb Surveys for 101181901 Saskatchewan Ltd.
Legal Description: Lot 7, Block 200, Plan No. 102072169
Current Zoning: IB
Neighbourhood: Stonebridge
Date Received: August 30, 2012

Subdivision

- Application No. 70/12: 125 Willis Crescent
Applicant: Webb Surveys for New Rock Developments
Legal Description: Parcel A, Plan No. 102036057
Current Zoning: M2
Neighbourhood: Stonebridge
Date Received: August 23, 2012

Subdivision

- Application No. 71/12: 375 Cornish Road
Applicant: Webb Surveys for Trinity Manor and Amicus Health Care
Legal Description: Part Lot 4, Block 195, Plan No. 102035854 Consolidated with SE ¼ 15-36-5-W3 (Ext. 9)
Current Zoning: M2
Neighbourhood: Stonebridge
Date Received: August 24, 2012
- Application No. 72/12: Willis Crescent
Applicant: Webb Surveys for 101099047 Saskatchewan Ltd. c/o Northridge Developments
Legal Description: Part SE ¼ 15-36-5-W3
Current Zoning: M3
Neighbourhood: Stonebridge
Date Received: August 27, 2012
- Application No. 73/12: 810 and 910 Stensrud Road
Applicant: Webb Surveys for Riverbend Development Ltd.
Legal Description: Lot E, Block 518 and Lot A, Block 520, All in Plan No. 101884215
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: August 29, 2012
- Application No. 74/12: Evergreen Phase V
Applicant: Webb surveys for City of Saskatoon
Legal Description: Part of Road Allowance; Part N.E. ¼ 7-37-4-W3 and Part of Parcel A, Plan No. 78S43536
Current Zoning: R1A
Neighbourhood: Evergreen
Date Received: August 30, 2012

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Condominium No. 11/12
2. Plan of Proposed Condominium No. 12/12
3. Plan of Proposed Subdivision No. 70/12
4. Plan of Proposed Subdivision No. 71/12
5. Plan of Proposed Subdivision No. 72/12
6. Plan of Proposed Subdivision No. 73/12
7. Plan of Proposed Subdivision No. 74/12

Section B – CORPORATE SERVICES

B1) Contract Award Report May 1, 2012 to August 31, 2012 (Files CK. 1000-1 and CS.1000-1)

RECOMMENDATION: that the information be received.

REPORT

In accordance with Policy C02-030, Purchase of Goods, Services and Work, your Administration is required to report three times a year on the award of contracts and requests for proposals between \$50,000 and \$100,000. The attached report has been prepared detailing the contract awards for the period of May1, 2012 to August 31, 2012.

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. Contract Award Report May 1, 2012 to August 31, 2012.

B2) Sale of Rock (Files CK. 4110-1 and CS. 4110-1)

- RECOMMENDATION:**
- 1) that the tender submitted by Mocon Construction Ltd. to purchase, remove and cleanup rocks, as stated in the following report, by December 31, 2017, from the City of Saskatoon be approved; and
 - 2) that the City Solicitor prepare the appropriate agreement.

BACKGROUND

The City has accumulated approximately 95,000 tonnes of varying size rock from land development projects in the Silverspring and Evergreen neighbourhoods. This material is located north of Agra Road and east of Central Avenue. Removal of the rock, including more incoming rock, is required to prepare for development in the northeast University development area and future district parks. In order to prepare the area for development, the rock must be removed by December 17, 2017. As rock can be crushed and used in a variety of applications, it

is of value. Therefore, the City wishes to sell the rock to clean up the area and recoup funds from this asset.

REPORT

The City issued a formal Request for Proposal (RFP) for the sale of the rock on Tuesday, July 10, 2012. The RFP was advertised in the Saturday, July 22, 2012, edition of *The StarPhoenix*. Nine proposals were received from five companies on or before the closing date of the tender, Friday, August 10, 2012, and included the following proponents:

- | | |
|--|--------------|
| • Don Wehage & Sons Trucking & Excavating Ltd. | Saskatoon |
| • Mocon Construction Ltd. | Martensville |
| • Taylor Concrete & Pumping | Saskatoon |
| • Geransky Bros. Construction Ltd. | Martensville |
| • PSI Technologies Inc. | Saskatoon |

The Selection Committee consisted of the Manager and the Inventory Analyst of Inventory and Disposal Services, Finance Branch; the Land Bank Manager, Land Branch; the Planner of the Corporate Project Team; the Manager and the Project Engineer, Construction & Design Services Branch.

The Selection Committee used the following criteria to select the most suitable proposal:

- price paid for rocks;
- rock removal plan;
- reference(s) and examples of projects that used rip rap or aggregate material and/or demonstrated experience in handling similar materials; and
- project schedule, milestones, and controls.

These criteria allowed your Administration to compare the sale price and overall best plan for purchase and removal of the rock with minimal disruption to the area and to ensure that environmental standards are met.

Upon reviewing the submitted proposals, the Selection Committee is recommending that the proposal from Mocon Construction Ltd. be accepted. This proposal provides a business plan to sort and crush rock on site, level the site, provide an 80-foot government-certified truck scale, and provide detailed reporting to the City on a weekly basis. The site will be fenced and locked when the contractor is not on site. The contractor's schedule allows for removal and cleanup of the site by the end of 2014. The contractor has a sufficient plan, equipment, labor, and experience to fulfill the contract and therefore was the highest rated proposal.

A breakdown of the amount to be paid to the City is shown below:

Total	10.79 x 95,000 tonne plus PST/GST =	\$1,073,862.00
Less PST paid to Provincial Government		(\$48,812.00)
Less GST paid to Federal Government		<u>(\$48,812.00)</u>
Net Profit to the City		\$976,238.00

OPTIONS

There are no other options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The proceeds of the sale will be pro-rated between the Property Realized Reserve and the Neighbourhood Land Development Fund.

ENVIRONMENTAL IMPLICATIONS

Provides for recycling and for preparation of future land for development.

PUBLIC NOTICE

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

Section C – FIRE AND PROTECTIVE SERVICES

C1) 2013 Capital Budget/2014-2017 Capital Plan Project 2379 - Fire-Apparatus Replacement Bush Truck and Water Tanker (File No. CK. 1400-1, x 1702-1)

- RECOMMENDATION:**
- 1) that City Council authorize early tendering of the above-noted vehicles;
 - 2) that the source of funding be the Fire Apparatus Reserve; and
 - 3) that the Corporate Services Department, Purchasing Services Branch, issue the appropriate Purchase Requisition.

REPORT

The Fire and Protective Services Department currently has a 1995 ¾-ton bush truck and a 1992 1500-gallon water tanker that have exceeded their serviceable life within the department and are scheduled for replacement in 2013. The approximate replacement cost is \$445,000. There are sufficient funds in the Fire Apparatus Reserve at this time to cover the cost of both these vehicles.

Your Administration is seeking approval to tender these vehicles as soon as possible. The prime season when these vehicles are required is spring. It is anticipated that tendering these vehicles now would allow for delivery by spring 2013.

It takes approximately one month to award the tender and then a pre-construction date would be set. This process would take until November. Both of these apparatus are mounted on a commercial chassis which takes approximately 10 to 12 weeks to deliver. This would allow for delivery of the chassis by January/February 2013. The only expense required in 2012 is a deposit on the chassis.

OPTIONS

Delay calling tenders until after formal approval of the Capital Budget in December thus delaying delivery of the vehicles and practical use of them for the 2013 grass fire season.

POLICY IMPLICATIONS

None.

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Section C – FIRE & PROTECTIVE SERVICES
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FINANCIAL IMPLICATIONS

There are sufficient funds in the Fire Apparatus Reserve to accommodate the purchase of these vehicles.

ENVIRONMENTAL IMPLICATIONS

None.

PUBLIC NOTICE

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

Section E – INFRASTRUCTURE SERVICES

E1) 11th Street Slope Failure Update (Files CK. 4205-5, x 7820-1 and IS. 7821-4)

RECOMMENDATION: that the information be received

BACKGROUND

On approximately June 20, 2012, a slope failure began to impact properties on 11th Street East. The failure is most pronounced in the backyards of 233 and 239 11th Street East, through the lane (public right-of-way), and into the backyard of 222 Saskatchewan Crescent East.

The failure was primarily on private property, but did result in the following impacts:

- 1) Disruption and interference with the electrical utility services in the lane, requiring repairs and adjustment;
- 2) Disruption and interference with the natural gas utility services in the lane, requiring repairs and adjustment; and
- 3) Disruption of the geometry and stability of the public right-of-way land requiring closure of a portion of the back alley.

Three monitoring stations were installed on Sunday, June 24, 2012, as shown on the attached aerial photograph (Attachment 1). Below are results of the three recorded slope inclinometer (SI) readings:

- (SI1) SI 11-0057-BH1 – Cherry Lane behind 241 11th Street East: Insignificant movement measured for the period from June 26 to September 5.
- (SI2) SI 11 0057 BH2 – Cherry Lane behind 233 11th Street East: Zone of movement is at a depth of approximately 2.6 metres (m) below ground surface (BGS). Sheared off sometime during June 27 and 28. Rate of movement measured on June 26 was approximately 22 millimetres (mm) per day.
- (SI3) SI 11 0057 BH3 – Cherry Lane behind 231 11 Street East: A slight movement was detected (approximately 1.5 mm) for the period from June 26 to September 5.

Monitoring Pins were also installed to measure lateral surface movement. The locations of these pins are also shown on Attachment 1. The relative movement, after June 28, 2012, of up to 120 mm is shown on Attachment 2.

REPORT

To date, the Administration is not aware of, nor is there any indication of any 'City' infrastructure that would be a catalyst for the movement and slope failure. Our geotechnical engineering consultant has been monitoring and analyzing the slope failure. The current information indicates that the slope failure is most likely a result of a combination of the natural geology of the soils on these riverbank properties; the wet weather which has resulted in an increase in the elevation of the water table; and landscaping works and associated loading on the aforementioned private properties.

One of the significant impacts on residents next to the physical failure itself has been natural gas services provided by SaskEnergy. Permanent natural gas service was interrupted; however, natural gas service was restored to residents in the area with temporary services and trailers. SaskEnergy is proceeding with the installation of front street servicing to the properties in combination with a risk analysis of each property. Four developed properties are deemed to be high risk, and those property owners are working with SaskEnergy and SaskPower Gas Inspections to meet the requirements in order for their properties to safely be serviced.

As with many utilities, the City does not have any jurisdiction over natural gas services. However, the City does work with other utility providers, as all share and co-locate in the public rights-of-way in order to serve properties.

The failure area has been localized to mostly private properties and a section of a public lane right-of-way. For the foreseeable future, it is the recommendation of the Administration that the public lane remain closed to traffic. Remediation work is primarily limited to private property, and as such will be commissioned, funded and enacted by those property owners.

The City will continue to monitor the failure and the condition of the properties as they relate to public safety and any applicable bylaws.

FINANCIAL IMPACT

Capital Project 1493 – East Riverbank Stabilization is funded by the Storm Water Utility and includes the monitoring of locations such as this. There are adequate funds for the monitoring program to date.

COMMUNICATIONS PLAN

A copy of this report has been sent to the affected residents in the area, who have received previous correspondence.

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. Monitoring Pin Location Plan; and
2. Cherry Lane Slide – Measured Movement of Slope Monitoring Plan.

**E2) Post Budget Approval – New Capital Project
Public Works Roadways Work Crew Trailer
(Files CK. 1000-4, x 1702-1 and IS. 1395-1)**

- RECOMMENDATION:**
- 1) that the Corporate Services Department be requested to create a new capital project for the purchase and installation of a Public Works Roadways Work Crew Trailer; and
 - 2) that a post budget amount of \$66,000 be transferred to the new capital project for the Public Works Roadways Work Crew Trailer from the revenue received from the sale of millings in conjunction with the roadway resurfacing project, which is currently being held within the Infrastructure Services' Custom Work Account.

REPORT

Currently, each of the four district roadway work crew groups meet in different locations, with one group located in office space above the Hydrant Shop; one group in a small trailer; and two groups located in two Water and Sewer crew trailers. These two Water and Sewer trailers are too small for the number of people that are required to use them. They also have no power and only limited heating capacity.

Due to the lack of office space at the City Yards, the Administration is recommending that a trailer, large enough to house the two roadway groups currently utilizing the Water and Sewer trailers, be purchased in order to provide them with a heated clean office space.

Once a new trailer is purchased, the Water and Sewer crew trailers will be returned to the Water and Sewer Section and moved off site.

Preliminary investigation into the purchase of a trailer has indicated that the estimated cost of a 12 foot by 40 foot trailer is approximately \$66,000. This price includes delivery, connection of power and phone, interior furnishings and contingency costs.

FINANCIAL IMPLICATIONS

During 2010 and 2012, a total of 6,374 tonnes of millings were sold to Central Asphalt, at \$23.50 per tonne, in conjunction with the roadway resurfacing program, for a total of \$149,800. This revenue is currently being held in Infrastructure Services' Operating Budget, Custom Work Account.

The Administration is recommending that a new capital project be created and that a post budget amount of \$66,000 be approved to purchase and install a Roadways Work Crew Trailer, with funding to be provided from the Custom Work Account.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

COMMUNICATIONS PLAN

A communications plan is not required.

PUBLIC NOTICE

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

**E3) Proposed Land Acquisition for Boychuk and Highway 16 Interchange
(Files CK. 4020-1, x 6000-1 and LA. 4021-12-2)**

- RECOMMENDATION:**
- 1) that the City purchase 7.51 acres from Ahmadiyya Movement in Islam (Ontario) Inc., for the interchange at the intersection of Boychuk Drive and Highway 16, as shown on Schedule “A” – Lands of Interest for Acquisition – Area A and C (Attachment 1), at a purchase price of \$441,250;
 - 2) that the City Solicitor be requested to prepare the necessary documents; and
 - 3) that the cost of acquisition and related expenses be charged to the Dedicated Roadways Reserve.

BACKGROUND

At its meeting held on April 26, 2010, City Council approved the alignment and functional plan of Highway 16 East between Boychuk Drive and Perimeter Highway. The Administration has been working towards securing the necessary right-of-way on which to build this interchange.

REPORT

The 7.51 acres of property in question is part of Parcel A, Plan 101306012 Ext 3, Surface Parcel 146094824, in the Rural Municipality of Corman Park 344, and is required to accommodate the intersection upgrades at the intersection of Boychuk Drive and Highway 16, as shown on Attachment 1.

The City of Saskatoon Real Estate Section has negotiated a purchase agreement with Ahmadiyya Movement in Islam (Ontario) Inc. for the required lands.

Significant terms and conditions of the Offer to Purchase Agreement are as follows:

1. Purchase Price
Purchase price is \$441,250, with an initial deposit of \$41,250 —the balance of the Purchase Price to be paid on the Closing Date.
2. Conditions Precedent
Approval of Saskatoon City Council by September 19, 2012.

3. Legal Costs and Disbursements
Each party shall be responsible for its own legal costs.
4. Survey and Registration Costs
The City will be responsible for all survey, subdivision, environmental reports and Land Title Office disbursements with respect to the registration of the transfer of title.
5. Possession Date
Possession Date shall coincide with the Closing Date.
6. Closing Date
Closing date shall be the earliest date acceptable to both parties, subsequent to the subdivision approval and registration of the subject lands.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The total purchase price is \$441,250, and will be funded from the Dedicated Roadways Reserve.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

COMMUNICATIONS PLAN

A communications plan is not required.

PUBLIC NOTICE

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

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ATTACHMENT

1. Schedule A: Lands of Interest for Acquisition – Area A and C

Section F – UTILITY SERVICES

F1) U-Pass Agreement Between the City of Saskatoon and Oskayak High School (Files CK. 7312-1 and WT. 7314-1)

- RECOMMENDATIONS:**
- 1) that the Administration be directed to finalize an agreement (Attachment 1) with Oskayak High School for a U-Pass Program based on the terms of this report, and;
 - 2) that the Mayor and City Clerk be authorized to execute the necessary agreements.

BACKGROUND

In Spring 2012, Saskatoon Transit and Oskayak High School (Oskayak) entered into discussions with the intent of establishing a U-Pass Program for the students attending the institution and to be designed similar in nature to the U-Pass Program currently in place for students attending the University of Saskatchewan. The Administration met with representatives from the institution to discuss a process for developing a U-Pass Program.

Oskayak is a school for Aboriginal students, many of whom live in a vulnerable context. These students represent 51 different First Nations. The school provides a personalized learning program that is based in Cree language and ceremony. In addition to high school courses, Oskayak connects students with support services in regard to challenges such as housing, daycare, mental health, nutrition, transportation and other barriers to achievement. Oskayak is operated under a Tripartite Agreement between the Kitotiminawak Parent Council, the Greater Saskatoon Catholic School Board (Oskayak is an associate school) and the Provincial Government.

The following report outlines the results of the survey done by Oskayak in regard to transit use and the next steps required to implement a U-Pass Program with Oskayak.

REPORT

Survey results from Oskayak show that 80% of students use Saskatoon Transit to get to school. When evaluating the potential increase in pass sales, the survey results show that out of the 220 students enrolled, 154 currently use a high school monthly pass while another 22 use other transit fare. If the U-Pass Program is adopted, all students enrolled in the programs would be required to participate representing roughly 220 (total number of eligible students identified from Oskayak) pass sales which would be an increase of 66 pass sales.

SIIT is already a registered pass vendor, and their representatives have agreed that they could administer pass distribution for Oskayak.

Because this is a one-off pilot program for this school, the overall impact will not directly cause any bus overloading. If, in the future, additional high schools are considered for a U-Pass-style program, the City and the School Boards will work together to phase in the program and stage adding resources such as buses and operators.

OPTIONS

Piloting a U-Pass Program with Oskayak is being proposed in a similar manner as the U-Pass Program offered to the University of Saskatchewan and is expected to increase ridership for Saskatoon Transit. The pilot will run for three of the four school terms in the Oskayak 2012/2013 school year terms to give the students, the institution, and Saskatoon Transit the opportunity to study the feasibility of implementing the program permanently.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The U-Pass will increase ridership, be revenue neutral for Saskatoon Transit and provide cost effective transportation for students of the institution. The results outlined below are based on the actual survey data collected from the Oskayak Survey. Revenues are derived by comparing the current number of estimated pass sales and revenue purchased by Oskayak students.

Based on the survey results, Saskatoon Transit estimates that it currently receives revenue in the amount of \$2,406 each week from students enrolled in classes at Oskayak who currently ride the bus (refer to Table 1 below). Oskayak has four quarters per school year, three of which will be included in this pilot. Saskatoon Transit will provide U-Passes to Oskayak for the following periods which cover the final three quarters and interim days so that students have continuous access to transportation while enrolled:

November 1, 2012 to January 27, 2013 (Q2)
January 28, 2013 to April 17, 2013 (Q3)
April 18, 2013 to June 30, 2013 (Q4)

In line with the revenue neutral approach taken with the University of Saskatchewan Students Union, Transit has calculated (in Table 2 below) the cost of the U-Pass as follows:

Q2 - \$137.28 per student
 Q3 - \$112.32 per student
 Q4 - \$113.88 per student

Table 1: Current Oskayak Bus Pass Sales per Week

Fares from Oskayak Students		Weekly Revenue
Using monthly passes	154 x \$54 x 8/33*	\$2,016
Using 2 Ride Cards	100** x \$3.20	\$320
Using cash occasionally	2 x \$2.50 x 2 x 7	\$70
Total Current Revenue per Week		\$2,406

* Conversion factor of months to weeks for trial period of program

** Based on actual purchases (2,600 passes) from January 1, 2012 to June 30, 2012 (26 weeks).

Table 2: Revenue neutral cost per student, by quarter

Costs	# of Students Participating	Weekly Revenue
Quarter 2 (88 days)	\$1.56* x 88	\$137.28
Quarter 3 (72 days)	\$1.56 x 72	\$112.32
Quarter 4 (73 days)	\$1.56 x 73	\$113.88
Total Cost per Student for 3 Quarters		\$363.48

* Total Revenue per Student per Day $\$2,406 / 220 / 7 = \1.56

This partnership has the potential to increase ridership for Saskatoon Transit. The U-Pass Program is financially viable because there will be an increase in the passes purchased by students who attend classes at the institution.

By implementing a U-Pass Program that remains revenue neutral, Oskayak will be able to offer transportation solutions to its entire student body at a rate which currently serves 80%.

The Administration is confident that, at this time, there will be no incremental cost for bus operations to Transit for implementing a U-Pass Program for Oskayak. However, as ridership increases through subsequent U-Pass Programs, additional buses and service hours may be required subject to the number of new riders, the time of day new riders use the bus, and which part of the city new riders are being transported to and from.

Representatives from Oskayak believe there is an opportunity to receive financial support from the corporate community to fund the student's portion of the U-Pass, and that this corporate sponsorship will further assist in removing the multi-barriers that are faced by Aboriginal students attempting to further their education in efforts to obtain employment.

ENVIRONMENTAL IMPACT

The U-Pass Program will provide a positive environmental impact as a result of reducing green house gas emissions.

When looking at the commuting patterns of the students surveyed, 44 do not use Transit as their primary mode of transportation for their daily commute to classes. The result of having 44 fewer vehicles making the daily commute to school would reduce green house gas emissions by 27.09 tonnes annually. (This result was based on Statistics Canada's 2006 Census, which indicates the average daily commute in Saskatoon was 5 km one way, Canadian average motor vehicle fuel economy of 21 mpg /City and 200 days of classes for the school year.) There could be a further reduction if these 44 students choose to use Transit on the weekends.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-201, Public Notice Policy, is not required.

ATTACHMENT

1. U-Pass Agreement

F2) Consultant Award – Residential Curbside Recycling Education Program
(File No.: CK. 7830-5 and US. 7832-10-1)

- RECOMMENDATION:**
- 1) that the proposal for providing consulting services for the development of a Communications Strategy, Brand Strategy, and Visual Identity for the residential curbside recycling program from McKim Cringan George, for a total upset fee of \$200,200.00 (including G.S.T. and P.S.T.) be accepted; and
 - 2) that the City Solicitor be instructed to prepare the necessary contract documents for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

At its meeting on May 14, 2012, Council approved the terms of the contract for Single-Family Residential Curbside Recycling be awarded to Loraas Recycle. The City of Saskatoon, in

collaboration with Loraas Recycle, will develop, produce and lead all promotion and education activities/materials, while Loraas Recycle would assist with the distribution of information.

REPORT

A Request For Proposals was issued on July 16, 2012 outlining the requirements for the development of a Communications Strategy, Branding Strategy, and Visual Identity to provide the promotion and education required for a successful and effective curbside recycling program for single-family residences.

Key goals for the campaign include:

- ensuring participants have the information they need to effectively, confidently, and correctly participate in single-stream curbside recycling;
- fostering citizen support for the curbside recycling program;
- delivering excellent customer communication and support; and
- ensuring City and Contractor (Loraas Recycle) staff are engaged and prepared to provide excellent program and customer service.

Responses were received from the following firms:

- Eyevero Marketing Communications Group
- McKim Cringan George Communications
- Ollivier Strategic Marketing
- Reach Communications
- Tap Communications
- ThinkShift Communications
- William Joseph Communications

All proposals were evaluated by the Environmental Services Branch project management team using the criteria outlined in the Request for Proposals. Proposals were evaluated on team experience, project understanding, ability to achieve key goals of the project, and proposed methodology. The proposal submitted by McKim Cringan George was rated as most favourable for the project.

OPTIONS

Administration could cancel the RFP and re-issue. However, the McKim Cringan George proposal meets the requirements of the City and was deemed most favourable.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The upset fee for consulting services for the project, and the net cost to the City would be as follows:

Agency Upset Fee	\$ 53,000.00
Implementation	<u>129,000.00</u>
Subtotal	\$182,000.00
P.S.T.	9,100.00
G.S.T. @ 5%	<u>9,100.00</u>
Total Upset Fee	\$200,200.00
G.S.T. Rebate @ 5%	<u>(9100.00)</u>
Net Cost to the City	<u>\$191,100.00</u>

This cost is within the Administration’s estimate of expected communications costs.

ENVIRONMENTAL IMPLICATIONS

Environmental impacts will be reported on in subsequent reports outlining program implementation specifics.

PUBLIC NOTICE

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

Section G – CITY MANAGER

G1) Ideas Inc. Lease – 420 Avenue B South (Files CK. 600-3 and CC. 4130-2)

- RECOMMENDATION:**
- 1) that City Council approve entering into the Lease and Operating Agreement between the City of Saskatoon and Ideas Inc. respecting 420 Avenue B South;
 - 2) that City Council grant Ideas Inc. an abatement of the property taxes assessed for the building, on a declining basis starting at 80% abatement in the first year, and declining 20% per year to 0% abatement in the fifth and final year of the lease; and
 - 3) that the City Solicitor be instructed to prepare the necessary Agreement, and that the Mayor and City Clerk be authorized to execute the Agreement under corporate seal on behalf of the City of Saskatoon.

BACKGROUND

As part of the River Landing development, the City of Saskatoon renovated the old electrical building at the corner of 19th Street and Avenue A. The former Electrical Services Building was redesigned as two occupancies. The Saskatoon Farmers' Market component of the building is 1,285.7m² and is currently leased and operated by the Saskatoon Farmers' Market. The other building tenant is Saskatoon Ideas Inc. (Ideas Inc.), a non-profit business incubator that offers space, advisory, and mentorship expertise to prospective entrepreneurs, increasing their chances of long-term success. Ideas Inc. leases and operates the building incubator component of the building which is 1,769.2 m² (19,000 square feet).

The term of the Ideas Inc. Lease Agreement was for five years, effective June 26, 2007, and ended June 26, 2012, with an option to renew for a further five years. Ideas Inc. provided the City with notice that it wished to renew and Administration has been working with Ideas Inc. to negotiate terms of a new lease.

REPORT

The following is a summary of the key terms contained in the Lease and Operating Agreement (the "Agreement"):

- 1) In form, the Agreement has the same essential features as the previous Lease and Operating Agreement between the City of Saskatoon and Ideas Inc.

- 2) The term of the Agreement is five years, commencing on September 1, 2012, with no automatic option for renewal and Ideas Inc. will be responsible for the operating costs and utilities attributable to the building.
- 3) Ideas Inc. will be responsible for making the required annual contributions to the Civic Buildings Comprehensive Maintenance (CBCM) Reserve, of approximately \$53,000 (based on the standard civic formula for buildings reserve and adjusted annually for annual inflation).
- 4) The property tax abatement Ideas Inc. currently receives will be phased out over five years (80% abatement - first year; 60% - second year; 40% - third year; 20% - fourth year; 0% abatement, paying full taxes in fifth year). The 2012 property taxes were approximately \$28,267.
- 5) Ideas Inc. will be required to submit data on agreed-upon performance measures. These performance measures not only cover the basics, such as number of tenants and number of graduates, but also delve into measuring a greater impact, such as number of jobs created, gross revenue, tenant/graduate satisfaction, if the graduates remain in business, if they have expanded, and to what Saskatoon neighbourhood they relocated. In addition to these annual performance measures, Ideas Inc. will also supply a yearly narrative update that provides context and interpretation of the data, audited/reviewed financial statements, and any audits Ideas Inc. may undertake.
- 6) There will be representation by a member of Saskatoon City Council on the Ideas Inc. Board of Directors.
- 7) The permitted use of the building is to use the space as a business incubator, namely, establish a facility and advisory process that provides a space, support system, and advisor services to prospective entrepreneurs that, but for the business incubator, might not have the requisite capital or resources to successfully launch a new business.
- 8) It is the expectation that the majority of the Ideas Inc. portion of the building will be occupied by clients of Ideas Inc., in other words, individuals that qualify for admission to the business support centre. The Agreement does provide that Ideas Inc. may sublease part of the building to businesses that would support their program; however, any proposed sublease would require the consent of the City.
- 9) Other than for an act of default, there is no right to terminate the Agreement by either the City or Ideas Inc.

OPTIONS

City Council could decide not to renew the lease of Ideas Inc.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

Ideas Inc. will be paying into the CBCM Reserve on an annual basis approximately \$53,000, adjusted annually based on inflation. Ideas Inc. will also be starting to pay property taxes annually, with a phase-out of the tax abatement over five years. The 2012 property taxes were \$28,267.

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.

G2) Federal and Provincial Infrastructure Investments in the City of Saskatoon: 2007-2011 (Files CK. 1860-1 and CC. 1860-1)

RECOMMENDATION: that the information be received.

REPORT

The purpose of this report is to provide a profile of the municipal infrastructure investments the City of Saskatoon has made in partnership with the federal and provincial orders of government over the past five years. More specifically, this report and the attached document, highlight the investments made exclusively through the various programs contained in the Government of Canada's flagship infrastructure plans such as the Building Canada Plan and the Economic Action Plan, as well as the Government of Saskatchewan's Municipal Economic Enhancement Program as of December 31, 2011.

The release of this report coincides with three major events relating to infrastructure in Canada:

- the wrap up of federal consultation on the long-term infrastructure plan;
- the National Infrastructure Summit held in Regina from September 10-12, 2012; and
- the Canadian Infrastructure Report Card released by the Federation of Canadian Municipalities.

The attached document, Building the Foundation for a 21st Century City A Profile of Federal & Provincial Infrastructure Investments in the City of Saskatoon: 2007 to 2011 (March 2012), provides an accountability report, in Canada's both official languages, of all civic infrastructure projects funded through the above-noted federal and provincial plans and programs. Investments made through other federal and provincial programs, such as housing and immigration support programs, and those made exclusively by the City of Saskatoon, such as the new Police Headquarters building, are not included in the attached document.

This document reveals that the City of Saskatoon has partnered with the Government of Canada and the Government of Saskatchewan to invest \$603.4 million in strategic infrastructure projects, such as:

- the purchase of new buses;
- the upgrading and expansion of Saskatoon's road and street network;
- the installation of new water and sewer lines; and
- the building of new arts, culture, and recreation facilities.

The City of Saskatoon's share of this investment is \$238 million or 39%. The federal and provincial contributions are \$223.5 million or 37% and \$141.9 million or 24% respectively.

This strong partnership with the federal and provincial orders of government has enabled the City of Saskatoon to:

- improve mobility throughout our city by investing in public transit and transportation projects;
- protect our physical environment by investing in water and green energy projects;
- increase public safety by investing in emergency services; and
- enhance the quality of life in our community by investing in arts, culture, and recreation facilities.

By producing the attached document, the City of Saskatoon is acknowledging the important investments that the Government of Canada and the Government of Saskatchewan have made in

making Saskatoon a great place to live, work, and prosper. Today, the citizens of Saskatoon are starting to enjoy and realize the benefits of these investments.

While these infrastructure investments have significantly helped the City of Saskatoon address some of its infrastructure challenges, more investment is required to repair the City's aging infrastructure, meet the pressures of growth, and improve our quality of life. Although many of the programs highlighted in this document have expired or are about to expire, the City of Saskatoon is currently in consultation with both the federal and provincial orders of government, and working with federal and provincial municipal associations to develop new, long-term, sustainable, and predictable infrastructure programs. It is anticipated that these programs will be implemented in the 2014-2015 fiscal year.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Building the Foundation for a 21st Century City A Profile of Federal & Provincial Infrastructure Investments in the City of Saskatoon: 2007-2011 (March 2012).

(A copy of the report is available on the City's website at www.saskatoon.ca, click on "C" for City Council and go to Reports and Publications.)

Administrative Report No. 14-2012
Section G – CITY MANAGER
Monday, September 17, 2012
Page 6

Respectfully submitted,

Randy Grauer, General Manager
Community Services Department

Marlys Bilanski, General Manager
Corporate Services Department

Brian Bentley, General Manager
Fire & Protective Services Department

Mike Gutek, General Manager
Infrastructure Services Department

Jeff Jorgenson, General Manager
Utility Services Department

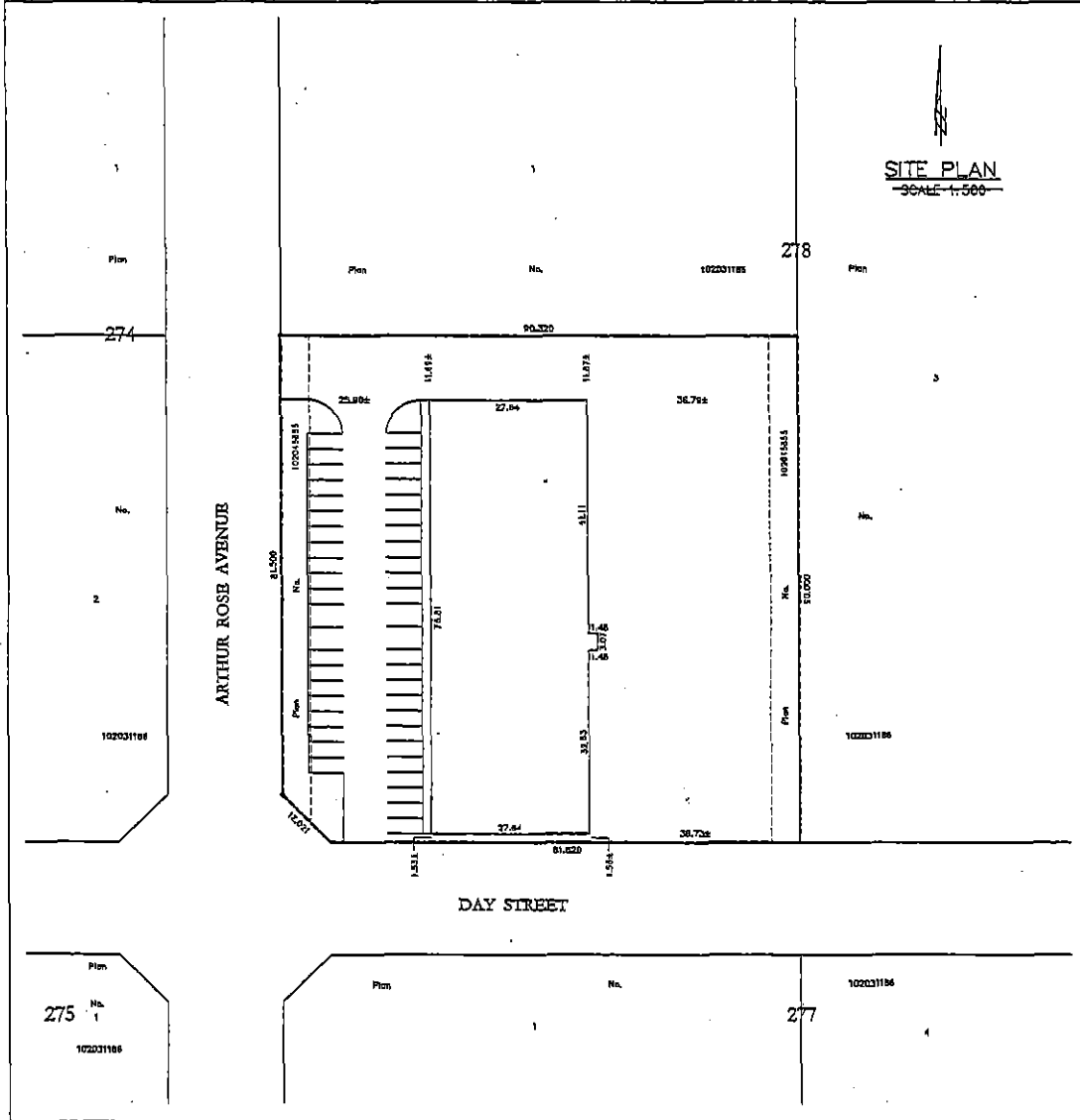
Murray Totland
City Manager

SHEET NUMBER 1 OF 2
 SITE PLAN # 102031186

SITE PLAN
 SCALE 1:500

PHASE ONE
 PLAN OF SURVEY SHOWING SURFACE
 BUILDING CONDOMINIUM FOR
 LOT 2 IN BLOCK 278
 PLAN NO. 102031186
 N.E. 1/4 OF SECTION 22
 TWP. 37, RGE. 5, W. 3rd MER.
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE AS SHOWN
 JULY 2012

- LEGEND:**
1. Dimensions shown are in meter and decimal thereof.
 2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
 3. Commercial and parking unit numbers are shown as 1, 2, 3, etc. on sheets 1 & 2.
 4. Commercial unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
 5. The doors and windows form part of the commercial unit.
 6. All exterior surfaces are common property.
 7. Parking spaces are in accordance with Section 11(2)(b) of The Condominium Property Act.
 8. All areas not designated with a unit number are common property.
 9. Area to be approved is outlined by a heavy dashed line.
 10. The parcel within the line of approval has an Extension G.

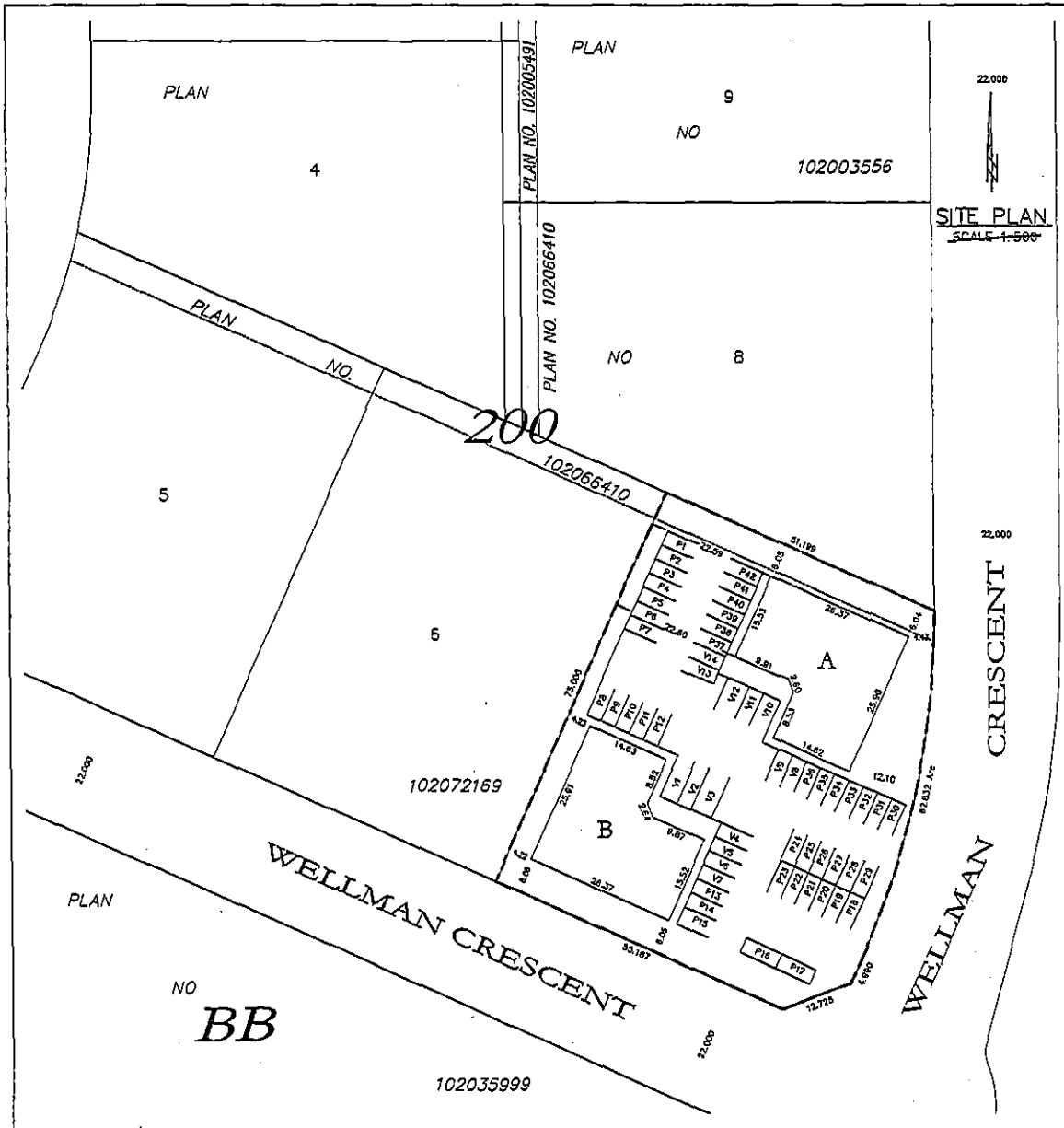


Prepared by

 T.R. Webb
 © 2012
 12-2012 M.D.

AI

Proposed Condominium No. 11/12



PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR Lot 7 in Block 200
Plan No. 102072169
N.W. 1/4 OF SECTION 10
TWP. 36, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE AS SHOWN
JUNE 2012

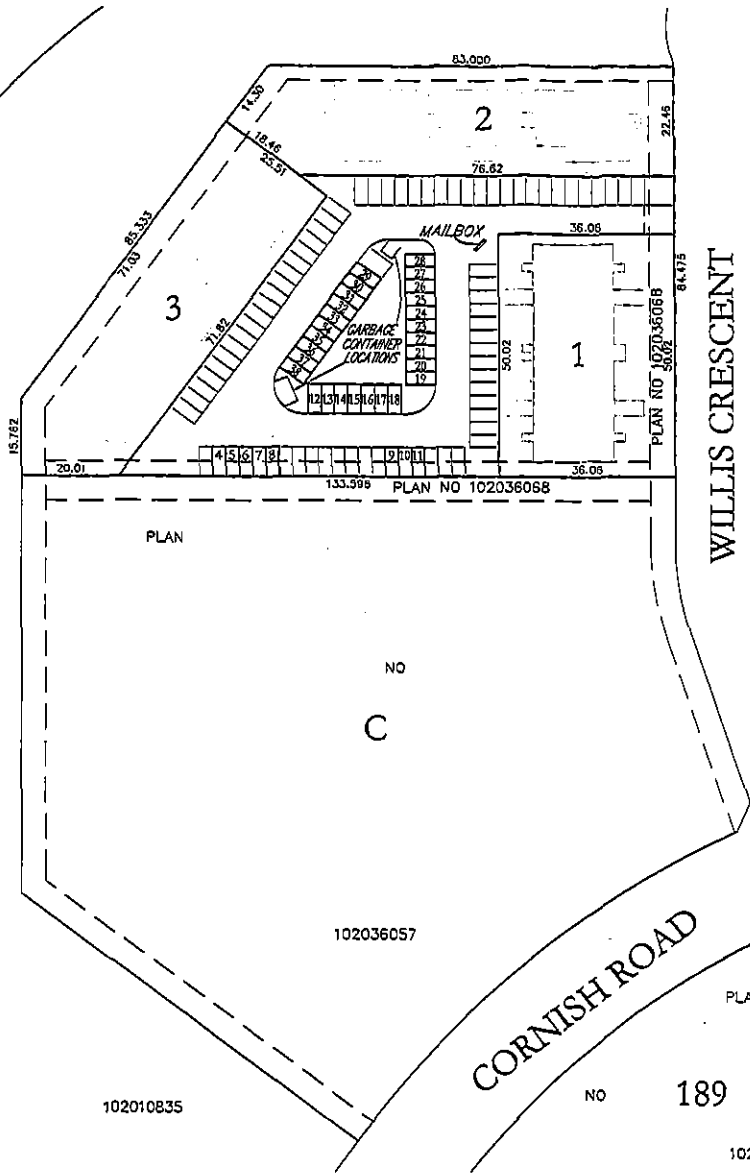
LEGEND

- Dimensions shown are in metres and decimals thereof.
- Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
- Commercial unit numbers are shown as 1, 2, 3, etc. on sheet 2.
- Regular commercial unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
- the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
- The doors and windows form part of the regular residential units.
- All exterior surfaces are common property.
- Parking spaces are in accordance with Section 11(2)(b) of The Condominium Property Act.
- All areas not designated with a unit number are common property.
- Area to be approved is outlined by a heavy dashed line.
- The parcel within the line of approval has an Extension G.

SP3
PLAN

MR1
MUNICIPAL RESERVE

NO



PLAN OF PROPOSED SURFACE
BARE LAND CONDOMINIUM FOR
PARCEL A
PLAN NO. 102036057
S. 1/2 SEC. 15
TWP. 36, RGE. 5, W. 3RD MER.
125 WILLIS CRESCENT
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:1000

CONDOMINIUM PLAN
NO 102084252
(PLAN NO 102078761)

WILLIS CRESCENT

CORNISH ROAD

Dimensions shown are in metres and decimals thereof.
Units 4-38 are Parking Units and are 5.00 x 2.70 meters in size.
Buildings are wholly within the proposed unit boundaries as shown.
Each Bare Land Unit is to be re-divided into regular residential condominium units.
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.96± ha (2.36± ac.).
Distances shown are approximate and may vary from the final plan of survey by ± 1.0m.

T.R. Webb
T.R. Webb August 2012
Saskatchewan Land Surveyor

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

Date
Community Services Department

Prepc
Webb
© :
12-2334

Proposed Subdivision No. 70/12

102010835

NO

189

102021781

102036057

NO

C

PLAN

133.395 PLAN NO 102036058

PLAN NO 102036055
84.475

22.45

83.000

2

3

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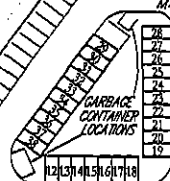
20.01

85.332

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18.45

25.51



MAILBOX

GARBAGE CONTAINER LOCATIONS

36.08

50.02

36.05

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PLAN

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NO

S.E. 1/4 SEC. 15 - TWP. 36 - RGE. 5 - W. 3M.
Ext 8

PLAN OF PROPOSED
SUBDIVISION OF PART OF
LOT 4, BLOCK 195
PLAN NO 102035854
& CONSOLIDATION WITH
S.E. 1/4 SEC. 15 - TWP. 36 -
RGE. 5 - W. 3rd M., EXT 9
SURFACE PARCEL NO 166089280
S.E. 1/4 SEC. 15 -
TWP. 36 - RGE. 5 - W. 3rd MER
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:1000

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be subdivided and consolidated is outlined in red
with a bold, dashed line and contains 1.40± ha (3.46± ac.)
Distances are approximate and may vary by ±0.10 metres.

T.R. Webb
T.R. Webb, August 22, 2012
Saskatchewan Land Surveyor

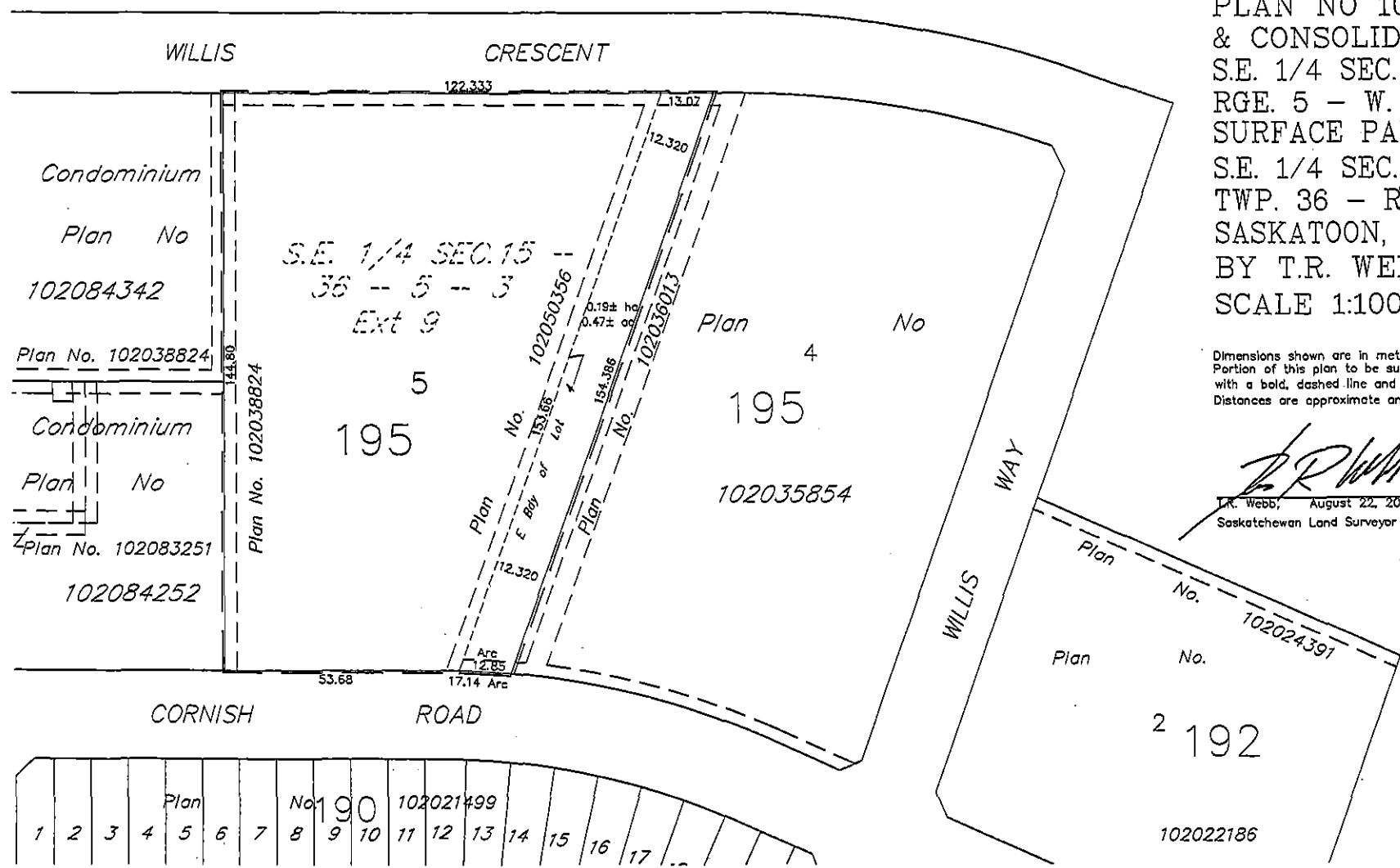
Seal

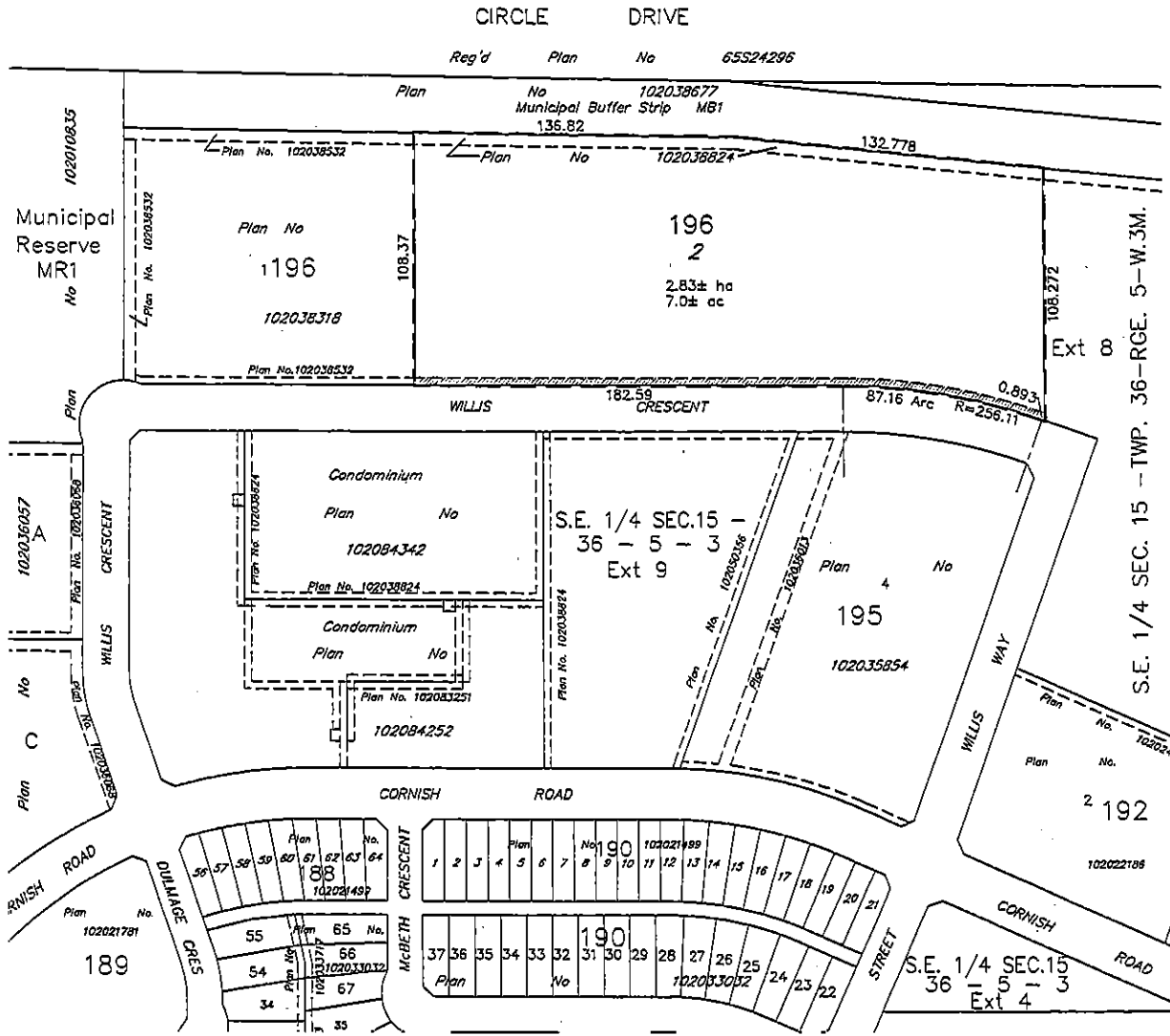
Proposed Subdivision No. 71/12

Approved under the
Bylaw No. 6537 of
City of Saskatoon

Community Service

Prepared
T.R. Webb
12-2386st

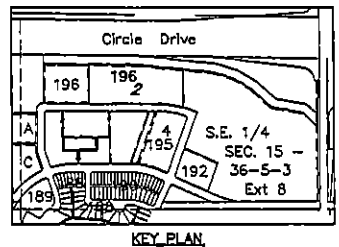




PLAN OF PROPOSED SURFACE SUBDIVISION OF PART OF S.E. 1/4 SEC. 15- TWP. 36-RGE. 5-W. 3rd MER. SASKATOON, SASKATCHEWAN BY T.R. WEBB, S.L.S. SCALE 1:2000

Dimensions shown are in metres and decimals thereof. Portion of this plan to be untitled is outlined in red with a bold, dashed line and contains 2.83± ha (7.0± ac.) Distances are approximate and may vary by ±0.10 metres.

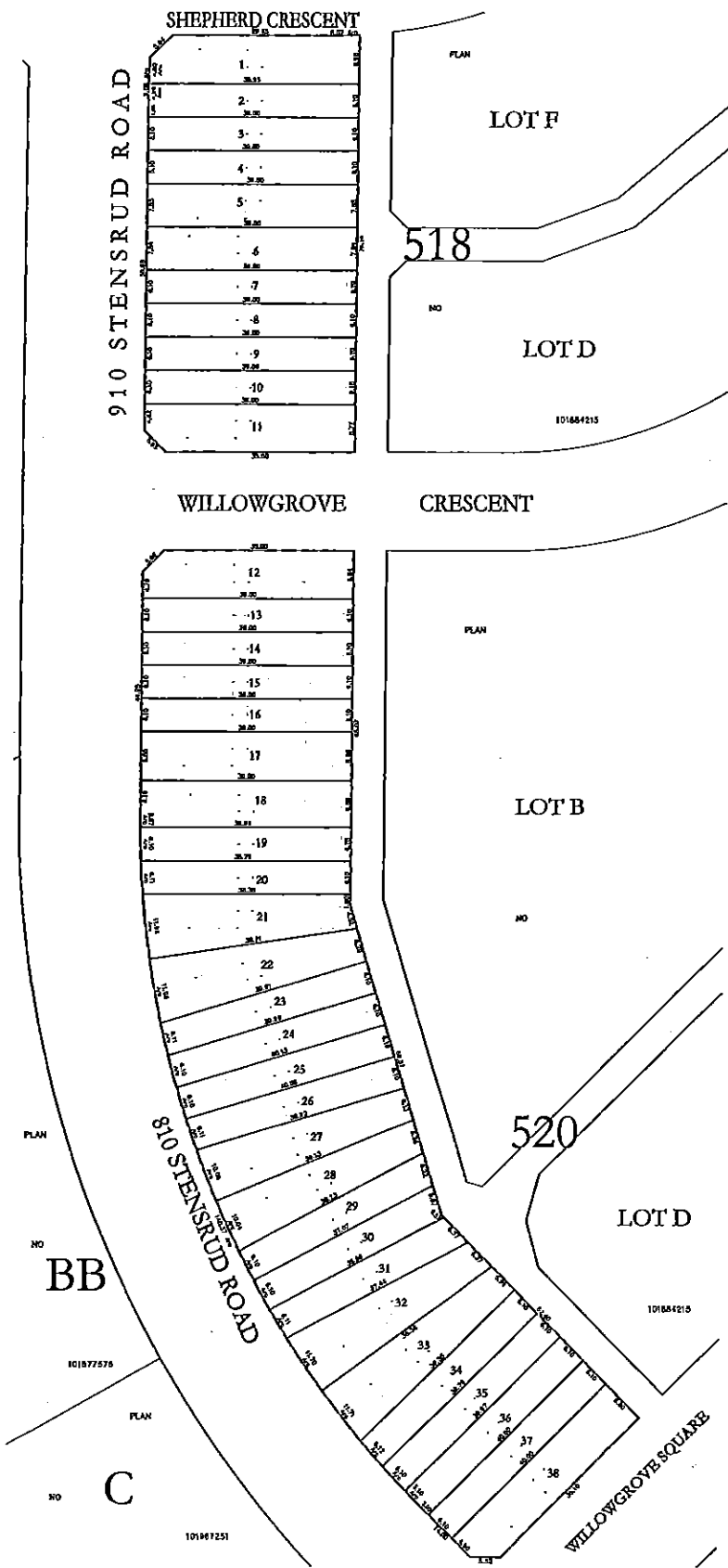
T.R. Webb, August 27, 2012
 Saskatchewan Land Surveyor
 Proposed 3.0 m SaskEnergy Easement



Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon
 Date _____
 Community Services Department

Prepared by
 Webb Surveys
 07-1696sn(k) CAS

Proposed Subdivision No. 72/12



PLAN OF PROPOSED
 BARE LAND CONDOMINIUM FOR
 LOT E, BLOCK 518 &
 LOT A, BLOCK 520
 PLAN NO. 101884215
 S.E. 1/4 SEC. 6
 TWP. 37, RGE. 4, W. 3RD M.
 810 STENSRUD ROAD &
 910 STENSRUD ROAD
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:500

Distances shown are in metres and decimal thereof.
 Constructed buildings are wholly within the proposed unit
 boundaries as shown.
 Portion of this plan to be approved is enclosed in red with
 a bold, dashed line and contains 1.01% to (2.57% ac.).
 Distances shown are approximate and may vary from the
 final plan of survey by ± 1.0%.

T.R. Webb
 P.L.S. August 2, 2012
 Saskatchewan Land Surveyor

Seal

BB

101877576

C

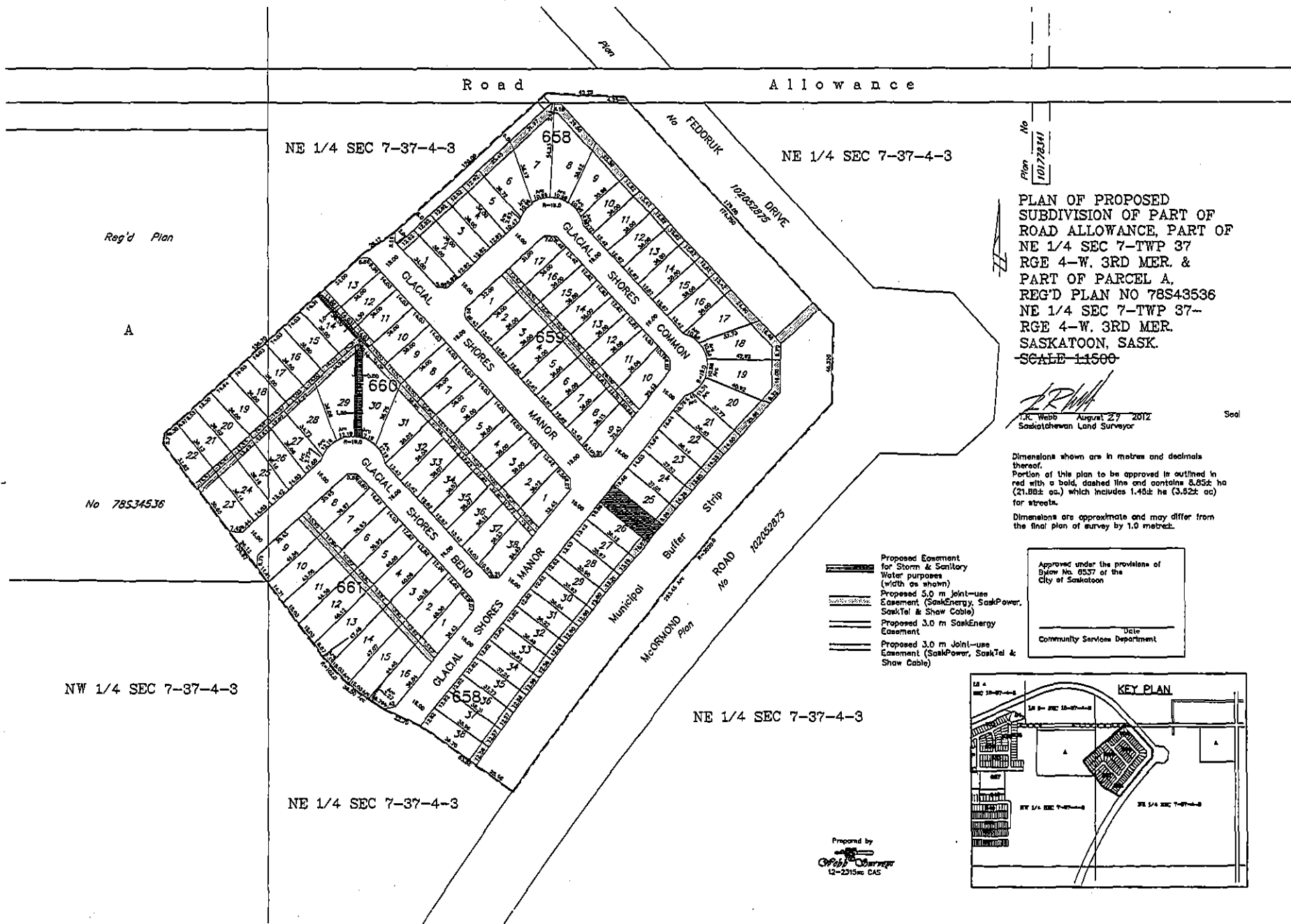
101841251

Approved under the provisions of
 Order No. 2537 of the
 City of Saskatoon

City
 Community Services Department

Prepared by

 Webb & Currys
 2012
 12-23-09 B.F.



No
Plan
1017211

PLAN OF PROPOSED
SUBDIVISION OF PART OF
ROAD ALLOWANCE, PART OF
NE 1/4 SEC 7-TWP 37
RGE 4-W. 3RD MER. &
PART OF PARCEL A,
REG'D PLAN NO 78S43536
NE 1/4 SEC 7-TWP 37-
RGE 4-W. 3RD MER.
SASKATOON, SASK.
SCALE 1:1500

J.R.M.
J.K. Webb August 27 2012
Saskatchewan Land Surveyor

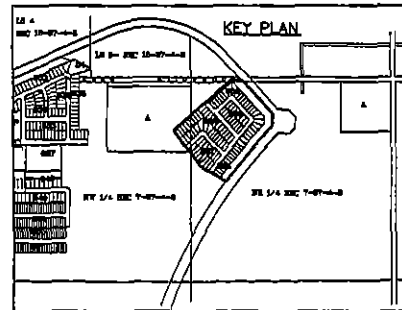
Seal

Dimensions shown are in metres and decimals thereof.
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 8.85± ha (21.88± ac.) which includes 1.48± ha (3.62± ac.) for streets.
Dimensions are approximate and may differ from the final plan of survey by 1.0 metres.

- Proposed Easement for Storm & Sanitary Water purposes (width as shown)
- Proposed 5.0 m Joint-use Easement (SaskEnergy, SaskPower, SaskTel & Shaw Cable)
- Proposed 3.0 m SaskEnergy Easement
- Proposed 3.0 m Joint-use Easement (SaskPower, SaskTel & Shaw Cable)

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

Date
Community Services Department



Prepared by
OPUS CONSULTANTS
12-2315c CAS

Proposed Subdivision No. 74/12

CONTRACT AWARD REPORT
Contracts \$50,000 - \$100,000
For the Period May 1, 2012 to August 31, 2012

<u>Date</u>	<u>Project Title</u>	<u>Department</u>	<u>Contractor/Supplier</u>	<u>Contract Amt</u>	<u>Purchase Method</u>
May 02/12	Firehall Millwork	Infrastructure Services	Ranco Mfg. Inc.	\$53,966.85	Competitive
May 02/12	Vectobac	Infrastructure Services	Direct Solutions	\$63,344.16	Sole Source
May 02/12	Tree Watering	Infrastructure Services	Open Roads Ltd.	\$81,000.00	Competitive
May 02/12	Tree Planting	Infrastructure Services	Open Roads Ltd.	\$100,000.00	Competitive
May 03/12	Building Assessment	Infrastructure Services	Fame Asset Mgmt Solutions	\$52,250.00	Sole Source
May 04/12	Hino Truck	Infrastructure Services	Driving Force	\$66,218.90	Sole Source
May 14/12	Dust Palliation	Infrastructure Services	McGills Industrial Service	\$56,490.00	Competitive
May 14/12	Trailers	Utility Services	J&J Trailer Mfg.	\$62,366.70	Competitive
May 22/12	Crane Service	Utility Services	Eagle Crane	\$50,000.00	Competitive
May 22/12	Crane Service	Utility Services	Prairie Crane Inc.	\$61,000.00	Competitive
May 23/12	Security Service - River Landing	Infrastructure Services	Impact Security Group	\$50,000.00	Competitive
May 24/12	Fan Coil Replacement	Infrastructure Services	Black & McDonald Ltd.	\$57,687.00	Competitive
May 24/12	Back Alley Tree Pruning	Infrastructure Services	Schwinghammer Tree Service	\$75,000.00	Competitive
May 28/12	Janitorial Supplies	Corporate Services	Century Vallen	\$54,000.00	Competitive
Jun 01/12	Cairns Field Electrical Rewiring	Infrastructure Services	Aim Electric	\$62,654.44	Sole Source
Jun 04/12	Trucking Service Back Alley	Infrastructure Services	Excel Excavating	\$90,000.00	Competitive
Jun 05/12	Pool Chemicals	Infrastructure Services	Brenntag Canada Inc.	\$50,000.00	Competitive
Jun 06/12	Manhole Barrels & Grade Rings	Infrastructure Services	Expocrete Concrete	\$50,000.00	Competitive
Jun 06/12	Air Compressors	Infrastructure Services	Kramer Rental	\$54,298.20	Competitive
Jun 11/02	Coveralls Supply	Utility Services	Unifirst Canada	\$50,000.00	Competitive
Jun 18/02	Bus Refurbishment	Utility Services	BRC Group	\$52,423.08	Sole Source
Jun 18/02	Compost Screening	Utility Services	R.P. Industries	\$83,422.50	Competitive
Jun 19/02	Cisco Parts	Corporate Services	Metafore	\$87,048.05	Competitive
Jun 20/12	Streetlight Poles & Arms	Utility Services	Eecol Electric	\$70,059.00	Competitive
Jun 20/12	Jackets	Utility Services	Mid West Sportswear	\$60,000.00	Competitive
Jun 21/02	Bus Refurbishment	Utility Services	New Flyer Industries	\$76,783.50	Sole Source
Jun 22/12	Digger/Derrick Rental	Infrastructure Services	Global Rental Canada	\$60,060.00	Sole Source
Jun 26/02	Interior Painting SPCA	Infrastructure Services	Thoens Painting	\$56,407.05	Competitive
Jun 28/02	Plastic Pipe	Utility Services	Eecol Electric	\$54,945.00	Competitive
July 03/12	Retaining Wall	Infrastructure Services	Armtec Ltd.	\$81,112.50	Sole Source
July 03/12	Pole Bases	Utility Services	Expocrete Concrete	\$93,957.50	Competitive
July 05/12	Sewer Repair	Infrastructure Services	Hamm Construction	\$73,500.00	Sole Source
July 06/12	Chain loop Repair	Utility Services	Siemens Industry	\$52,760.00	Sole Source
July 10/12	Poles Bases	Infrastructure Services	Expocrete Concrete	\$72,517.50	Competitive

81

July 23/12	Central Ave. Fencing	Community Services	Redekop Mfg.	\$98,532.00	Competitive
July 24/12	Central Ave. Streetscape Furniture	Community Services	Redekop Mfg.	\$86,436.00	Competitive
July 26/02	Traffic Control Cabinet	Infrastructure Services	Econolite Canada	\$74,639.40	Sole Source
July 27/02	Traffic Poles & Arms	Infrastructure Services	Nova Pole Inc.	\$88,209.00	Competitive
July 27/02	Riverbank Stabilization	Infrastructure Services	Golder Assoc.	\$56,540.00	Sole Source
July 27/02	Riverbank Stabilization	Infrastructure Services	Golder Assoc.	\$56,470.00	Sole Source
July 30/02	Grinder Cartridges	Utility Services	Jelcon Equipment	\$63,514.00	Sole Source
Aug 03/12	Playground Relocation	Infrastructure Services	Evergreen Playground Service	\$63,408.73	Competitive
Aug 08/12	Ditch Witch Equipment	Infrastructure Services	Brandt Tractor Ltd.	\$92,145.81	Sole Source
Aug 13/12	Emergency Lighting	Infrastructure Services	Aim Electric	\$63,630.00	Sole Source
Aug 13/12	Skateboard Pad	Infrastructure Services	D. James Construction	\$62,475.00	Competitive
Aug 21/12	Garbage Containers	Utility Services	IPL Inc.	\$79,315.50	Competitive
Aug 21/12	Push Button Signals	Infrastructure Services	Trafco Canada	\$59,100.00	Sole Source
Aug 21/12	Track Skid Steer	Infrastructure Services	Earthworks Equipment	\$54,862.50	Competitive
Aug 22/12	Tree Maintenance Grovenor Park	Infrastructure Services	Davey Tree Expert	\$65,470.65	Competitive
Aug 22/12	Tree Maintenance Nutana Park	Infrastructure Services	Arborcare Tree Service	\$71,521.75	Competitive
Aug 24/12	Tree Maintenance Riversdale	Infrastructure Services	B&B Tree Service	\$74,409.30	Competitive
Aug 28/12	Mudjacking	Infrastructure Services	Slabmaster Ltd.	\$50,000.00	Competitive

Attachment #1
E1



LEGEND

- ▲ SLOPE INDICATOR LOCATION
- MONITORING PIN LOCATION

REFERENCE

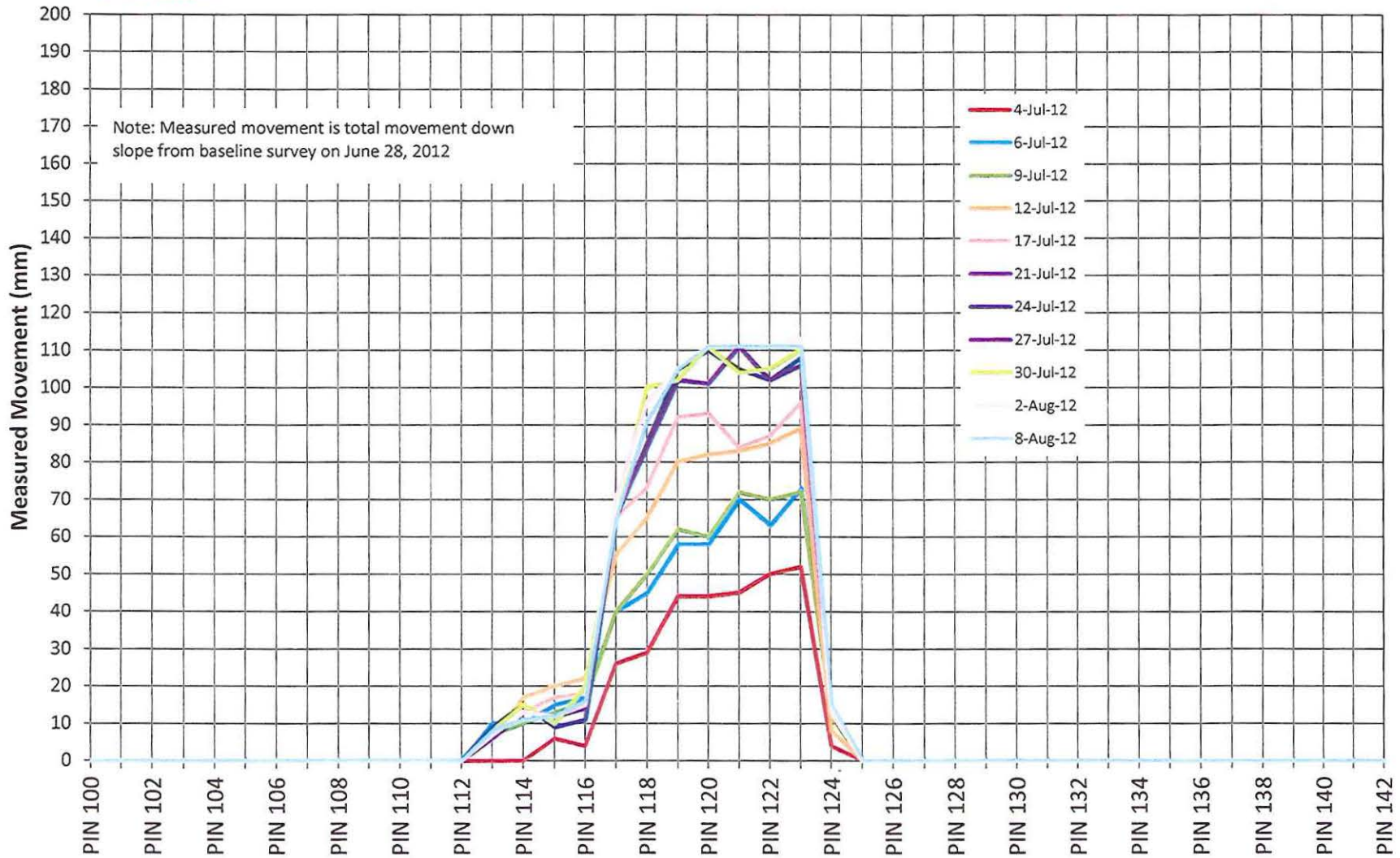
AERIAL PHOTOGRAPH PROVIDED BY CITY OF SASKATOON, MAY 15, 2011
CITY OF SASKATOON DATUM

		PROJECT CITY OF SASKATOON CHERRY LANE SLUMP	
TITLE MONITORING PIN LOCATION PLAN			
		PROJECT 11-1303-0057 5000 DESIGN JDS 04/27/12 CHECK CGF 04/27/12 REVIEW GAM 04/27/12	FILE No. -0057 Cherry Lane SCALE AS SHOWN REV.
		FIGURE: 2	

Attachment #2

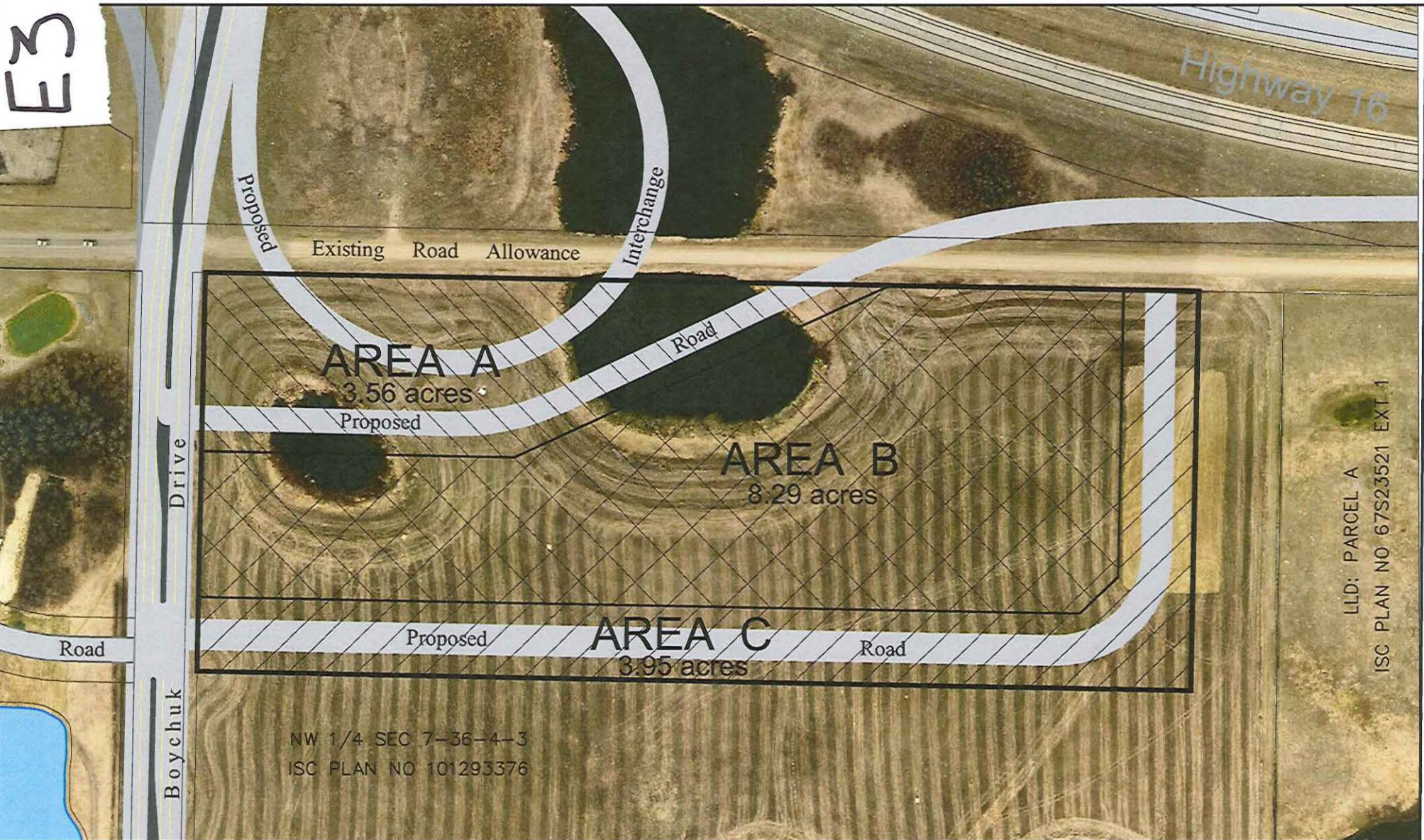


City of Saskatoon - Cherry Lane Slide Measured Movement of Slope Monitoring Pins



Schedule A: Lands of Interest for Acquisition - Area A and C

Attachment 1



Details of Land Required for Acquisition on Surface Parcel Number: 146094824, LLD Parcel A Plan 101306012 Ext 3

AREA A:	3.56 ac	
AREA B:	8.29 ac	NOT REQUIRED
AREA C:	3.95 ac	



U-Pass 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 -

Oskayak High School (the "Institution")

Introduction

- A. The parties desire to implement a transit pass program at the Institution (the "U-Pass" or "U-Pass Program") with the primary objectives of providing a lower cost transportation service to students, easing traffic congestion and parking requirements of the Institution and in the surrounding areas, and increase Saskatoon Transit ridership.
- B. The U-Pass initiative requires that the Institution pay an assessed amount to fund the U-Pass Program which amount will permit full-time students of the Institution, subject to the terms of this Agreement, unlimited use of Saskatoon Transit services offered by the City of Saskatoon.
- C. This Agreement is intended to outline those major understandings and responsibilities of the Institution and the City. The parties expect and accept that it is not possible for this Agreement to include all factors and actions necessary to ensure the success of the U-Pass Program.

General

1. (a) The Institution will ensure that prior to the effective date of this Agreement it will obtain all necessary approvals to implement the U-Pass Program for students registered at the Institution.
- (b) The Institution will make every effort to ensure it has the necessary consents and legal authority, prior to the distribution of any U-Pass, to use personal information of students (specifically a photograph and name) for the U-Pass Program.

Commencement Date and Term

2. (a) The U-Pass Program will commence on November 1, 2012 and the parties agree that the term of this Agreement will be from November 1, 2012 to June 30, 2013, although the parties recognize that the last term for any eligible U-Pass will be November 1, 2012 to January 27, 2013; January 28, 2013 to April 17, 2013; and April 18, 2013 to June 30, 2013 (the "Term").
- (b) Upon expiration or termination, each party will return to the other any equipment or property belonging to the other that was provided for the purposes of this Agreement.

Design of U-Pass

3. (a) The City will design the U-Pass sticker that will be affixed to the student card of each eligible student of the Institution. The parties, acting reasonably, will agree on the design of the U-Pass sticker prior to it being produced and used. The parties agree that all such stickers will be subject to City requirements.
- (b) The parties agree that U-Pass sticker will contain a chip that has a sequenced number, a date and/or term that can be digitally processed.
- (c) The Institution will ensure that each student obtaining a U-Pass sticker will be given a summary of the terms and conditions of use of the U-Pass. The Institution will also post these terms and conditions on their respective websites.
- (d) The parties agree that the expiry date/term of the U-Pass will correspond with January 27, April 17 and June 30, 2013.

Printing and Equipment Requirements

4. (a) The City will consult with the Institution and provide it with the technical specifications that may be necessary to implement the U-Pass Program.
- (b) Prior to the commencement of each quarter, the Institution will provide the City with an estimated number of full-time students at Oskayak, and within fifteen (15) days of the receipt of this information, the City will provide this number of U-Pass stickers to Oskayak for distribution.
- (c) If Oskayak requires additional U-Pass stickers, Oskayak will notify the City and it will deliver such stickers to Oskayak as soon as possible, but in no event, later than five (5) business days following the receipt of the request by the City.
- (d) Oskayak will be responsible for security and safe-keeping of undistributed U-Pass stickers or returned U-Pass stickers in order to protect the U-Pass Program from

fraudulent or improper use. All unused U-Pass stickers will be returned to the City by June 30, 2013.

Lost or Stolen U-Passes

5. Oskayak can provide replacement of any lost or stolen U-Pass sticker. Oskayak will remit to the City of Saskatoon \$15 per sticker replaced and also submit the sticker number of the lost or stolen U-Pass so that it can be deactivated.

Eligible and Exempt Students

6. (a) The parties acknowledge that it is the intention that the U-Pass Program and a condition of its success that the fees to be paid by students in respect of the U-Pass will be mandatory for all full-time students who are assessed student fees at the Institution, even if the student chooses not to obtain a U-Pass sticker or benefit from the U-Pass Program.
- (b) The parties agree that the following students of the Institution are eligible to be exempt from the U-Pass Program:
 - (i) students living outside the corporate limits for the City of Saskatoon;
 - (ii) students enrolled exclusively in distance education courses or extension programs;
 - (iii) students holding a disabilities parking pass; and
 - (iv) students who are eligible for discounted passes under Saskatoon Transit's agreements with Social Services.
- (c) The Institution will be responsible for establishing an exemption procedure, handling exemption requests and ensuring the criteria set out as above are met before any student will be classified as EXEMPT. This procedure(s) will be effective only when agreed to by the City.

Services Provided and Use of U-Pass

7. (a) The City agrees that the U-Pass issued to students registered at the Institution entitles them to unlimited use of the Saskatoon Transit service on regular routes at all times including daytime, afternoon, evenings and weekends.
- (b) To prevent fraudulent use of the U-Pass or the use of an invalid U-Pass and to protect the integrity of the U-Pass Program, the City will have the right to request of any person using the U-Pass to provide additional proof of student status at the Institution. The parties agree that any student who cannot produce additional proof of student status may be refused a ride.

- (c) The City may, at its discretion, impose penalties, prosecute and/or confiscate a U-Pass sticker with no refund of payment if a student enrolled in the U-Pass Program:
 - (i) attempts to use a fraudulent U-Pass;
 - (ii) permits the use of a U-Pass by another or transfers a U-Pass to another; or
 - (iii) attempts to use an invalid U-Pass.
- (d) The City will advise Oskayak of any students that has been disciplined, prosecuted or otherwise dealt with in accordance with section 7.3, above.

Interruption of Service

- 8. No interruption in Saskatoon Transit service will be construed or considered a default by the City, and the City will not be liable to account to the Institution for any Saskatoon Transit service interruptions.

Fees

- 9. (a) The Institution will pay Saskatoon Transit per U-Pass sticker per quarter as below (*). The parties agree that for the Institution, Oskayak will serve as the collector of the requisite fees and forward these to the City without deduction or holdbacks. For this Agreement, each term is defined as *November 1 to January 27, 2013 - \$137.28; January 28 to April 17, 2013 - \$112.32 and April 18 to June 30, 2013 - \$113.88.
- (b) Oskayak's administrative host will remit the fees to the City no later than 30 days after the start of each quarter as defined in this agreement. This administrative process will be evaluated after the first year to determine actual costs incurred to Oskayak.
- (c) With the remittance of any fees, Oskayak will provide the City with a report which will include the following:
 - (i) total number of students registered at the Institution;
 - (ii) the total number of students at the Institution who withdrew before the tuition fee payment deadline;
 - (iii) total number of eligible students;
 - (iv) total number of exempt student; and
 - (v) total number of unused U-Pass stickers.
- (d) If any student withdraws prior to the end of the term and has not returned the U-Pass sticker and Oskayak has provided the City with the control number of such U-Pass sticker for cancellation, Oskayak will deduct this U-Pass sticker price from its remittance.

- (e) Except as otherwise provided in this Agreement, the Institution will not be entitled to any refund of fees from the City during a term for any student who ceases to be a student during that term except if the withdrawal has been included in section 9.3 above regardless of whether the Institution has refunded any part of the student fees.

Costs

- 10. Unless set out in this Agreement or otherwise in writing, no party will be responsible for any costs, charges or expenses incurred by any other party for performing its obligations under this Agreement.

Reporting, Audits and Reviews

- 11. Either party is entitled from time to time to conduct an audit or review of the U-Pass Program to determine the financial and other impacts of the U-Pass Program on such party and its operations. Each party agrees to co-operate with the other in the conduct of such audits or reviews. The results of any such audit or review, including the data used to prepare the audit, will be provided to the other party if so requested.

Advisory Committee

- 12. The parties may establish an advisory committee composed of representatives from each of the parties. This advisory committee will be responsible for providing input on the effectiveness and operation of the U-Pass Program including identifying any service issues, providing suggestions to accommodate increased demand and providing input on infrastructure changes and scheduling to improve the effectiveness and efficiency of the U-Pass Program at the Institution. If composed, this committee will meet at least once per quarter and as considered necessary by the parties. The parties agree that any decisions of the advisory committee will be non-binding.

Sponsorship and Promotion

- 13. (a) The parties acknowledge an intention to undertake ongoing U-Pass promotional activities, particularly with the implementation of the U-Pass Program.
- (b) The parties agree that either the Institution or the City may seek grants, donations, subsidies or other contributions from public or private third parties to reduce their respective costs of operating the U-Pass Program or to reduce the cost of the U-Pass Program for eligible students.

However, the parties agree that any third party public or private sponsorship must be approved by both parties, such approval will not be unreasonably withheld. The following will constitute a reasonable basis for withholding approval:

- (i) approval would cause the party to be in breach of other alliances or agreements;
 - (ii) approval would cause the party to be in breach of other legal or statutory agreements or obligations;
 - (iii) subject matter for approval is likely to cause offence to any person or group of persons or create controversy; or
 - (iv) subject matter for approval is that of a competitor or has a competing interest to one of the parties of this Agreement.
- (c) The parties agree that any third party sponsors will not be allowed to advertise their sponsorship or promote products or services in the U-Pass Program on the campus of the Institution unless this advertisement has been pre-approved and follows the conditions and approvals required by the Institution or the City.
- (d) The parties agree that neither the City nor the Institution are under any obligation to distribute any advertising materials provided by third party sponsors when distributing U-Passes.

Conclusion

14. (a) The parties agree to work together to maximize the effectiveness of the U-Pass Program for the balance of Term of this Agreement.
- (b) All concepts embodied in this Agreement are unique and may from time to time need changes and both parties agree to negotiate and implement such changes in good faith.

The City of Saskatoon

Mayor

c/s

City Clerk

Oskayak

c/s

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 G. Penner
Councillor A. Iwanchuk
Ms. N. Johnson
Ms. L. Hartney
Ms. P. Kotasek

1. Addition of Names to the Names Master List and Roadway Renamings
File No.: PL 4001-5; CK 6310-1

- RECOMMENDATION:**
- 1) that the names “Cosford,” and “Isbister” be added to the Names Master List;
 - 2) that the name “Neault Road” be applied to the portion of Dalmeny Road that is within City of Saskatoon limits;
 - 3) that the name “64th Street East” be applied to 63rd Street in the Marquis Industrial Area; and
 - 4) that the names “Bartlett Bay,” “Olson Lane East,” “Olson Lane West,” and “Rosewood Square” be added to the Names Master List and applied to streets in the Rosewood neighbourhood.

According to Naming of Civic Property and Development Areas Policy No. C09-008, all renaming requests must be reviewed by the Naming Advisory Committee (Committee) and approved by City Council.

a) General Naming Request:

- i. “Cosford” – Jack Cosford – Mr. Cosford enlisted with the Royal Canadian Air Force in Saskatoon on March 11, 1941. Later that year he received his wings and was a flight sergeant with the Canadian Army. He was killed on active service during flying operations in the Middle East at the age of 22.
- ii. “Isbister” – Shirley Isbister – Ms. Isbister is the President of Central Urban Métis Federation Inc. (CUMFI), Vice-President of the Western Region Métis Women’s Association, and represents CUMFI on the White Buffalo Youth Lodge Partnership. She received the Community Development Award from the Saskatoon Volunteer Committee and the Heart of the Métis Award from Metis and Employment Training Inc. (METSI) for volunteering in her Métis community. The name “Isbister” is currently used for Isbister Street in the Grosvenor Park area, which recognizes Malcolm Isbister former Mayor from 1905 to 1906. If this submission is passed, the information will be added to the history of the name Isbister.

b) Specific Naming Requests/Renamings:

- i. “Neault Road” – The Naming Advisory Committee is recommending that the portion of Dalmeny Road within City of Saskatoon (City) limits be changed to “Neault Road,” in honour of former Councillor Maurice (Moe) Neault. The Councils of the Rural Municipality of Corman Park and the Town of Dalmeny have both endorsed the renaming. Dalmeny Road is currently a rural road and no sites within the affected area (City limits) have a mailing address associated with it.
- ii. “64th Street East” – The Naming Advisory Committee is recommending that the existing portion of 63rd Street in the Marquis Industrial Area be renamed to “64th Street East.” As this area is further developed, the two streets will be linked becoming a single street, so this renaming will provide consistency. No sites currently have a mailing address associated with 63rd Street.

- iii. “Bartlett Bay, Olson Lane East, Olson Lane West and Rosewood Square” – Boychuk Investments Ltd., one of the developers of the Rosewood neighbourhood, has requested that the names “Bartlett Bay,” “Olson Lane East,” “Olson Lane West,” and “Rosewood Square” be applied to roadways in Rosewood.

Neil Bartlett is one of several long-time landowners in the area that makes up the Rosewood neighbourhood. Mr. Bartlett was instrumental in helping to assemble the multiple landowners, resulting in the Rosewood development.

Anne Honya Olson has been a long-time landowner in the area of Rosewood, and Ron Olson is one of the driving forces behind the development of the Rosewood neighbourhood, acting on behalf of many of the owners as the principal developer. Mr. and Mrs. Olson, of Boychuk Investments, have been instrumental over the years in developing many subdivisions throughout Saskatoon, such as Briarwood and Rosewood, among others.

The central area of Rosewood will be a gathering place for all its residents, with amenities and park space. It is fitting that this area be named after the neighbourhood itself in keeping with the practice that has already been applied in Saskatoon, as seen in the Willowgrove neighbourhood.

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. The Planning and Development Branch will notify the applicants of the outcome of City Council’s decision.

Respectfully submitted,

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 R. Donauer
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor A. Iwanchuk
Councillor M. Loewen
Councillor P. Lorje
Councillor T. Paulsen
Councillor G. Penner

1. Appointment – Saskatoon Accessibility Advisory Committee
(File No. CK. 225-70)

RECOMMENDATION: that Mr. Tim Halstead, Facilities Branch Manager, be appointed to the Saskatoon Accessibility Advisory Committee to replace Mr. Ross Johnson, effective immediately.

Your Committee has considered and supports the following report of the General Manager, Infrastructure Services dated August 8, 2012:

“REPORT

Membership on the Saskatoon Accessibility Advisory Committee includes two members of Senior Administration. Currently, Mr. Ross Johnson, Manager, Infrastructure Services Department, Facilities Branch, is one of the members representing Senior Administration.

Mr. Johnson has retired, and Mr. Tim Halstead has been appointed to replace him as Branch Manager. The Administration is, therefore, recommending that Mr. Tim Halstead be appointed to the Saskatoon Accessibility Advisory Committee to replace Mr. Ross Johnson, effective immediately.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

COMMUNICATIONS PLAN

A communications plan is not required.

PUBLIC NOTICE

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

2. Award of Purchase Order Request for Proposals – Towing Services (File No. CK. 6120-6)

- RECOMMEDATION:**
- 1) that the proposal for towing services submitted by Always Towing Ltd., at an estimated annual cost of \$350,000 (including G.S.T. and P.S.T.) be accepted; and
 - 2) that Purchasing Services be requested to issue the appropriate purchase order.

Your Committee has considered and supports the following report of the General Manager, Infrastructure Services dated August 31, 2012:

“REPORT

On July 9, 2012, a Request for Proposals (RFP) was issued on behalf of Parking Enforcement and Saskatoon Police Services (SPS) for annual towing services, to commence October 1, 2012, for a one-year period, and to allow for yearly extensions to a maximum of three years.

The RFP closed on July 26, 2012. Proposals were received from the following six companies:

- Affordable Towing Inc.
- Always Towing Ltd.
- Astro Towing (1988) Ltd.
- Auto Rescue Towing
- Brad's Towing
- Dispatch & Tracking Solutions (DTS) in combination with Road Canada (RC)

Each company was asked to provide pricing on the following services for a 3-year period:

- Price per call of Towing Service
- Cost per cancelled call
- Secure heated storage
- Signage
- Owner Notification
- Release of Vehicles
- Security
- Relocating vehicles
- Boosting
- Tire Inflate/Change
- Unlock doors, per hour and per unit
- Winching
- Use of Dollies
- Any other services offered

An evaluation matrix was created prior to the RFP being issued, by both Parking Enforcement and SPS. Each matrix weighted company experience, towing program offered and pricing of all services; not just towing.

Company Experience	10%
Towing Program	40%
Pricing	50%

After a systematic evaluation of all proposals, taking into consideration the cost of all services requested, the Administration rated the proposal from Always Towing Ltd. as being superior.

All services provided to Parking Enforcement and SPS vehicles will be at no cost to the City of Saskatoon.

One other proposal offered a slightly lower towing rate; however, when all service prices were considered using the matrix, Always Towing Ltd. rated the highest with the most points overall.

FINANCIAL IMPACT

The estimated annual cost of towing services in the proposal submitted by Always Towing Ltd. is \$350,000, including G.S.T. and P.S.T. This cost is funded by registered vehicle owners, who upon retrieval of their vehicles are charged the actual towing costs; as well as from proceeds received from the auction and scrap of unclaimed vehicles.

The new rate that Always Towing is offering will also save vehicle owners \$10 from the current rate and both Parking and Enforcement and SPS on any services required to them directly.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications.

COMMUNICATIONS PLAN

A communications plan is not required.

PUBLIC NOTICE:

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

**3. Saskatoon Safe Streets Commission
Request for Funding
(File No. CK. 1871-3 x175-55)**

RECOMMENDATION: that City Council approve funding in the amount of \$5,000 as seed money for the Saskatoon Safe Streets Commission Inc. to finalize the development of a Safe Streets Action Plan, to be funded from the 2012 Contingency Fund of the Cash Grant Social Program in the amount of \$4,800 and from the Community Initiatives Grant Reserve in the amount of \$200.

The Chair of the Saskatoon Safe Streets Commission has requested that the City contribute \$5,000 as a share of the total cost of \$15,000 needed to finalize the proposed Safe Streets Action Plan.

The Administration has reviewed the request and has advised that the request falls within the parameters of Policy C03-018, "Assistance to Community Groups", and in particular the Cash Grant Social Services category.

Your Committee is pleased to put forward the above recommendation and looks forward to receiving a formal report from the Safe Streets Commission.

Respectfully submitted,

His Worship Mayor D. Atchison, Chair

COMMUNICATIONS TO COUNCIL

MEETING OF CITY COUNCIL – MONDAY, SEPTEMBER 17, 2012

A. REQUESTS TO SPEAK TO COUNCIL

1) Cathy Watts, Co-Chair, Saskatoon Cycles, dated September 9

Requesting permission to address City Council with respect to cycling in Saskatoon.
(File No. CK. 5300-5-5)

RECOMMENDATION: that Cathy Watts be heard.

2) Daeran Gall, undated

Requesting permission to address City Council with respect to fluoride in the City's water.

RECOMMENDATION: that Daeran Gall be heard.

3) Doug Murray, dated September 11

Requesting permission to address City Council with respect to civic issues. (File No. CK. 150-1)

RECOMMENDATION: that Doug Murray be heard.

4) Ron Pearson, Astro Towing, 1988, Limited, dated September 11

Requesting permission to address City Council with respect to proposals for towing services. (File No. CK. 6120-6)

RECOMMENDATION: that Clause 2, Report No.15-2012 of the Executive Committee be considered and that Ron Pearson be heard.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Candace Skrapek, Elliot PausJenssen and June Gawdun, Saskatoon Council on Aging, dated August 28

Expressing thanks for assistance approved for Phase 2 of the Age-friendly Saskatoon Initiative. (File No. CK. 1870-1)

RECOMMENDATION: that the information be received.

2) Brian Bentley, Fire Chief/General Manager, Fire and Protective Services dated August 30

Requesting City Council proclaim week of October 7 to 13, 2012 as Fire Prevention Week and requesting a temporary road closure of the southbound Lanes of Diefenbaker Drive, between 22nd Street and Laurier Drive, on October 9, 2012, from 6 p.m. to 8:30 p.m. for Fire Prevention Week events.

RECOMMENDATION:

- 1) that City Council approve all proclamation as set out above;
- 2) that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council; and
- 3) that the request for a temporary road closure of the southbound lanes of Diefenbaker Drive, between 22nd Street and Laurier Drive, on October 9, 2012, from 6 p.m. to 8:30 p.m. for Fire Prevention Week events, be approved subject to any administrative conditions.

3) Ralph and Nancy Sheldrick, dated September 2

Commenting on very pleasant visit to Saskatoon. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

4) Mike Sharpe, dated September 4

Commenting on fluoride not being added to water because of work on water treatment facility. (File No. CK. 7920-1)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, September 17, 2012
Page 2

5) Yvonne Trainer, dated September 8

Commenting on street closures for special events. (File No. CK. 150-1)

RECOMMENDATION: that the direction of Council issue.

C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Diana Hull, dated August 7

Commenting on the hours of operation of Crocus Park spray pad. (File No. CK. 4205-1)
(Referred to the Administration to respond to the writer.)

2) Mae O'Hagan, dated August 27

Commenting on accessible ramps downtown. (File Nos. CK. 6220-1 and 7305-1) (Referred to the Administration to respond to the writer.)

3) Jeff McVittie, dated August 30

Commenting on racing ATVs and off-leash dogs on Claypool Drive berm. (File No. CK. 150-1)
(Referred to City Police for consideration.)

4) Len Boser, dated September 3

Commenting on accessibility of sidewalk on Avenue B between 19th and 20th Streets.
(File No. CK. 6220-1) (Referred to the Administration to respond to the writer.)

5) William Young, dated September 5

Commenting on the bus shelter at Bus Stop #5263. (File No. CK. 7311-1) (Referred to the Administration to respond to the writer.)

6) Darrick Gross, dated September 6

Commenting on garbage pick up on Tucker Crescent. (File No. CK. 7830-3) (Referred to the Administration to respond to the writer.)

7) Garth Jones, dated September 6

Commenting on fluoride in the City's water. (File No. CK. 7920-1) (Referred to the Administration to respond to the writer.)

Items Which Have Been Referred for Appropriate Action

Monday, September 17, 2012

Page 2

8) Austin Stickel, dated September 8

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to the Administration to respond to the writer.)**

9) Bryon Beyette, dated September 10

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to the Administration to respond to the writer.)**

10) Garrison Fehr, dated September 10

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to the Administration to respond to the writer.)**

11) Theresa Martinook, dated September 10

Requesting recycling bins in Stonebridge. (File No. CK. 7830-5) **(Referred to the Administration to respond to the writer.)**

12) Bruce Chamberlin, dated September 10

Commenting on curbside composting, recycling and trash collection. (File No. CK. 7830-5) **(Referred to the Administration to respond to the writer.)**

13) Carla Duval-Tyler, President, Avalon Community Association, dated September 11

Commenting on the intersection of Wilson Crescent and Clarence Avenue. (File No. CK. 6320-1) **(Referred to the Administration to respond to the writer.)**

RECOMMENDATION: that the information be received.

D. PROCLAMATIONS

1) Wanda Dansereau, President, Saskatoon Ostomy Association, dated August 29

Requesting City Council proclaim September 29, 2012 as Ostomy Day in Saskatoon. (File No. CK. 205-5)

2) Cindy Whyley and Vanessa Brooks, Co-Directors, Shinerama Campaign dated August 31

Requesting City Council proclaim September 20, 2012 as Shinerama Day. (File No. CK. 205-5)

3) Tanya Dunn-Pierce, Manager, Health Promotion Department, Public Health Services Saskatoon Health Region, dated September 5

Requesting City Council proclaim October 2012 as *in motion* month. (File No. CK. 205-5)

4) Heather Hogg, Learning Disabilities Association of Saskatchewan dated September 10

Requesting City Council proclaim October 2012 as Learning Disabilities Awareness Month. (File No. CK. 205-5)

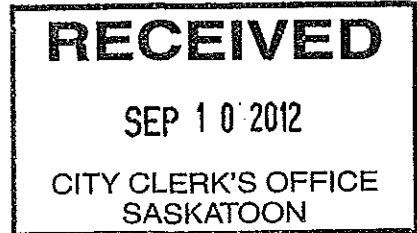
5) Don Head, Commissioner, Correctional Service Canada, undated

Requesting City Council proclaim November 18 to 25, 2012 as Restorative Justice Week. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section D; and
 - 2) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

5300 - 516 (A1)

From: CityCouncilWebForm
Sent: September 09, 2012 8:51 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Cathy Watts
1136 Temperance St.
Saskatoon
Saskatchewan
S7N 0N8

EMAIL ADDRESS:

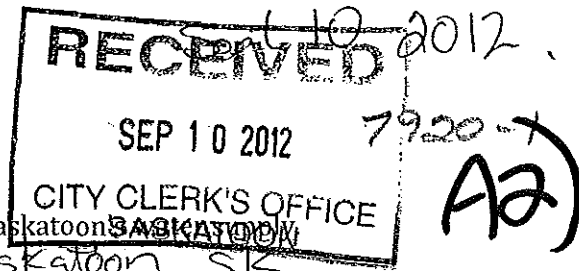
ctwatts@sasktel.net

COMMENTS:

As Co-Chair of Saskatoon Cycles I wish to make a presentation to you regarding our appreciation for current initiatives. We also want to give our support for future directions that we hope the Council and Administration will be engaged in in working towards an integrated transportation system that provides choices for all residents to move around in practical, time and cost effective ways.

Through our advocacy we hope to work together to make this a livable city that is known for its high quality of life.

To his Worship the Mayor
and Members of City Council



Saskatoon City Council
Request for audience on presentation on the fluoridation of Saskatoon
Daeran Gall, 306.222.7732 1507 Ave G S Saskatoon SK
S7M 1V7

Currently sodium silico-fluoride in Saskatoon's Water supply, a toxic compound so lethal that a cup full could kill 40 or more people. It is more lethal than the sodium fluoride in toothpaste, both compounds are an excellent rat poisons. Health Canada warns against swallowing toothpaste (sodium fluoride) -and if so to contact a poison control centre. Sodium silico-fluoride is derived from the phosphate fertilizer industry, a waste stream product that is unregulated and not approved for human use by Health Canada. Health Canada offers no legal indemnity for City Councils that use this product. No doctor would dare to prescribe a medication this way, no follow up, no informed consent, life time exposure with unknown risks to the patient.

City Council has no mandate to prescribe a medication, even more so a compound not explicitly approved for human consumption.

Regina does not fluoridate and Saskatoon does.
There is no difference in the cavity rate among the upper and middle class children studied. This suggests that something more than fluoride accounts for these differences. There are other larger studies that show no difference at all. The benefits appear to be overstated, while risks are dismissed.

Particularly disturbing is its noted potential as cancer causing agent. One the best ways to induce osteosarcoma in mice, is to use sodium fluoride. This is the same cancer that well known Canadian Terry Fox died from.

As councillors ~~feel~~ you are acting in ^A role assuming risk on behalf of your constituents. Essentially citizens are forced to ingest an unapproved experimental drug against their will. This is true and a recent CBC poll seems to suggest that over half those in Saskatoon do not want this. As we speak millions of Canadians are rallying to fight for their basic right to choose what they and their children put in their mouths. Councillors are acting in a role with a questionable qualification or mandate for.

I Request to Speak

150-4
RECEIVED
SEP 11 2012
CITY CLERK'S OFFICE
SASKATOON

Mr Douglas Murray
2503 Louise St Apt 1504
Saskatoon SK S7J 3Z6
379-1037. **A3)**
September 10, 2012

to His Worship The Mayor and Members of
of City Council. I would like to say a few words to you on
September 17 Council meeting. First of all we have good
Councillors and Administration over the years. As of the end
of September and October the City will be losing some of our
Experience Councillors and Administration and would like to
Wish them well and thank them for the help they gave me
over the years. I like the idea that the National Anthem is
play at the Council meeting. Your Worship I have your
Inaugural Address from 2003 and hope I can get the new
one in November of 2012. Over the next 4 years
Councillors will have to make important decision but with
a good Administration working together with Council it helps.
Citizens of Saskatoon should thank them for a job
well done in saving the City Million of Dollars.

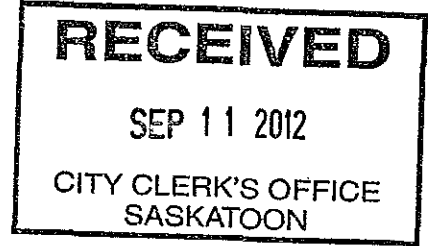
By reading the report I have a good idea on how
the City is run.

Yours Sincerely,

Douglas C. Murray

6120-6A4)

From: CityCouncilWebForm
Sent: September 11, 2012 4:37 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Ron Pearson
307 Zeman Crescent
Saskatoon
Saskatchewan
S7K 7W6

EMAIL ADDRESS:

ron.pearson@sasktel.net

COMMENTS:

I wish to speak to Council on Monday, September 17, 2012. I am the President and Solicitor for Astro Towing (1988) Ltd.

I would like to discuss the recommendations made with respect to the Proposals for Towing Services. The recommended party has bid \$5.00 per tow higher than the base price submitted by Astro Towing (1988) Ltd.

I respectfully request that a decision on towing services be deferred until at least the next meeting of council in October. I would like to see consideration given to dividing the proposal to make better use of the towing resources available in Saskatoon. I believe this would provide excellent service to the Citizens of Saskatoon, at the lowest possible price.

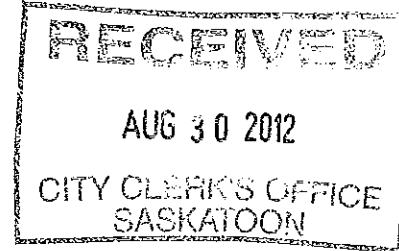
Thank you for your kind consideration of this matter.

Yours truly,

Ron Pearson

1870-1
B1)

August 28, 2012



His Worship Donald J. Atchison
Office of the Mayor
222 3rd Avenue North
Saskatoon, SK S7K 0J5

His Worship the Mayor and Members of City Council:

On behalf of the Saskatoon Council on Aging Board of Directors we would like to express sincere appreciation for the funding assistance approved for Phase 2 of the Age-friendly Saskatoon Initiative at the July 18, 2012 City Council meeting. The funding amount of \$10,000 will significantly advance the next stage of this important project. SCOA has already begun work on Phase 2 and this financial support will help to undertake the activities of asset mapping, policy development, action planning and seniors strategy development.

This project advances the Saskatoon Council on Aging Vision of "Positive Aging for All" and is intended to support older adults to lead healthy independent lives and be active and socially engaged. This age-friendly initiative is consistent with the City of Saskatoon's aspiration for a desirable quality of life for all residents and will help in promoting an inclusive community.

SCOA and the Saskatoon Health Region will also provide funding support for Phase 2. We look forward to our continued collaboration with the City, the Saskatoon Health Region and other community partners as we work to make Saskatoon truly "age-friendly".

Please feel free to contact us with any questions at 652-2255 or june@scoa.ca. Again, thank you for your generous support.

Sincerely,

Candace Skrapek

Candace Skrapek
Co-President

Elliot Paus Jensen

Elliot Paus Jensen
Co-President

June Gawdun

June Gawdun
Executive Director

Cc: Mr. Randy Grauer
General Manager, Community Services Department

Cc: Ms. Lynne Lacroix
Manager, Community Development Branch

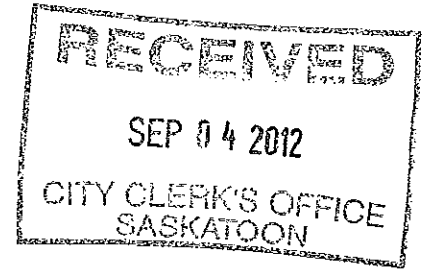




City of
Saskatoon

Fire and Protective Services
B.R. (Brian) Bentley, Fire Chief

125 Idylwyld Dr. South ph 306•975•2520
Saskatoon, SK S7M 1L4 fx 306•975•2589



August 30, 2012

His Worship the Mayor and
Members of City Council

Dear Council Members:

**Re: Request for Proclamation
Week of October 7 to 13, 2012 as
Fire Prevention Week in Saskatoon
AND
Request for Temporary Street Closure**

The week of October 7 to 13, 2012, is recognized nationally as Fire Prevention Week – this year's theme being *"Have 2 Ways Out!"*, focusing on home fire escape plans. Saskatoon Fire and Protective Services would like to request that City Council proclaim this week as "Fire Prevention Week".

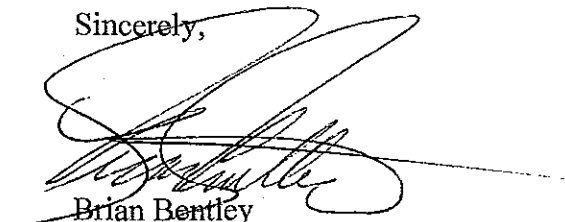
As part of the activities planned for the week, Saskatoon Fire and Protective Services will host two Open Houses - one at Station No. 2, 3111 Diefenbaker Drive, on Tuesday, October 9, 6:30 to 8:00 p.m.; and one at Station No. 6, 3309 Taylor Street East, on Thursday, October 11, 6:30 to 8:00 p.m.

Fire Prevention Week activities have been very popular in the past and in order to provide public safety during these events, Saskatoon Fire and Protective Services would also like to request the following temporary street closure:

- Southbound lanes of Diefenbaker Drive, between 22nd Street and Laurier Drive, Tuesday, October 9, 2012, 6:00 p.m. to 8:30 p.m.

We appreciate your consideration of these requests and look forward to another very successful week.

Sincerely,



Brian Bentley

Fire Chief/General Manager

/bjs

150 B3)

From: CityCouncilWebForm
Sent: September 02, 2012 5:51 PM
To: City Council
Subject: Write a Letter to City Council

RECEIVED

SEP 04 2012

CLERK'S OFFICE
SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Ralph and Nancy Sheldrick
12397 Boyne Rd.
Winchester
Ontario
K0C 2K0

EMAIL ADDRESS:

nanjo.shel@sympatico.ca

COMMENTS:

Dear Mayor Atchison and Members of City Council:

In July of this year we enjoyed a week in your wonderful city and wish to convey our thanks for the welcoming attitude of all the residents and business owners with whom we interacted. There was such an obvious sense of pride in their city and province...and rightfully so!

We were struck by the beauty of the Saskatchewan river and it's picturesque bridges. The beautiful waterfront development made for breathtaking walks on a summer evening. While visiting the downtown sites we often noted the cleanliness of your streets, vacant lots, construction sites. No visible clutter; refuse had not been allowed to blow in and collect behind safety fences or in alley ways. Congratulations!

We thoroughly enjoyed touring the grounds of the University of Saskatchewan. How impressive that the white facade on all of the buildings has been maintained as the campuses grew over the years.

Our visit to Wanuskewin was surprisingly spiritual to a degree, and it was refreshing to be allowed to wander the hills and read the historical information in an unhurried and unstructured way with very little commercial interference.

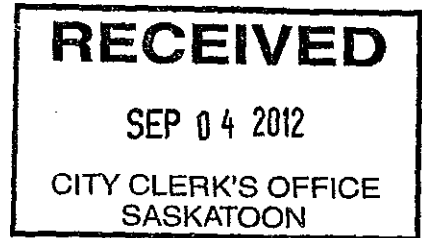
We are certainly sharing tales of our most joyable visit with all our friends and family here in Ontario. Often, we've flown over or around Saskatchewan on our way to somewhere else but are delighted to have made it our destination this summer! Thank you again, for the wonderful surprise that is SASKATOON, Saskatchewan!

Sincerely yours,

Ralph and Nancy Sheldrick

B4)
7920-1

From: CityCouncilWebForm
Sent: September 04, 2012 11:08 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Mike Sharpe
box 9633
Saskatoon
Saskatchewan
S7K 7G1

EMAIL ADDRESS:

mikesdelivery@sasktel.net

COMMENTS:

Hello : The Honourable members of Saskatoon City Council.

I would like to thank you for not adding fluoride to our drinking water since December 2011. I am aware that this is due to work on the water treatment facilities and was a necessary

Myself and many Saskatoon citizens would rather not have mandatory fluoridation of our tap water, and we would like to ask City Council to allow us to express our views to them before fluoride is again added to our water supply.

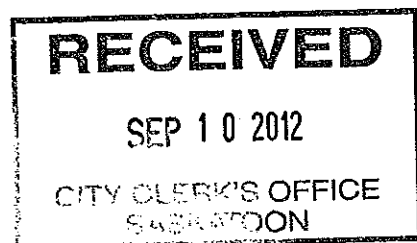
Reid Corbett Mngr. of Water treatment says fluoridation may start again mid to late Sept.

Thank you for your attention to this matter.

Mike Sharpe
Anti Fluoride Saskatoon

150-11 (B5)

From: CityCouncilWebForm
Sent: September 08, 2012 11:45 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Yvonne Trainer
#8 920 4th Ave. N
Saskatoon
Saskatchewan
S7K 2N6

EMAIL ADDRESS:

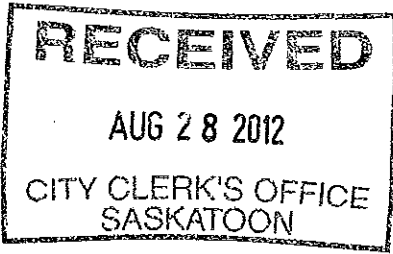
ytrainer@hotmail.com

COMMENTS:

I am writing to you about the persistent problems on Broadway Ave. Today, Sept. 8, I drove across the bridge to Broadway planning to have a quiet breakfast and go to some yard sales, do shopping etc. Instead, I had to detour about ten times, because the entire Broadway area was closed off so that a bunch of people dressed in lime green could jump up and down. I finally parked the car, because it was early morning, the sun was directly in my eyes and it was as though everyone had lost their senses. People on Broadway were caught up in the mood and I suspect half drunk in many cases. I got out of my car and this group of people surrounded me, wearing these green suits. They rained in age from about 30-60. The one guy kept leaping up and down in front of me. I told him I didn't appreciate his behavior, and he just kept leaping in front of me. I turned to walk away, tripped over crap boards etc. they had pt on the sidewalk, hurt both knees, my shoulder, and hand. I have no idea how I'm going to walk to work at SIAST on Tues. as I have to walk blocks and blocks--bad enough on damaged knees at the best of times and worse now, because people on Broadway were acting "stupid" and rude. I asked one what was going on there, and why they were blocking the roads. She said if you don't like it move. I have lived in Alberta, Manitoba and now here. I am sick of being told to move by people who are behaving like three year olds. I have a right to live in any city in this country, under the universal charter of human rights, and I should have a right to safety on the streets etc. I was here for 13 months before finding a short-term contract that is actually out of another city. I have never met so many rude people in my life. If Saskatoon is going to have these constant street parties, then why are the police not controlling them, and why is the city not making sure that the sidewalks are properly kept clear of crap that people can all over. It will likely be weeks before the pain goes out of my hand, arm, and knees. It's time people faced reality in this city, and started acting like adults rather than three year old children. Please post police on Broadway to put a stop to harassment by the very people running these events, and please put some safety codes for the sidewalks there in place.

45051

To: City Council
Subject: RE: Crocus park spray pad appeal



-----Original Message-----
From: Paulsen, Tiffany (City Councillor)
Sent: August 26, 2012 9:13 PM
To: Mann, Janice (Clerks)
Subject: FW: Crocus park spray pad appeal

Hello Janice,

I advised the resident below that I would have this letter put on the next council agenda.

thanks,

Tiffany

Tiffany Paulsen
City Councillor - Ward 9
(306) 955-0563 - phone
(306) 955-0567 - fax
222 3rd Avenue North
Saskatoon, SASK
S7K 0J5
tiffany.paulsen@saskatoon.ca
www.tiffanypaulsen.ca

ü Please consider the environment before printing this email.

IMPORTANT NOTICE:

This email is confidential, may be legally privileged, and is for the intended recipient only. Access, disclosure, copying, distribution, or reliance on any of it by anyone else is prohibited. Please delete if obtained in error and email confirmation to the sender.

From: Diana Hull [dianahulkman@yahoo.com]
Sent: August 7, 2012 10:41 PM
To: Paulsen, Tiffany (City Councillor)
Subject: Crocus park spray pad appeal

Hi Tiffany

This is a somewhat belated response to your last email (dated 29 July 2012).
We most definitely do wish to have our request, for changes in hours of operation of the Crocus Park Spray Park (Pad), brought to City Council for review and consideration.
We plead to have the hours revised to match the same operating times as all the Paddling Pools in the city ie
Monday to Thursday 10.30am to 6pm Fridays 12 noon to 4.30 pm
Weekends 12 noon to 5 pm
We realise the Pools require staff present but do NOT see this rationalises the Spray Pads operating all the many hours they do ie Daily from 10am to 8 pm from June to early September.

It seems LITTLE concern or thought is being given to individual rights of residents who live close to these "Pads". While we have been told that children's fun is a priority, surely a city institution has a duty to objectively, fairly and without bias, consider the "bigger picture" and the effects of the city's own creations on all city residents?

Addressing a change in operating hours would be granting respect, consideration and neighbourliness to fellow citizens living within the community.

These hours were presumably an arbitrary choice in the first place and are not "written in stone". It is difficult to understand why there is such inflexibility as regards this issue and such apparent reluctance to consider minimally adapting the hours to accommodate our reasonable request. It would actually impact very little on children's fun time in the sun, yet would go a long way to allowing the residents close to these "Pads", a few hours on summer evenings to enjoy a measure of peace and privacy in their own yards.

The public come and go from these "Pads" all day long. (It is understandable that they remain unaware this facility can be so intrusive, as they pack up and leave at will). However, for nearby residents the effects are continuous, with no respite until the water goes off at 8 pm.

No "home visit" observation done by Leisure Services can possibly, in a few minutes on-site, adequately assess the impact of living so close to this poorly sited facility on a daily basis! (We do gratefully acknowledge and appreciate their cooperation in adjusting the spray equipment, to minimise the disturbing "water-pounding-on-metal" sounds which the spray units generate).

A number of recent Saskatoon news publications have carried articles dealing with issues of intrusive and unwelcome noise affecting city residents, including passing motorcycle noise and even train whistle blowing in Briarwood. These sounds are momentary and passing but apparently evoke adverse reaction and discomfort.

We certainly feel we have sufficient cause to appeal the often continuous noise generated EACH and EVERY warm day of summer from 10am to 8 pm by the users of the Spray Park (which was constructed a street-width from our front yard and inflicted upon us years after our home was built!!)

With the adjacent neighbourhood of Rosewood and it's many multiplex housing units, now growing exponentially, the users of this facility are bound to dramatically increase in the near future. In fact we have already observed how busy it has been this summer.

We appeal that the hours be changed and we be granted at least a few of the hours in summer evenings to enjoy our yard in relative peace and privacy, with it then being less of the noisy, public place it becomes during those hours that the Spray Park is operational. This is, after all, only what you have granted all those home owners living closer to highways by erecting so many concrete walls in the city. We are not asking for any tax payer cost to be involved here (in fact this request implies a SAVING of money, as fewer gallons of clean water will be used and thus saved from wastefully pouring down the drains in the Park. We question why all the fuss to refit 'lo- flo' "green" toilets in the city when so much water is wasted in these Spray Parks?)

Tiffany, we had anticipated that you would be able to represent us and present our request to Council. However if you, as our councillor, are not able to do this on our behalf, we will need to meet with you to understand how to proceed.

I hope this will NOT reach your SPAM box and I look forward to hearing from you at your convenience.

Yours Sincerely

Diana Hull.

230 Emmeline Rd
S7J 5B6

RECEIVED
AUG 29 2012
CITY CLERK'S OFFICE
SASKATOON
Saskatoon City Council

601-220 24th Street East
Saskatoon, SK S7K 6P4

August 27, 2012

6200-1

X 7305-1

Dear City Councillors,

At age eighty-eight I don't have time to go through channels, so I'm taking my transportation-related concerns directly to yourselves.

First, I want to express my very sincere appreciation of the service provided by your Access Transit system. Prior to his recent death, my husband, because I was unable to provide the care he needed, resided in Porteous Lodge for over a year. Access Transit made it possible for me to spend almost every day with him there and I cannot praise too highly the kindness of the drivers and the courtesy of the office staff. These wonderful people made a difficult period very much easier for us.

Next, I have a problem close to home. Between my residence and the main branch of the public library — my favourite destination in the city — there are three street intersections, none of which offer direct ramp to ramp crossing. Since I cannot lift my book-laden walker onto the sidewalk I must remain on the roadway, possibly contravening some by-law and certainly inconveniencing right-turning traffic. Can you help?

(I could cross ramp to ramp to the neighborhood

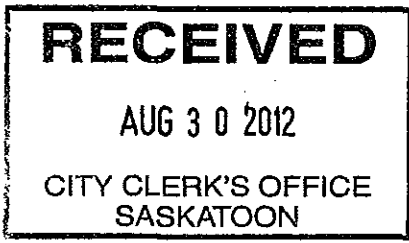
liquor store but I'm loath to quit reading and
take to the bottle.)

Peace

Mae Ottagaw

150-1 C3)

From: CityCouncilWebForm
Sent: August 30, 2012 12:41 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jeff McVittie
523 Klassen cr
Saskatoon
Saskatchewan
S7R0G2

EMAIL ADDRESS:

jeff_mcvittie@hotmail.com

COMMENTS:

What can be done about the people racing atvs and people walking their dog off leash on the claypool drive berm.

6220-1

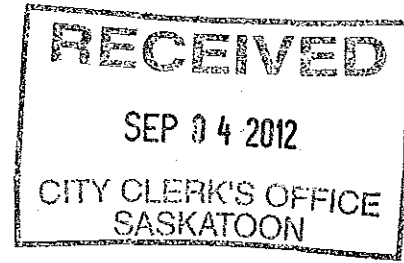
C4)

September 3RD, 2012

CITY HALL

CITY OF SASKATOON

SASKATOON, SASK



RE: NO SIDEWALK WEST SIDE...AVE B between 20th and 19th Street

THIS D A N G E R O U S situation MUST be corrected.

Pedestrians, wheelchair, power scooter users....are forced onto the street.

Recently a man was injured, (luckily, not killed) while riding a power scooter in a similar situation near the store, GIANT TIGER.

Please do the right thing and correct this and others situations ,..... as known or become known to you.

LEN BOSER

A handwritten signature in black ink, appearing to be "L. Boser" with a stylized flourish.

A CONCERNED CITISEN OF THIS FINE CITY

102 405 5TH AVE N, SASKATOON, SK

955 5051

CC....A hand delivered copy to CITY HALL

VARIOUS OTHERS in media and city hall by email

September 3RD, 2012

CITY HALL

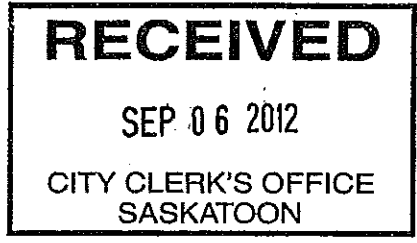
CITY OF SASKATOON
SASKATOON, SASK

RE: NO SIDEWALK WEST SIDE...AVE B between 20th and 19th St



7311-(C5)

From: CityCouncilWebForm
Sent: September 05, 2012 9:24 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

William Young
1209 Broadway
Saskatoon
Saskatchewan
S7H 2A4

EMAIL ADDRESS:

wyoung.cao@gmail.com

COMMENTS:

September 5, 2012
Saskatoon Transit

I am writing today to state my displeasure regarding structural changes to the bus shelter at stop #5263 (Kenderdine, Route 80).

The changes made today render the interior of the shelter exposed to splashing from traffic in rainy weather (not uncommon) and to bad winds in winter. Prior to these changes bad winds were somewhat mitigated due to the fact that the rear of the shelter faced the wall/fence surrounding the adjacent neighbourhood.

Also, the seats in the shelter have been moved so that now it is not possible to watch for the bus while sitting in the shelter. They face in the wrong direction.

This is ridiculous. This is obviously the result of a work order with zero thought put into it.

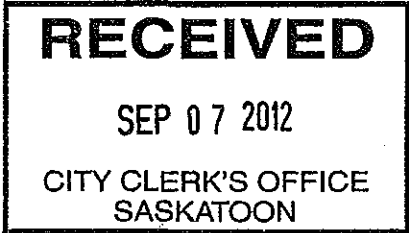
You can change this. You can make a work order to reverse the changes and restore the shelter to its previous state. Make the seats face the right direction and sheltered from the elements.

I use this bus stop and shelter every Monday to Friday all year long except for my vacations. I am a committed user of public transportation. I am not interested in purchasing a motor vehicle.

William Young
Citizen

7830-(6)

From: CityCouncilWebForm
Sent: September 06, 2012 9:35 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Darrick Gross
154 tucker Cres
Saskatoon
Saskatchewan
S7h3h8

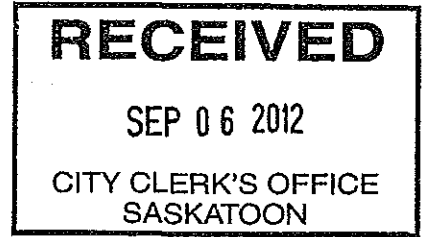
EMAIL ADDRESS:

COMMENTS:

We have had constant problems with our garbage pick-up. It is annoying that it is not picked up on the days that it is supposed to be. First, I have to say is that it was the not smart to have the individual pick-up. Why have a truck drive once down the back ally and pick up all the house holds when we could have the truck drive multiple times around the block on both sides stopping and starting on our main streets where people and children walk. I guess it makes more sense. We phone to tell you that you never got our garbage and we get someone that says its our fault. We put the garbage can out the night before, the lid is closed, away from parked cars, etc. but still the harrasment, not cool on your part. My wife was the one who did the talking so far, in the future it will be me when the garbage is not picked up. As far as I'm concerned the tax dollars that is paid to the city are not spent where it should be. Garbage pick-up is one thing, the condition all the roads are in is another.

7920-1 (C1)

From: CityCouncilWebForm
Sent: September 06, 2012 9:33 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

garth jones
victor road 6 miles south on lorne ave
saskatoon
Saskatchewan
S7h 5S8

EMAIL ADDRESS:

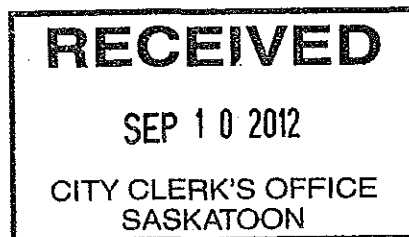
jonesgman@live.com

COMMENTS:

i would have liked to get hooked up to your water supply but a big reason why i live here is so i dont use foride water,did u know that taking a shower is like drinking 6 glasses of foride water,why do u want to put that in our drinking water.all u have to do is read a tube of tooth paste and it tells u to call your doctor if swallowed,there is something rong here,i have lived in saskatoon for years and would realy like something done to be foride free, thanks

7920-1 C8)

From: CityCouncilWebForm
Sent: September 08, 2012 3:42 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Austin Stickel
3809 Luther Place
Saskatoon
Saskatchewan
S7H 4B1

EMAIL ADDRESS:

austin.stickel@hotmail.com

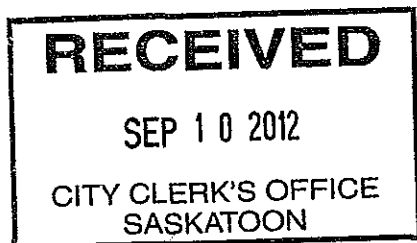
COMMENTS:

Hi there, I am writing regarding the proposed decision to begin adding fluoride to the water in Saskatoon. Over the years I've done a substantial amount of research on the subject and I greatly dislike the idea of being forced to ingest fluoride of unknown quantities. I hope that council will reject this idea and keep our drinking water as chemical free as possible. Fluoride is a topical agent and even when small doses are added to the water, they simply build up in the body, without any substantial benefit. I do not believe that there is sufficient evidence of benefit to rationalize putting a chemical that's known to be poisonous into the drinking water. I thank you for your time reading this and look forward to hearing what the council decides. Best regards,

Austin Stickel
austin.stickel@hotmail.com

7920-1 (9)

From: CityCouncilWebForm
Sent: September 10, 2012 11:18 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Bryon Beyette
10 Pope Crescent
Saskatoon
Saskatchewan
S7L5K2

EMAIL ADDRESS:

bbeyette@sasktel.net

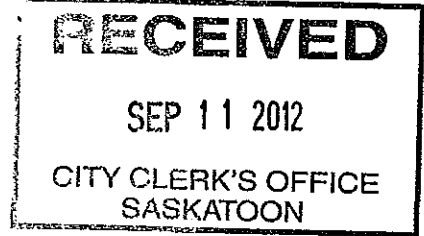
COMMENTS:

I'm writing to support the movement against putting fluoride into our tap water, I do not want our water fluoridated...

Thanks Bryon Beyette

C10)
7920-1

From: CityCouncilWebForm
Sent: September 10, 2012 10:41 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Garrison Fehr
114-100 1st ave north
Warman
Saskatchewan
S0K4S1

EMAIL ADDRESS:

garrisonf@sasktel.net

COMMENTS:

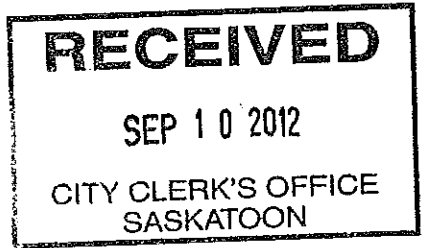
I would like the water to be floride free. Do not add floride to the water. Some simple research quickly shows the rediculousness of adding floride. If floride is to be force into our daily diets for our own good then why not add vitamens, aspirin, extra vitamin C in the winter, fibre, sodium, iodine, vitamine D and anything else that one would want to force on the people.

Please for your own sake and mine do some research into floride, it's risks, side affects, were else and for what else it's been used. Forced medication is wrong.

Garrison

7830-5 C11)

From: CityCouncilWebForm
Sent: September 09, 2012 5:25 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Theresa Martinook
339 Levalley Cove
Saskatoon
Saskatchewan
S7T 0H6

EMAIL ADDRESS:

ktmartinook@sasktel.net

COMMENTS:

Hi To Whom it May Concern:

I want to know if it is possible to get recycling bins put in Stonebridge.
Ie: maybe Home Depot Parking lot or Walmart parking lot (North)
Thank-you very much.
T. Martinook

7830 (12)

From: CityCouncilWebForm
Sent: September 10, 2012 8:16 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Bruce Chamberlin
A-1127 Ave K.N.
Saskatoon
Saskatchewan
S7L2N7

EMAIL ADDRESS:

rbchamberlin@sasktel.net

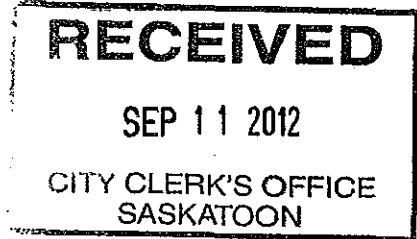
COMMENTS:

Your Worship,

I would like to bring your attention to this article that describes a city with curb-side composting, recycling and trash collection. i have long wondered why we, a city that is so progressive in so many ways, have not been able to achieve this.
<<http://www.motherjones.com/environment/2012/09/why-doesnt-your-city-have-curbside-composting>> I would appreciate hearing your thoughts about our laggardness on these matters. We have paid for recycling for several years through Curside Recycling. Yes, I am aware that we are going to a compulsory recycling program. Yeh! for us, but years behind several other Canadian cities or towns. Not to mention other cities throughout the worl.

6320-1 C13)

From: CityCouncilWebForm
Sent: September 11, 2012 1:09 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Carla Duval-Tyler
2502 William Ave
Saskatoon
Saskatchewan
S7J 1B3

EMAIL ADDRESS:

duvaltyler@sasktel.net

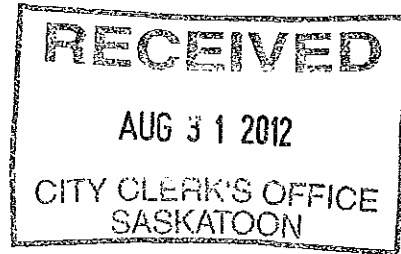
COMMENTS:

I am writing on behalf of the Avalon Community Association executive in regards to the intersection of Wilson and Clarence. We have concerns regarding the traffic flow at this intersection. Namely:

1. The amount of children crossing in this area going to and from nearby schools and Churchill Park without a controlled intersection.
2. Increase in the flow of traffic along Clarence Avenue due in part to the increase of traffic flowing along the Clarence Avenue overpass into the Stonebridge residential and shopping area. Along with the increase of flow there is also an increase in the speed vehicles are travelling along this residential route
3. Vehicles not adhering to turning lanes as posted.
4. Vehicles choosing to use side streets such as Albert Avenue to avoid long waits at the 4 way stop. Residential streets like this one do not have controlled stop signs and put pedestrians at risk.
5. A new school zone has been created here and much of the traffic does not recognize it. The executive of the community association was told last fall this intersection was slated for traffic lights - this has not happened. We would like to know when this will happen and if these lights are no longer planned what traffic calming measures the City can implement. We that live in this area view this intersection as a problem and hope we can draw your attention to it to resolve it quickly. Thank you for your attention to this concern.

Sincerely,
Carla Duval-Tyler
President, Avalon Community Association

205-5
D1)



August 29, 2012

His Worship, Mayor Atchison
City Hall
Saskatoon, SK

Dear Mayor Atchison,

The Saskatoon Ostomy Association is a nonprofit self help organization that has been supporting ostomates for over 35 years. Through education, support and real life experiences, we are able to be there at the patient level. We also have a team of dedicated and certified volunteer "Support Team Members" who regularly make hospital visits to people who have had or are about to have Ostomy surgery.

On September 29, 2012, we are celebrating World Ostomy Day. We are wondering if the City of Saskatoon could declare that day, Ostomy Day, in Saskatoon?

Thank you for considering our request and we look forward to your reply.

Yours truly,

Wanda Dansereau

President of Saskatoon Ostomy Association

1610 Isabella St E Saskatoon, Sk. S7J0C1

www.saskatoonostomy.ca info@saskatoonostomy.ca



RECEIVED
AUG 31 2012
CITY CLERK'S OFFICE
SASKATOON

205-5
DA)

August 31, 2012

221 Third Avenue North
Saskatoon, SK S7K 2H7
Phone: (306) 244-6333
1-800-679-7711
Fax: (306) 652-4888
www.saskbusinesscollege.com

HIS WORSHIP DON ATCHISON
MAYOR OF SASKATOON
CITY HALL
222 THIRD AVE N
SASKATOON SK S7K 0J5

OFFICE OF THE
AUG 31 2012
MAYOR

Dear Mayor Atchison:

On Thursday, September 20, 2012, Saskatoon Business College students will participate in our annual Shinerama Campaign for Cystic Fibrosis Canada.

As you know, Shinerama is a nation-wide fundraiser hosted by post-secondary institutions across Canada to raise money for Cystic Fibrosis research. Our goal as a school for 2012 is to raise \$14,000 in the fight against Cystic Fibrosis. Cystic Fibrosis is the most common, fatal, inherited disease of young Canadians. Through the research and initiatives of the Canadian Cystic Fibrosis Foundation, the median age of survival has increased from approximately four years in 1960 to beyond 37 years of age.

Please consider the following request:

- Allowing a few students from Saskatoon Business College to come shine your shoes on Thursday, September 20, 2012, as a promotion for the Shinerama campaign. This will begin our Shinerama Day with Saskatoon's best foot forward, and we would like to invite the media to be involved in this event.
- In addition, to announce September 20, 2012 Saskatoon official Shinerama Day. ←

Thank you for your consideration of these requests. I will contact your office in a few days for an appointment to further discuss this proposal.

Sincerely,

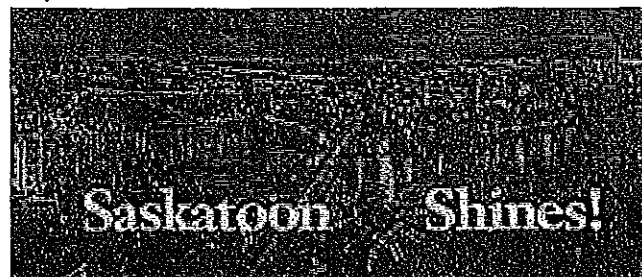
Cindy Whyley, Vanessa Brooks
Co-Directors Shinerama Campaign
Saskatoon Business College
cindywhyley@live.com
vanessa.brooks@live.com
College: (306) 244-6333
Cindy's cell: (306) 612-3990
Vanessa's cell (306) 261-6882



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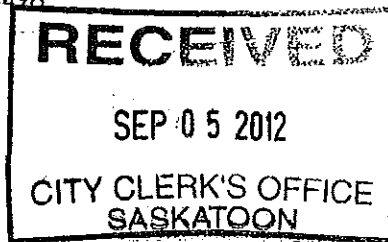


205-5
D3

Tel: 655-4601
Fax: 655-4498

September 5, 2012

City Council, c/o City Clerk
City of Saskatoon
City Hall
222-3rd Avenue North
Saskatoon, SK S7K 0J5



Dear City Council:

Re: Request for the month of October to be declared as "In motion" month

In motion is a health promotion strategy led by the Saskatoon Health Region in partnership with the City of Saskatoon and University of Saskatchewan. The vision of **in motion** is that all residents of Saskatoon and Region will incorporate regular physical activity into their daily lives and that Saskatoon will be the healthiest community in Canada through physical activity.

The Saskatoon Health Region is encouraging everyone in Saskatoon and Region to be physically active on Wednesday, October 3rd when we launch our 13th annual **Fall...in motion** campaign. We are launching our **Fall...in motion** campaign with a Kick off Event being held at River Landing at 12 noon. Following this event we are challenging residents to declare they will stay physically active for the month of October. They will go to www.in-motion.ca to register their October 3rd activity, and to find tools to help them plan how they will stay physically active.

Please accept this letter as a formal request to proclaim the month of October as "**in motion**" month. This request is being made by Saskatoon Health Region on behalf of its **in motion** partners: City of Saskatoon, Community Services Department and University of Saskatchewan, College of Kinesiology; and ParticipACTION Canada.

Please find attached the proposed proclamation. Thank you for taking the time to review our request.

Yours truly,

Tanya Dunn-Pierce, Manager
Health Promotion Department
Public Health Services
Saskatoon Health Region

Physical Activity...DO IT for life!

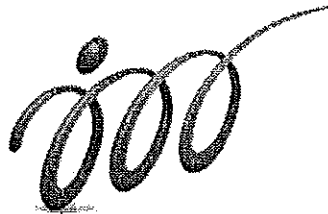
Proclamation

WHEREAS physical activity has been proven to greatly improve the overall health and well being of the population.

AND WHEREAS *in motion* is a health promotion strategy that aims to have all citizens of Saskatoon and Region include regular physical activity in their daily lives, with an overall goal to become the healthiest community in Canada.

AND WHEREAS The City of Saskatoon and the University of Saskatchewan are working with the Saskatoon Health Region to provide community-wide leadership for this initiative.

NOW, THEREFORE, His Worship Mayor Donald Atchison and the Council of the City of Saskatoon in the province of Saskatchewan, do hereby proclaim the month of October,



in motion[™]

Physical Activity - do it for life!

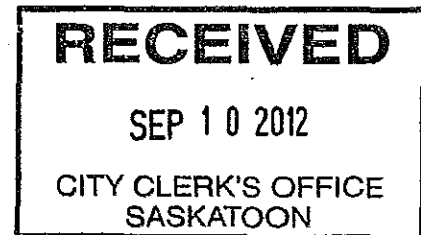
WE urge Saskatoon citizens to make physical activity part of their daily routine with a goal toward achieving 30 minutes of physical activity per day.

Dated this 1st day of October, 2012 _____

D4)

205-5

From: CityCouncilWebForm
Sent: September 10, 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:

Heather Hogg
3 - 701 Second Ave N
Saskatoon
Saskatchewan
S7K 2C9

EMAIL ADDRESS:

heather.h@ldas.org

COMMENTS:

I would like to get October declared as Learning Disabilities Awareness month. I work for the Learning Disabilities Association of Saskatchewan and we recognize October as LD Awareness month and hold activities and such to help promote the awareness of learning disabilities.

Sincerely,

Heather Hogg
Information & Communications Liaison
Learning Disabilities Association of Saskatchewan



It gives me great pleasure to call upon all Mayors, Chiefs, Reeves, Councillors and community leaders from across Canada to **proclaim Restorative Justice Week 2012**. The Correctional Service of Canada (CSC) has been an active partner in the restorative justice community for more than a decade and has been proud to provide leadership to the annual celebration since 1996.

Restorative Justice Week 2012 will be held in Canada, and throughout the world, from **November 18th - 25th** for the purpose of sharing the concrete learning and results that have come from the growing experience of practitioners and stakeholders in the application of a restorative justice approach and processes.

The theme this year is **"Diverse Needs; Unique Responses"**. This theme recognizes that restorative justice is an approach that addresses the various needs of people impacted by crime and conflict that are created when a person has been harmed or treated unfairly. Restorative justice processes, in response to crime and conflict, are highly adaptable to different people, environments, and systems as the identified needs of the people involved help formulate the unique response that can contribute to a person's sense of safety, justice and well-being.

Municipal recognition of Restorative Justice Week increases from year to year. In 2011, 301 municipalities across Canada proclaimed Restorative Justice Week representing 17.19% of the Canadian population. In addition, the provinces of Nova Scotia, Manitoba, and British Columbia proclaimed the Week. Restorative Justice Week was also celebrated in at least 19 other countries. This year, with your support, we hope to build on this success. Here are some ideas of what you could do as leaders in your community:

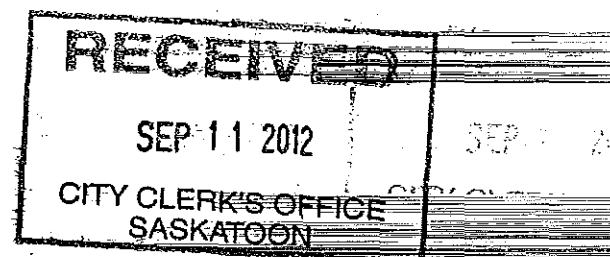
- Declare / proclaim Restorative Justice Week 2012. Included with this letter is a copy of the proclamation. A printable version can also be found on our website: <http://www.csc-scc.gc.ca/text/rj/rj2012/genproc-eng.shtml>;
- Host a town hall meeting to promote and raise awareness about how restorative justice is expressed in your communities;
- Challenge your community partners to create a local planning committee for Restorative Justice Week 2012 activities;
- Invite a guest speaker from your community, who is involved in restorative justice, to share their perspectives.

Should you require someone to talk to your city council or if you would like more information, please contact CSC's Restorative Justice Division at restorativejustice@csc-scc.gc.ca. **Please fax a copy of the proclamation or the minutes of the meeting declaring/proclaiming Restorative Justice Week 2012, as well as your contact information, to 613-943-2171.**

For more information on Restorative Justice Week 2012 and available resources, or to let us know if your city, town or village is planning an event, visit www.csc-scc.gc.ca/text/rj/index-eng.shtml. Not only will your Restorative Justice Week event be posted online, it will also be published in the Restorative Justice Week National Report.

Note: If for any reason policy precludes your jurisdiction from proclaiming events, please advise as this information is collected annually for statistical purposes and reflected in the National Report.

Don Head
Commissioner





RESTORATIVE JUSTICE WEEK 2012

WHEREAS, in the face of crime or conflict, restorative justice offers a philosophy and approach that views these matters principally as harm done to people and relationships; and

WHEREAS, restorative justice approaches strive to provide support and opportunities for the voluntary participation and communication between those affected by crime and conflict (victims, offenders, community) to encourage accountability, reparation and a movement towards understanding, feelings of satisfaction, healing and a sense of closure; and

WHEREAS, this year's theme for Restorative Justice Week is "*Diverse Needs; Unique Responses*", it is an opportunity to learn about restorative justice, educate and celebrate along with other communities across the country during the week.

THEREFORE, I, _____, do hereby
(Title and Name),

proclaim November 18 - November 25, 2012 as Restorative Justice Week in the
_____ of _____
(type of municipality) (name of municipality)