

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, JUNE 18, 2012 AT 6:00 P.M.

1. Approval of Minutes of meeting held on May 28, 2012.

2. Public Acknowledgements

PRESENTATION: CAMA Award – Jim Toye, CAMA Past President

3. Hearings (6:00 p.m.)

**a) Proposed Rosewood Neighbourhood Concept Plan Amendment
Multi-Unit (Townhouse) to Multi-Unit (Medium Density)
Applicant: Rosewood Land Inc.
(File No. CK. 4351-012-7)**

The purpose of this hearing is to consider proposed Rosewood Neighbourhood Concept Plan Amendment.

Attached is a copy of the following:

- Report of the General Manager, Community Services Department dated November 22, 2011, recommending that the proposed amendment from Multi-Unit (Townhouse) to Multi-Unit (Medium Density) on the Rosewood Concept Plan be approved.
- Letter dated May 29, 2012 from the Secretary of the Municipal Planning Commission advising the Commission supports the above-noted recommendation;
- Notice that appeared in local press on June 2, 2012.

**b) Proposed Rezoning from R1A to RM3 by Agreement
Multi-Unit (Townhouse) to Multi-Unit (Medium Density)
Applicant: Rosewood Land Inc.
Proposed Bylaw No. 9032
(File No. CK. 4351-012-7)**

The purpose of this hearing is to consider proposed Bylaw No. 9032.

Attached is a copy of the following:

- Proposed Bylaw No. 9032;
- Report of the General Manager, Community Services Department dated November 22, 2011, recommending that the proposal to rezone Block J, Plan No. 94-S-017318, from R1A District, to an RM3 District, subject to a contract Zoning Agreement, be approved. **(See Attachment 3a)**
- Letter dated May 29, 2012 from the Secretary of the Municipal Planning Commission advising the Commission supports the above-noted recommendation; **(See Attachment 3a)**
- Notice that appeared in local press on June 2, 2012.

4. Matters Requiring Public Notice

**a) Amendments to Council Policy No. C02-030 and Bylaw No. 8174
(Files: CK. 1000-1; CS. 1000-1)**

The following is a report of the General Manager, Corporate Services Department dated May 22, 2012:

- “RECOMMENDATION:**
- 1) that the threshold limit of \$100,000 as stated in Council Policy No. C02-030, Purchase of Goods, Services and Work, be amended to be a threshold limit of \$75,000; and
 - 2) that the City Solicitor amend Sections 10 and 13 of Bylaw No. 8174, The City Administration Bylaw, 2003, to reflect the \$75,000 threshold limit.

REPORT

In 2010, the provinces of Saskatchewan, Alberta and British Columbia signed the New West Partnership Trade Agreement (NWPTA). The NWPTA is an economic agreement between these governments, and the partnership focuses on trade, international cooperation, innovation, and procurement. As a result of the NWPTA, Saskatchewan municipalities will be subject to new procurement rules effective July 1, 2012. The key changes for municipalities in procurement are that thresholds are slightly lower, and tenders are to be posted on a common, electronic tendering system. The City of Saskatoon will continue to procure openly, transparently, and non-discriminatorily.

Under the NWPTA, municipal procurement thresholds are:

- \$75,000 for goods and services; and
- \$200,000 for construction.

Currently, the City of Saskatoon's threshold for public tenders is \$100,000; therefore, the NWPTA's threshold requirement of \$75,000 is not a substantial change. There will not be a significant increase in the number of tenders affected due to the lowering of the thresholds.

The second requirement of the NWPTA is to post tender notices that are above the threshold amount on a common electronic tendering site. It has been proposed by Government of Saskatchewan procurement officials that the SaskTenders website be used to post City of Saskatoon tenders. This appears to be a workable option, and Purchasing Services, Corporate Services Department, will work with the government to implement this.

The NWPTA allows for some exceptions to the government procurement rules. The rules do not apply in the following circumstances:

1. Where it can be demonstrated that only one supplier is able to meet the requirements of a procurement;
2. Where an unforeseeable situation of urgency exists and the goods, services or construction could not be obtained in time by means of open procurement procedures;
3. When the acquisition is of a confidential or privileged nature and disclosure through an open bidding process could reasonably be expected to compromise government confidentiality, cause economic disruption or be contrary to public interest;
4. Land use and zoning policies; and
5. Sale of surplus goods.

It is recommended that in order to ensure that the City of Saskatoon procurement practices comply with the NWPTA procurement rules, revisions to the appropriate sections of Council Policy No. C02-030, Purchase of Goods, Services and Work; and Bylaw No. 8174, the City Administration Bylaw, 2003, that currently reference the threshold limit of \$100,000 for public tenders be amended to \$75,000.

POLICY IMPLICATIONS

Council Policy No. C02-030 and Bylaw No. 8174 will be updated in order to comply with the requirements of the New West Partnership Trade Agreement, effective July 1, 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. However, your Administration feels that the changes to the policy are significant enough to warrant public notice. The following notice was given:

- Advertised in *The StarPhoenix* on Saturday, June 2, 2012
- Posted on the City Hall Notice Board on Friday, June 1, 2012.
- Posted on the City of Saskatoon website on Friday, June 1, 2012.

ATTACHMENT

1. Copy of Public Notice.”

5. Unfinished Business

6. Reports of Administration and Committees:

- a) Report No. 3-2012 of the Municipal Planning Commission;
- b) Administrative Report No. 10-2012;

- c) Legislative Report No. 8-2012;
- *c) Addendum to Legislative Report No. 8-2012 (added June 15);
- d) Report No. 10-2012 of the Planning and Operations Committee;
- e) Report No. 1-2012 of the Firefighters' Pension Fund Trustees;
- f) Report No. 2-2012 of the Naming Advisory Committee;
- g) Report No. 10-2012 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. 9029 - The Mary Theresa Duh Farm Land Fixed Rate of Taxation Bylaw, 2012
- Bylaw No. 9030 - The George Bradford Riddell Farm Land Fixed Rate of Taxation Bylaw, 2012
- Bylaw No. 9031 - The Street Closing Bylaw, 2012 (No. 5)
- Bylaw No. 9032 - The Zoning Amendment Bylaw, 2012 (No. 8)
- Bylaw No. 9034 - The Fire and Protective Services Amendment Bylaw, 2012
- Bylaw No. 9035 - The Meat Inspection Repeal Bylaw
- Bylaw No. 9036 - The Saskatoon Licence Appeal Board Bylaw, 2012

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

RECEIVED

MAY 30 2012

4351-012-7
3a

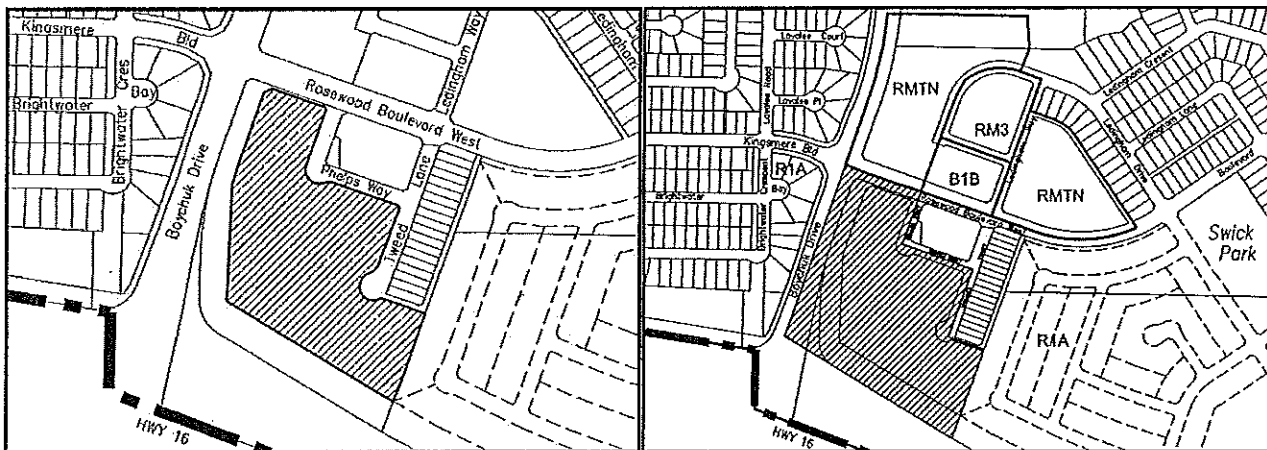
REVISED REPORT

CITY CLERK'S OFFICE


COMMUNITY SERVICES DEPARTMENT


APPLICATION NO. Z4/11	PROPOSAL Proposed Rosewood Neighbourhood Concept Plan Amendment – Multi-Unit (Townhouse) to Multi-Unit (Medium Density) Proposed Rezoning from R1A to RM3 by Agreement	EXISTING ZONING R1A
LEGAL DESCRIPTION Block J, Plan 94-S-17318	CIVIC ADDRESS	
	NEIGHBOURHOOD Rosewood	
DATE November 22, 2011	APPLICANT Rosewood Land Inc. Randall Pichler and Glenn Pichler #1 – 501 Gray Avenue Saskatoon SK S7N 2H8	OWNER Rosewood Land Inc.

LOCATION PLAN





Proposed Concept Plan Amendment - Rosewood

 FROM MULTI UNIT (TOWNHOUSE) TO MULTI UNIT (MEDIUM DENSITY)



PROPOSED REZONING

From R1A to RM3 by Agreement — 



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATIONS:

That a report be forwarded to City Council recommending

- 1) that, at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposed amendment from Multi-Unit (Townhouse) to Multi-Unit (Medium Density) on the Rosewood Concept Plan be approved.
- 2) that, at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone Block J, Plan 94-S-017318 from R1A District to an RM3 District subject to a contract Zoning Agreement be approved.

B. PROPOSAL

An application has been submitted by Rosewood Land Inc. requesting that the Concept Plan for the Rosewood neighbourhood be amended, to redesignate Parcel J, Plan 94-S-017318, from Multi-Unit (Townhouse) to Multi-Unit (Medium Density).

Rosewood Land Inc. has also applied to rezone Parcel J, Plan 94-S-017318 from an R1A District to an RM3 District subject to a contract Zoning Agreement.

This proposal will allow for the development of six 3-storey apartment-style condominiums as a dwelling group, with a total of approximately 270 dwelling units.

C. REASON FOR PROPOSAL

Please refer to Attachment 2 – Application Letter dated May 20, 2011, from Glenn Pichler, Rosewood Land Inc.

D. BACKGROUND INFORMATION

This 3.79 ha (9.37 acre) parcel comprises the southwesterly portion of a larger undeveloped parcel owned by Rosewood Land Inc. The Concept Plan for the Rosewood neighbourhood identifies the entire westerly edge of this subdivision backing onto Boychuk Drive, for multi-unit residential development. The Developer proposes to develop a dwelling group of apartment style condominiums, rather than townhouse style units, which requires an amendment to the Concept Plan. A Zoning change to RM3 will accommodate this form of residential development.

E. JUSTIFICATION

1) Community Services Department Comments

a) Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770

The Concept Plan amendment complies with the criteria contained in Official Community Plan (OCP) Bylaw No. 8769 related to the design and development of new neighbourhoods.

The lands are designated "Residential" in OCP Bylaw No. 8769. No amendments to the OCP are required to accommodate the proposed Concept Plan amendment.

The purpose of the RM3 District is to provide for a variety of residential developments in a medium-density form, as well as related community uses.

The Developer is requesting the Concept Plan and zoning amendment to permit the development of apartment-style condominium units, rather than townhouse units. The Developer indicates that this form of housing will provide affordable units to the market.

An R1A Zoning District was applied to all lands intended for residential development when the Rosewood neighbourhood was established. It is intended that as proposals for development of higher-density residential parcels are brought forward, the rezoning process is implemented to establish an appropriate zoning district for that specific parcel and proposed use. The RM3 District accommodates medium-density, multiple-unit developments, providing for multi-unit developments in addition to other lower-density forms of residential development.

b) Servicing Issues

In review of this proposal, it was noted that the proposed density of development on this site exceeded the density approved in the initial Concept Plan.

As outlined in the Rosewood Neighbourhood Concept Plan, there are limitations on sanitary sewer capacity for this neighbourhood. Increased density of development on this particular site, beyond originally planned, may have adverse impacts on the ability to develop other multi-unit sites in the neighbourhood with respect to sanitary sewage disposal capacity.

The Rosewood Neighbourhood Concept Plan approved by City Council in May 2008, classified the area currently proposed for rezoning as a Multi-Unit (Condominium) site. Parcels throughout the Rosewood neighbourhood with this classification were identified for development to a density of 13 units per acre. This calculation was based on an identified total area for Multi-Unit – Condominium development of 95.87 acres, accommodating a total of 1247 dwelling units.

The Infrastructure Services Department indicated that they are unable to support the density indicated, which is over and above the original Concept Plan approval.

In response to the concerns noted by the Infrastructure Services Department and the Development Review Section, Community Services Department, a meeting with the Developer and their Engineering Consultant was held to discuss the approved density of the Rosewood Subdivision and identify potential options to accommodate the proposed development.

In exploring options, it was felt that an appropriate first step would be to assess the existing development within Rosewood, as well as in adjacent developments to the north of Rosewood, to determine whether the planned density differs from actual density of existing development. It was felt that some areas may not have been developed to their full density; therefore, it may be feasible to reassign unused sewage disposal capacity to other areas in the neighbourhood.

To address these items, AECOM prepared a Servicing Review of the Southwest Rosewood Subdivision Development, providing an assessment of existing conditions, analysis, and recommendations regarding sanitary sewer and water distribution to ensure the design capacity for services in the Rosewood subdivision are not compromised by the proposed development.

With regard to development density, an option presented in the AECOM report proposed that the development of 270 units on the subject property be maintained, but the density on two other multi-unit sites owned by the Developer be reduced from 13 units per acre to 6.8 units per acre, to ensure that the total overall average density of these sites does not exceed the maximum design density of 13 units per acre.

To facilitate this approach, the Developers indicated their willingness to provide updated site plans and an application for Concept Plan amendment that would amend the designations on other parcels under their ownership in the neighbourhood with a multi-unit designation. By redesignating these additional parcels to a lower-density residential use, the overall average density of development of 13 units per acre for multi-unit residential development will be maintained.

An application for a comprehensive Concept Plan amendment, along with site plans to indicate that redesign of specific parcels for single-unit (detached) development is feasible, will be submitted as soon as all information is in place. In the meantime, the Developers have submitted a letter of intent acknowledging their agreement to the proposed Concept Plan amendment (see Attachment 5).

The Infrastructure Services Department has advised that this approach is satisfactory.

c) Zoning by Agreement

Should City Council decide to approve this application, it is recommended that the property be rezoned in accordance with Section 69(1) of the *Planning and Development Act, 2007*, which provides that a property may be rezoned to permit the carrying out of a specific proposal. In this instance, the proposed Zoning Bylaw No. 8770 would change the zoning designation from R1A District to RM3 District by Agreement.

More specifically, it is recommended that the Zoning Agreement include the following provisions:

- i) Use: Multi-Unit Dwellings containing up to a total of 270 dwelling units; and
- ii) All other development standards shall be those required in the RM3 Zoning District.

d) Compatibility with Adjacent Land Uses

The subject property is located in an area identified for development with multi-unit residential dwellings. Proximity to a collector road will ensure accessibility via public transit. It is felt that the proposed development is compatible with surrounding land uses. Landscaping and berms will help to alleviate visual impact on adjacent neighbouring properties.

e) Building Standards Branch

The Building Standards Branch, Community Services Department, has no objection to the proposed rezoning application. The site, potential building floor plans, and elevations submitted have not been reviewed for code compliance. A building permit is required to be obtained before any construction on this parcel begins.

4. Comments by Others

a) Infrastructure Services Department

- i) The Infrastructure Services Department requested that the Developer provide a response regarding whether or not a Traffic Impact Study is required, including whether the development will generate over 100 vehicles per hour in the peak direction of travel. If the impact is less than 100 vehicles per hour, the Developer is asked to provide the trip generation category, predictor variable and value, and the peak-hour trip rate used.

Comment: In response, the Developer's consultants provided a Trip Generation estimate indicating that the proposed development of low-rise apartments would generate a similar amount of traffic in the morning and afternoon peak hours as the original land use (townhouses).

Based on this submission, the Infrastructure Services Department indicated that the departmental requirements for traffic information have been satisfied.

Comments provided by the Infrastructure Services Department in regards to servicing are provided in Section 1b) of this report.

b) Utility Services Department, Transit Services Branch

At present, the Transit Services Branch has no service within 450 meters and has no short-term plans to service this development. However, if service was introduced in the long term, Rosewood Boulevard would be utilized and may include stops close to the vicinity of this development.

F. COMMUNICATION PLAN

The Planning and Development Branch, Community Services Department, sent notification letters to assessed property owners within 500 metres of the subject property, and to the President of the Lakeridge Community Association.

When the original Concept Plan for the Rosewood neighbourhood was approved, residents of the Lakeridge neighbourhood expressed concern about commercial development in the southeast corner of the neighbourhood. As a result, the commercial development was relocated eastward to interior locations with multi-unit residential development situated around it. As a result of the previous concerns raised regarding land use within this area of the Rosewood neighbourhood, additional notification was provided to residents living on the Emmeline cul-de-sacs adjacent to Boychuk Drive, and to all residents within the existing developed area of Rosewood. A total of 477 notices were circulated.

A public meeting was held on Wednesday, September 7, 2011, at Lakeridge School. Three people attended the meeting. A resident of the Lakeridge neighbourhood, whose property backed onto Boychuk Drive, had questions and concerns about the density, height, and massing of the proposed development. Concerns about privacy in his backyard, as well as traffic flow, were expressed. It is anticipated that a berm to be constructed at the perimeter of the subject property, adjacent to Boychuk Drive will minimize visual impact of the proposed development.

One written comment has been received by email expressing concern about loss of privacy in backyards of homes on Lavalee Crescent, as a result of tall residential buildings overlooking these properties.

Once this application has been considered by the Municipal Planning Commission, a date for a Public Hearing will be set, and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the date of the Public Hearing. Notice of the Public Hearing will be forwarded to those affected by this rezoning, those who signed the attendance sheet at the Public Information meeting, those who requested notice, the Lakeridge Community Association, and the Community Consultant.

G. ENVIRONMENTAL IMPLICATIONS

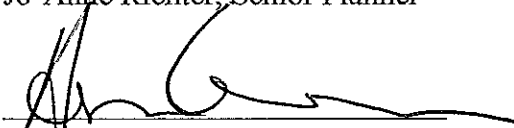
There are no environmental and/or greenhouse gas implications.

H. ATTACHMENTS

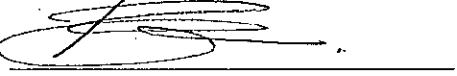
1. Fact Summary Sheet
2. Application Letter dated May 20, 2011, from Glenn Pichler, Rosewood Land Inc.
3. Communications Plan
4. Site Plan
5. Letter of Agreement – Density of Development

Written by: Jo-Anne Richter, Senior Planner

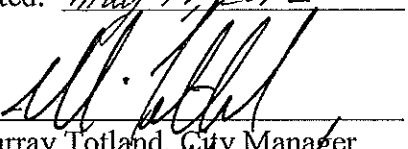
Reviewed by:


Allan Wallace, Manager
Planning and Development Branch

Approved by:


Randy Grauer, General Manager
Community Services Department
Dated: May 17, 2012

Approved by:


Murray Totland, City Manager
Dated: May 18/12

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	N/A
2. Legal Description	Block J, Plan No. 94-S-017318
3. Neighbourhood	Rosewood
4. Ward	9
B. Site Characteristics	
1. Existing Use of Property	Undeveloped
2. Proposed Use of Property	Multi-unit residential
3. Adjacent Land Uses and Zoning	
North	Undeveloped – RMTN and B1B (Multi-unit residential/commercial)
South	Hwy 16/R.M. of Corman Park
East	Undeveloped - R1A One-unit residential
West	Boychuk Drive/Lakeridge subdivision
4. No. of Existing Off-Street Parking Spaces	
5. No. of Off-Street Parking Spaces Required	
6. No. of Off-Street Parking Spaces Provided	
7. Site Frontage	
8. Site Area	37.9 ha
9. Street Classification	Boychuk Drive – major arterial-controlled access Rosewood Boulevard West – major collector
C. Development Plan Policy	
1. Existing Development Plan Designation	Multi-Unit (Townhouse)
2. Proposed Development Plan Designation	Multi-Unit (Medium Density)
3. Existing Zoning District	R1A
4. Proposed Zoning District	RM3 by Agreement

Rosewood Land Inc.
1-501 Gray Avenue
Saskatoon, SK. S7N 2H8
Ph: (306) 931-8660
Fax: (306) 931-2389

May 20, 2011

City of Saskatoon
Community Services Department
222 3rd Avenue North
Saskatoon, SK
S7K 0J5

COPY

Attention: Tim Steuart, Manager of Development Review

Dear Sir:

Re: Block J, Plan 94-S-17318

Enclosed is the signed Application Form for Amendment to Zoning Bylaw No. 8770 along with the payment of \$3,000 for the following:

- \$2000 for zoning amendments
- \$500 for zoning agreements
- \$500 for concept plan

We would like the land rezoned to RM3 By Agreement. The following reasons are provided in support of this application:

1. The current allowable Rmtn zoning would allow us to construct approximately 281 three storey townhouses with single car garages giving a density of 30 units/acre. With the proposed zoning we would reduce the density to 28.18 units/acre by constructing 264 apartment style condominiums.
2. The population per unit for apartment style units is considerable less than the population per unit for townhouse style units which translates to reduced sanitary sewer loading
3. The reduced project population will result in reduced traffic loading for the area.
4. The proposed development will be sold to individual owners as opposed to being marketed as a rental project.
5. The proposed development will facilitate housing affordability to first time home owners. Affordable housing is a critical need in Saskatoon.
6. Affordability will be accompanied with the quality of construction similar to the "Trillium" project located at 415 Hunter Road, some of the construction details are as follows:
 - a) Quality acrylic stucco and stone exterior complete with decorative window baskets. Aluminum railings on all decks and quality PVC windows. European front entry doors at all building

entrances. Project signage will be carved from quartz stone. All buildings will be heated using high efficiency boilers connected to indirect fire water heaters.

- b) The project will feature a \$1,000,000 club house for the residents accessed by a key fob security system. The club house will feature a billiards room, a wifi lounge with plasma tv and fireplace, a fully equipped exercise room and a hot tub & salt water swimming pool. There is also a barbeque area at the rear of the club house. The club house and the swimming pool will be heated using high efficiency boilers connected to indirect fire water heaters.
- c) The interior of the residential units will be highly appointed with high end cabinets, quartz countertops, under mount sinks, stainless steel kitchen appliances, front loading washer & dryer, porcelain tile flooring in bathroom & laundry, bamboo or engineered hardwood flooring with excellent quality carpet, Grohe plumbing faucets, upgraded bath fixtures and hardware, high quality window blinds.
- d) The exterior of the project will be landscaped to meet or exceed the City of Saskatoon landscaping requirements. The entire project will be fenced using the Rosewood subdivision aluminum fence panel design.
- e) Enclosed is the "Trillium" project brochure which gives an example of the type of development that is being proposed.

If you have any questions do not hesitate to contact me.

Yours truly,

Rosewood Land Inc.

Per:

Glenn Pichler

Encl



Community Engagement Project Summary

Project Name: Public Information Meeting for Rezoning –
Proposed Multi-Unit Residential Rezoning in Rosewood
R1A District to RM3 District By Agreement

Applicant: Rosewood Land Inc.
File: PL 4350 – Z4/11

Community Engagement Project Summary

Project Description

A public information meeting held regarding a proposed rezoning on Parcel J in Rosewood Neighbourhood. The site is currently undeveloped with the original intent to construct Townhouses, however the developer requests to build 6 individual 3-storey apartment style condominiums on this site. The meeting provided neighbouring residents (Lakeridge East and Rosewood) the opportunity to comment on the proposal and ask any questions that they may have.

Meeting held at the Lakeridge School – Gymnasium (305 Waterbury Road), on Wednesday, Sept 7th, starting at 7pm.

Community Engagement Strategy

- Purpose: To inform and consult. Residents provided with overview of development proposal and provided opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- What form of community engagement was used: Public Information meeting, with opportunity to view display panels and speak directly with the proponents and/or City staff. Due to low turnout (3 people) one on one discussions were held with those attending. City staff also provided overview of the rezoning process, noting further opportunities to provide comments and input.
- Level of input or decision making required from the public – comments and suggestions sought from public. Community input will be summarized and incorporated into Planning Report to the Municipal Planning Commission and Council.
- Who was involved
 - Internal stakeholders: Standard referral process was implemented. The following Departments were contacted for comments: Building Standards Branch, Neighbourhood Planning Section, Future Growth, Transit Services, Infrastructure Services Department, and land Development Section. Councillor Paulsen and Community Consultant were also contacted.
 - External stakeholders: Lakeridge Community Association (President Gary Polishak) contacted in addition to mailouts to residents. Total of 477 notices mailed.

Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input
 - As an initial stage in the planning process, this community engagement initiative provided interested parties with an opportunity early in the process to learn more about the proposed development and to provide perspective, comments and suggestions which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mailouts, psa's, newspaper advertisements, number of flyers delivered, who was targeted/invited

Notification Processes

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance
Public Information Meeting Notice August 15, 2011	477 flyers delivered by direct mail	Rosewood Residents in proximity to site, and extending along Rosewood Blvd N, Lakeridge residents in proximity to the proposed developments (crescents backing onto Boychuk Dr, and extending along Kingsmere Blvd	3 people attended in addition to the Developers and City staff.

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received
 - Questions and concern expressed by resident backing onto Boychuk Dr. with respect to density, height and massing of the proposed development. Concerns about privacy in backyard, as well as traffic flow.
- Impact of community engagement on the project/issue
 - Input received from the community will be evaluated and incorporated as appropriate within the development proposal. Property will be zoning by agreement should the application be successful, ensuring that development proceeds as presented.
- How will input be used to inform the project/issue
- Any follow up or reporting back to the public/stakeholders
 - Participants at the meeting were advised that they will receive direct notice of future meetings, including the Public Hearing, provided they provided their name and mailing address

Next Steps

- Describe the next stages or steps in the process
- Decisions to be made
- Reports to be written to committees, council, include dates if applicable

Action	Anticipated Timing
Internal Review to be completed with municipal departments	October 2011
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	November 2011
Public Notice - draft bylaw prepared and Public Hearing date set. Lakeridge Community Association as well as all participants at Public Meeting will be provided with direct notice of Public Hearing. Newspaper ad placed in paper and onsite notification poster placed on site.	December 2011
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	January 2012
Council Decision - may approve or deny bylaw.	January 2012

Attachments

See attached:

Notice of Public Information Meeting

Attendance Sheet

Handout provided by Developer at Public Information Meeting; Site Plan Overlay on Airphoto

Completed by: Jo-Anne Richter, Senior Planner, 975-7621

Date: Sept. 15, 2011

Please return a copy of this summary to

Lisa Thibodeau, Community Engagement Consultant

Communications Branch, City Manager's Office

Phone: 975-3690 Fax: 975-3048 Email: lisa.thibodeau@saskatoon.ca

PUBLIC INFORMATION MEETING

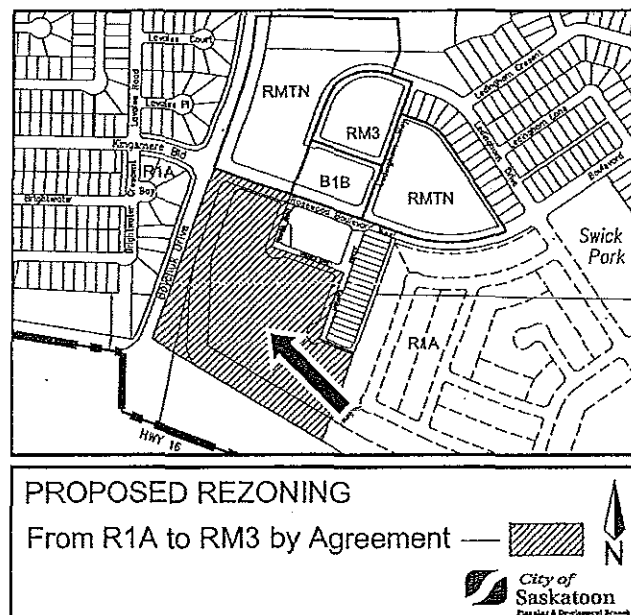
A meeting will be held:

Wednesday, September 7th, 2011

**Location: Lakeridge School – Gymnasium
(305 Waterbury Road)
starting at 7:00 p.m.**

Residents are invited to review a rezoning proposal in the Rosewood Neighbourhood. Rosewood Land Inc. has applied to the City to amend the area as shown below within the Rosewood Neighbourhood Concept Plan from Multi-Unit (Townhouse) to Multi-Unit (RM3 - Medium Density). The proposed amendments would change the land use on this site from townhouse style development to residential development in the form of six individual three-storey apartment style condominiums containing approximately 265 dwelling units.

The purpose of the meeting is to provide neighbouring residents the opportunity to find out the details of the proposal, and for the applicant to obtain public input on this matter. The City of Saskatoon will also be in attendance to provide details on the rezoning process.



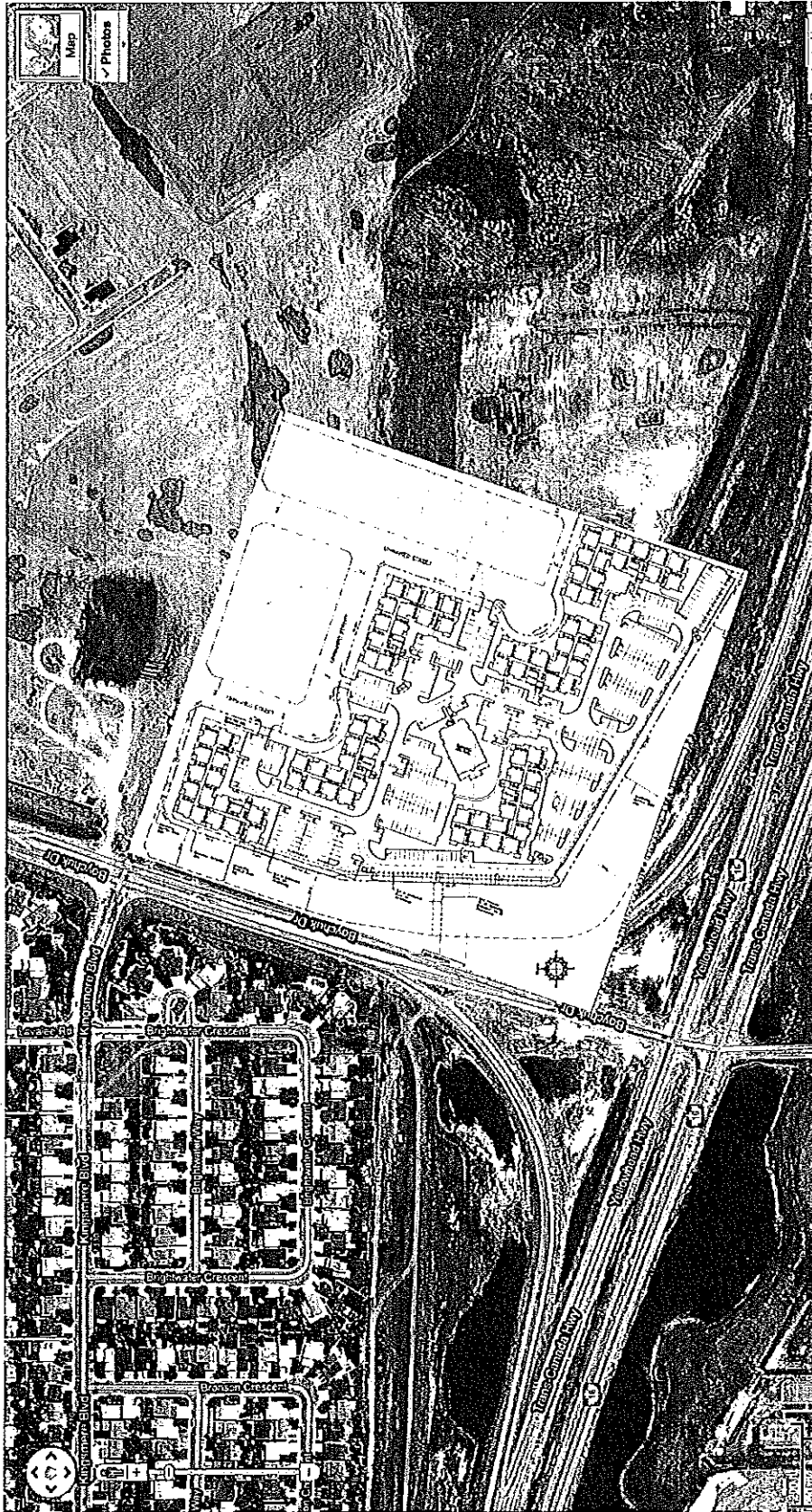
For more information, please contact:
Shall Lam, Planning and Development Branch
City of Saskatoon, Community Services Department,
Phone: 975-7723 or email: shall.lam@saskatoon.ca



ATTENDANCE SHEET

Name (please print)	Address (include Postal Code)
Sandra Tralabera	414 Emmeline Rd. S1J5G8
- Will Turpe	606 Brightwater Bay

Please provide your name and address if you wish to be contacted with more information about tonight's Public Information Meeting. Any information you provide is voluntary and will not be disclosed to outside organizations.



ATTACHMENT 5

Rosewood Land Inc.
1-501 Gray Avenue
Saskatoon, SK. S7N 2H8
Ph: (306) 931-8660
Fax: (306) 931-2389

May 11, 2012

City of Saskatoon
Department of Planning and Development
222 3rd Avenue North
Saskatoon, SK
S7K 0J5
Fax: 975-77121
Email: jo-anne.richter@saskatoon.ca

Attention: Jo-Anne Richter

Dear Madam:

Re: Letter of Intent: Rosewood Neighbourhood Concept Plan - Redesignation of lands held by Rosewood Land Inc.

This letter will confirm our agreement, as owners of the 2.59 ha parcel located directly east of the phase 4 development to submit an application for concept plan amendment to the Rosewood Neighbourhood Concept, to change the designation on this parcel from Multi Unit (Condominium) to Single Unit (Detached). The proposed amendment will provide for development of one and two unit dwellings. We acknowledge the Rosewood Concept Plan has been approved for a maximum permitted density 7.3 units per acre for parcels designated as Single Unit (Detached).

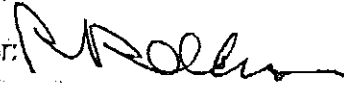
Further, we acknowledge that the proposed development of the parcel of land described as Block J, Plan 94-S-17318, as a multi-unit site with 270 units will, when averaged with the density of the development proposed on all Rosewood Land Inc. and Boychuk Investments Inc. lands, not exceed 13 units per acre. If required, applications will be submitted for additional parcels in Rosewood, under the ownership of Rosewood Land Inc. and currently designated Multi Unit (Condominium), to redesignate them to a lower density development, to ensure an overall average maximum design density of 13 units per acre, averaged between all sites.

Rosewood Land Inc.

Per: 

Randy Pichler

Boychuk Investments Inc.

Per: 

Ron Olson

RECEIVED
MAY 14 2012
Standards Branch



May 29, 2012

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rosewood Neighbourhood Concept Plan Amendment
Multi-Unit (Townhouse) to Multi-Unit (Medium Density)
Proposed Rezoning from R1A to RM3 by Agreement
Applicant: Rosewood Land Inc.
(File No. CK. 4351-012-7)**

The Municipal Planning Commission, at its meeting on May 29, 2012, considered a report of the General Manager, Community Services Department dated November 22, 2011, with respect to the above proposed Rosewood Neighbourhood Concept Plan amendment.

The Commission has reviewed the following issues with the Administration and the Applicant:

- Use of a berm rather than some other type of separation to transition between new and existing development, in terms of better connectivity – The berm for this proposed development will complete the berm along Boychuk Drive. New neighbourhoods will look at other options.
- With respect to the affordable housing aspect referenced by the Applicant, it was clarified that the units would be smaller (approximately 850 sq. ft to 1,000 sq. ft) to try to make them available at a more affordable price point (approximately \$230,000-\$260,000).
- The land east of this proposed development is owned by the Applicant and has not yet been built on. It is proposed that it will include duplexes and single-family residential development.
- Clarification was provided regarding the Infrastructure Services Department's review with AECOM regarding density and impact on the sanitary sewer and water distribution systems. The Applicant provided information with respect to energy saving options they are proposing, including the type of lighting, heating and water fixtures that will be used.

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

- 1) that the proposed amendment from Multi-Unit (Townhouse) to Multi-Unit (Medium Density) on the Rosewood Concept Plan be approved; and
- 2) that the proposal to rezone Block J, Plan No. 94-S-017318, from R1A District, to an RM3 District, subject to a contract Zoning Agreement, be approved.

May 29, 2012
Page 2

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

Yours truly,

A handwritten signature in black ink that reads "Diane Kanak". The signature is written in a cursive style with a large initial 'D'.

Diane Kanak
Deputy City Clerk

DK:sj

Attachment

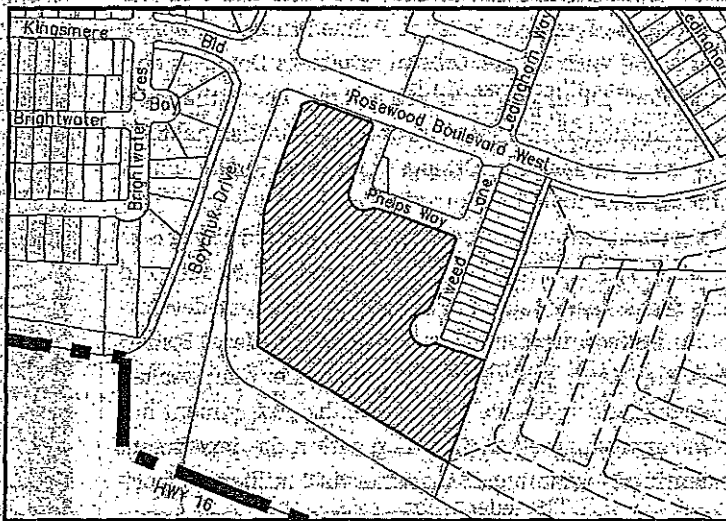
PUBLIC NOTICE

PROPOSED ROSEWOOD NEIGHBOURHOOD CONCEPT PLAN AMENDMENT


Saskatoon City Council will consider an amendment to the Rosewood Neighbourhood Concept Plan for the Rosewood Neighbourhood, which was submitted by Rosewood Land Incorporated.

The Concept Plan for the Rosewood Neighbourhood identifies the parcels in the south-western corner of this subdivision, backing onto Boychuk Drive, for multiple unit residential development. Within this area the Developer proposes to develop a 3.79 ha (9.37 acre) parcel as a dwelling group of apartment style condominiums rather than townhouse style units, which requires an amendment to the Concept Plan.

This amendment is required to redesignate the lands identified in the map below from Multiple-Unit (Townhouse) to Multiple-Unit (Medium Density) to accommodate the proposed development of six three-storey apartment style condominiums, with approximately 270 dwelling units.



Proposed Concept Plan Amendment - Rosewood

 FROM MULTI-UNIT (TOWNHOUSE) TO MULTI-UNIT (MEDIUM DENSITY)



Information – Questions regarding the proposal may be directed to the following:

Community Services Department, Planning and Development Branch
Phone: 975-7621 (Jo-Anne Richter)

Public Hearing – City Council will hear all submissions on the proposal and all persons who are present at the City Council meeting and wish to speak on Monday, June 18 at 6:00 p.m. in Council Chambers, 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 3rd Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, June 18, 2012, will be forward to City Council.

36)

BYLAW NO. 9032

The Zoning Amendment Bylaw, 2012 (No. 8)

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 8).


Purpose

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

Zoning Bylaw Amended

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

R1A District to RM3 District

- 4. The Zoning Map, which forms part of Bylaw No. 8770 is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to an RM3 District subject to the provisions of the Agreement annexed as Appendix "B" to this Bylaw:

- (a) Parcel J as shown on a Plan of Proposed Subdivision of Parcel P, Plan 102083510, S.W. ¼ Sec. 18 – Twp. 36 – Rge. 4 – W.3rd Mer. Saskatoon, Saskatchewan by R.A. Webster, S.L.S. dated February 8th, 2010, Revised May 30, 2012.

Execution of Agreement Authorized

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

Coming into Force

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

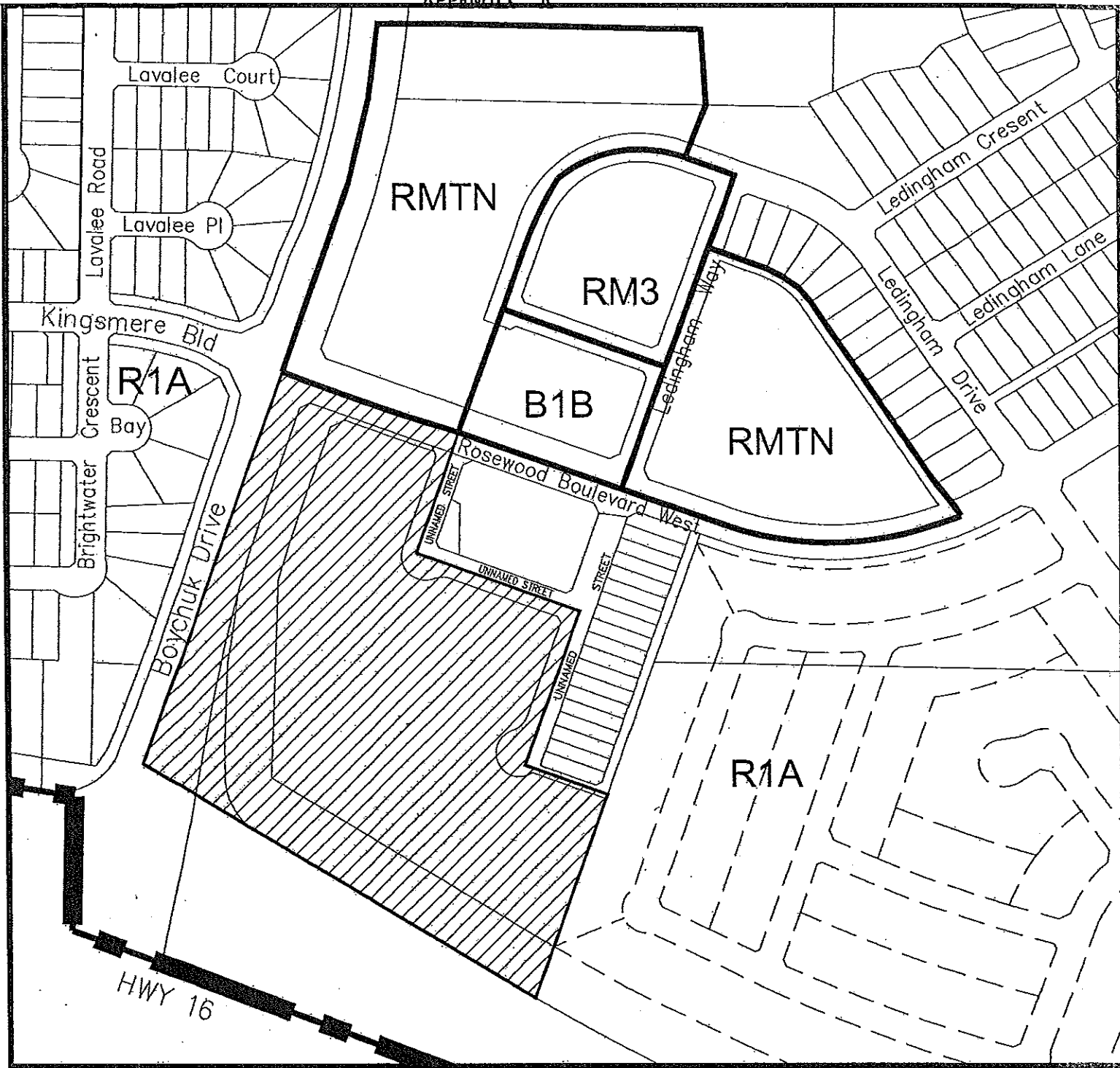
Read a first time this _____ day of _____, 2012.

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

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

Mayor

City Clerk



REZONING

From R1A to RM3 by Agreement



City of Saskatoon

Planning & Development Branch

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

Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an R1A District to an RM3 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner agrees that the use of the Land will be restricted to Multi-Unit Dwellings comprising of no more than 270 dwelling units.

Development Standards

3. The development standards applicable to the Land shall be those applicable to an RM3 Zoning District.

Application of Zoning Bylaw

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

Compliance with Agreement

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

Dispositions Subject to Agreement

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

Definitions

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

Departures and Waivers

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

Severability

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

Governing Law

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

Effective Date of Rezoning

11. It is understood by the Owner that the Land shall not be effectively rezoned from an R1A District to an RM3 District until:
 - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

Use Contrary to Agreement

12. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to an R1A District.

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

Registration of Interest

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

Enurement

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

The City of Saskatoon

Mayor

c/s

City Clerk

Rosewood Land Inc.

c/s

Affidavit Verifying Corporate Signing Authority

Canada)
Province of Saskatchewan)
To Wit:)

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

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

Sworn before me at the City of)
 Saskatoon, in the Province of)
 Saskatchewan, this _____ day of)
 _____, _____)
 _____)

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

_____)
(Signature)

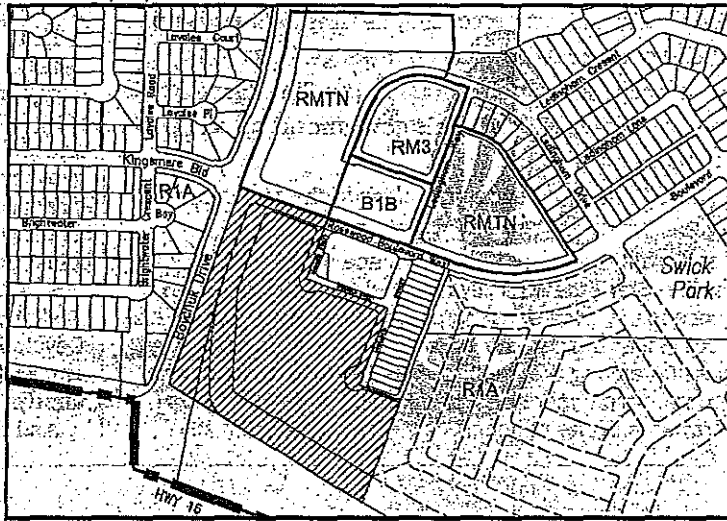
(or) Being a Solicitor.)

ZONING NOTICE

ROSEWOOD NEIGHBOURHOOD – PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9032

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 9032, the property in the Rosewood Neighbourhood as shown in the map below will be rezoned from R1A One-Unit Residential District to a RM3-Medium-Density Multiple-Unit Dwelling District, subject to a zoning agreement.

LEGAL DESCRIPTION – Parcel J, as shown on a Plan of Proposed Subdivision of Parcel P, Plan 102083510, S.W. ¼ Sec. 18, Twp. 36, Rge 4 – W. 3rd Mer. Saskatoon, Saskatchewan by R.A. Webster, S.L.S. dated February 8th, 2010, revised May 30, 2012.



PROPOSED REZONING

From R1A to RM3 by Agreement



REASON FOR THE AMENDMENT – The reason for the zoning amendment is to allow for the development of six three-storey apartment-style condominiums as a dwelling group, with a total of approximately 270 dwelling units.

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

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, June 18, 2012, at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

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

All submissions received by the City Clerk by 10:00 a.m. on Monday, June 18, 2012, will be forwarded to City Council.

4a)

PUBLIC NOTICE

Saskatoon City Council will consider and vote on the following revisions to the Purchase of Goods, Services and Work Policy (City Council Policy C02-030), both effective July 1, 2012:

- As a result of the New West Partnership Agreement, the public tender threshold amount is revised to \$75,000 from a previous amount of \$100,000; and
- Consulting services that exceed \$75,000 will require advertising.

INFORMATION – Questions regarding the proposed revisions may be directed to the following:
Corporate Services Department, Purchasing Services Section, Phone 975-2605 (Dean Derdall)

PUBLIC HEARING – City Council will hear all submissions on the proposed revisions and all persons who are present at the City Council meeting and wish to speak on Monday, June 18, 2012 at 6:00 p.m. in Council Chambers, 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 3rd Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, June 18, 2012, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed revisions.

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

MUNICIPAL PLANNING COMMISSION

Composition of Commission

Mr. Kurt Soucy, Chair
Mr. Leanne DeLong, Vice Chair
Councillor Charlie Clark
Ms. Carole Beitel
Mr. Laurier Langlois
Mr. Aditya Garg
Mr. Al Douma
Mr. Stan Laba
Ms. Debbie Marcoux
Ms. Kathy Weber
Mr. James Yachyshen
Ms. Janice Braden

1. **Proposed Rezoning from FUD District and
R1A District to R1B District
302 to 358 and 303 to 351 Rosewood Boulevard West
Rosewood Neighbourhood
Applicant: City of Saskatoon, Land Branch
(File No. CK. 4351-012-8)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising with respect to the proposed amendment to Zoning Bylaw No. 8770 to rezone 302 to 358 and 303 to 351 Rosewood Boulevard West from FUD – Future Urban Development District, and R1A – One-Unit Residential District, to R1B – Small Lot One-Unit Residential District;
 - 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; and
- 4) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed rezoning be approved.

Attached is a report of the General Manager, Community Services Department dated May 15, 2012, with respect to the above proposed rezoning.

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

**2. Proposed Official Community Plan Amendments:
Urban Holding to Residential; and Phase 2 to Phase 1
Kensington Neighbourhood
Applicant: City of Saskatoon
(File No. CK. 4351-012-6)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising with respect to the proposed amendments to the Official Community Plan Bylaw No. 8769 to reclassify the land use designation of W ½ 35-36-6-W3, and LSD 3, 5, and 6, on S ½ 2-37-6-W3 from Urban Holding Area to Residential within the Official Community Plan Land Use Map, and the Official Community Plan Phasing Map from Phase 2 to Phase 1, as indicated in the May 15, 2012, report of the General Manager, Community Services Department;
 - 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; and

- 4) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendments to the Official Community Plan Bylaw be approved.

Attached is the report of the General Manager, Community Services Department dated May 15, 2012, with respect to the proposed Official Community Plan Amendments.

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

3. Adult Services Land Use Review
(File No. CK. 4350-012-2)

- RECOMMENDATION:**
- 1) that City Council approve the advertising with respect to the proposal to amend Zoning Bylaw No. 8770, as indicated in the April 30, 2012 report of the General Manager, Community Services Department;
 - 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw amendments to Zoning Bylaw No. 8770;
 - 4) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed Zoning Bylaw amendments be approved;
 - 5) that the Administration be requested to report further with respect to strategies for a separation of adult service activities from residential areas, schools, churches, parks and other recreational areas; and
 - 6) that the Administration be requested to report further with respect to strategies to limit concentration of adult service activities in any one area of the city.

Attached is a report of the General Manager, Community Services Department dated April 30, 2012, with respect to the adult services land use review.

Your Commission, at its meeting held on May 15, 2012, reviewed the report with the Administration and determined that further clarification was needed with respect to how the proposed amendments to the Zoning Bylaw would assist the Saskatoon Police Service with enforcement. The Commission deferred consideration of the matter and asked that a representative from the Saskatoon Police Service present information to the Commission to address the following issues:

- a) Which of the zoning strategies, whether adult service businesses are allowed in residential areas or not, will encourage more adult services to obtain business licenses to be monitored;
- b) Which of the zoning strategies will give the Saskatoon Police Service the most tools to restrict dangerous or illegal activity relating to these types of businesses; and
- c) Does the Saskatoon Police Service believe that the Cities of Calgary and Edmonton have sufficient tools to do effective enforcement of adult services.

Your Commission considered the matter again at its May 29, 2012 meeting. The Administration provided the following further overview:

- City Council approved the Adult Services Licensing Bylaw in March, to be effective July 1, 2012;
- The proposed amendments before the Commission deal with the land use issues and provide for the definitions of adult service agencies, as well as clarification in the Zoning Bylaw of where adult service agencies would be permitted. The Administration is proposing amendments that would allow them in light industrial and heavy industrial areas and to operate as an office only in residential areas as a home-based business.
- There are 14 home-based businesses relating to adult services currently licensed under the Business License Bylaw located in residential areas.
- City Council deferred consideration of approval for advertising to provide an opportunity for the Commission to review the matter further and report to City Council with its recommendations. Issues the Commission may wish to consider include:
 - Whether there should be separation distances between residential areas and adult service agencies;
 - Whether there should be separation distances between adult service agencies, to deal with potential concentration of these businesses in Light Industrial and Heavy Industrial areas;
 - Whether home-based businesses for offices should be allowed in connection with adult service businesses; and

- Opinions on safety issues in terms of relegating these types of businesses to the industrial areas.
- If there are no further amendments to the Zoning Bylaw when the Adult Services Licensing Bylaw comes into effect on July 1, the Administration would be obligated to issue a license in areas where these types of businesses are currently allowed, including IL1, IH, MX1, RA1 and B6. The Administration does not support in B6 District (downtown) nor in the R1A and MX1 Districts, as these districts have the potential to include residential components. These types of businesses are currently not listed as prohibited so they would currently be allowed in these areas. If advertising of the proposed amendments is approved by Council on June 18th, the Administration is not obligated to issue licenses during the advertising period and up until the public hearing on July 18th.

Police Chief Weighill, Saskatoon Police Services, provided clarification and further information to the Commission, as summarized below:

- The Adult Services Licensing Bylaw does not deal with street prostitution or common bawdy houses. These are covered under the Criminal Code of Canada. It is still against the law to run a bawdy house or to communicate for the purposes of prostitution on a public street. A red light district is not being proposed. It is not workable now legally. Street prostitution and common bawdy houses are illegal. This issue is currently before the courts.
- The Adult Services Bylaw was to deal with three issues that are currently legal and not regulated, including:
 - Escort services (both out call and in call);
 - Non-therapeutic massage parlours;
 - Young men and women advertising their services on the internet—prostitution in itself is not illegal (communicating in a public street for the purposes of prostitution is illegal). The Saskatoon Police Service currently has no legal authority to check up and determine whether there are individuals involved in the business who are under 18 years of age or to make sure individuals have not been coerced into the business. The Adult Services Licensing Bylaw would require appropriate business licensing for these types of businesses.
- The cities of Victoria, Calgary, Edmonton and Winnipeg currently have regulations in place. There was a need for some kind of regulation in Saskatoon and that is why the Saskatoon Police Service asked for the Adult Services Licensing Bylaw. The Saskatoon Police Service is not recommending a red light district (involving illegal activities including communicating on a public street for the purposes of prostitution and running a common bawdy house). With respect to the home-based business aspect, the Adult Services Licensing Bylaw specifies that the adult services have to be an out call (services provided at another location not the location where the home-based business is located).

- Through the Adult Services Licensing Bylaw, the Saskatoon Police Services will be involved with the enforcement of licensing. The Saskatoon Police Services will make sure:
 - Appropriate licensing is in place;
 - All people working have a license. The criteria for licensing includes:
 - Use of real name;
 - Have to be at least 18 years of age;
 - Some proof of residency or citizenship in Canada to ensure that human trafficking is not going on;
 - Criminal Record Checks to prevent people with a violent background being involved in the business for the safety of customers and those in the business.
- Regulations in other cities do provide for separation distances, including Calgary and Winnipeg.
- Saskatoon Police Services does not support putting adult services businesses all in one area of the city, such as the north end. Different types of adult services businesses exist right now. The Saskatoon Police Services is looking at ways to regulate the businesses that exist. It is recommended that they be kept out of residential areas and that perhaps the light industrial areas would be appropriate so they are more spread around and not concentrated in one area of the city. The light industrial areas are close to residential areas and other businesses where there is lots of traffic and activity. The goal would be to establish parameters that are workable to encourage adult services businesses to be licensed and to work within the established parameters. Similar bylaws established in other jurisdictions are workable.
- In terms of waiting for possible changes in legislation at other levels of government, there is always the potential for changes and any changes under the Criminal Code would take precedence. However, new legislative changes, if any changes could take time and the Saskatoon Police Services is requesting that the appropriate tools be put in place now to provide regulations to deal with what is currently happening to protect those under 18 and those coerced into the trade.
- With respect to the home-based business aspect, this would give the Saskatoon Police Service the authority to go to the home and see if there is a license and to check any issues out and provide better safety for people in the business and residents in the area.

In response to further questions from the Commission, the Administration provided the following further clarification:

- With respect to the home-based business in residential areas for the office use only, there would be no customers allowed so there would be no coming and going. Only one employee would be allowed on site for office-related duties, including answering the phone. The adult services businesses could have other employees but not on site.

- In terms of potential new legislation, there is existing provincial legislation providing authority for the City to license adult service businesses and to deal with land use issues.
- If the Zoning Bylaw were to be amended to not allow adult services as a home-based business, those businesses that are legally established and licensed under the Business License Bylaw would be allowed to continue as a legal non-conforming use. If the business were to move or not operate for over one year, they would have to comply with the Bylaw requirements.
- Any business operating without approval would have to relocate to the appropriate district if the Zoning Bylaw amendments are approved.

The Commission also heard from Mr. Randy Pshebylo, Executive Director, Riversdale Business Improvement District, with respect to what has worked to prevent a concentration of pawn shops, with a separation distance of 160 metres being required. He suggested that separation distances be provided for these types of businesses as well in terms of appropriate separation from residential areas, citing precedents set by Calgary and Winnipeg. The separation distance of 500 metres used in Calgary was suggested.

Following consideration of this matter, the Commission is supporting the proposed amendments to the Zoning Bylaw. The Commission had concerns regarding the home-based business aspect, in terms of location in a residential area, proximity to schools, parks and other recreational areas, and churches, and the potential for issues in terms of activity beyond the office-related duties. However, the Commission determined that the proposed Zoning Bylaw amendments would provide mechanisms to assist the Saskatoon Police Services in regulation of adult service businesses and to provide authority to inspect for appropriate licensing, to ensure that the individuals are of age and are have not been coerced into the business, as well as a criminal record check for all individuals involved in the business, prior to licensing, as an added measure of safety for the protection of the workers and customers. It would also provide a mechanism for concerns of residents to be addressed through appropriate enforcement of non-compliance and related issues.

In addition, the Commission determined that the issue of an appropriate separation distance has merit and should be considered. It was determined from the Administration that further review would be necessary to determine what would be possible under existing legislation and whether further legislative amendments might be considered. In light of this, the Commission is recommending that the advertising for the proposed amendments be approved and that the public hearing proceed. Your Commission is supporting the proposed amendments to the bylaw, as discussed in the submitted report. In addition, the Commission is recommending that the Administration report further with respect to:

Report No. 3-2012
Municipal Planning Commission
June 18, 2012
Page 8

- a) Strategies for a separation of adult service activities from residential areas, schools, churches, parks and other recreational areas; and
- b) Strategies to limit concentration of adult service activities in any one area of the city.

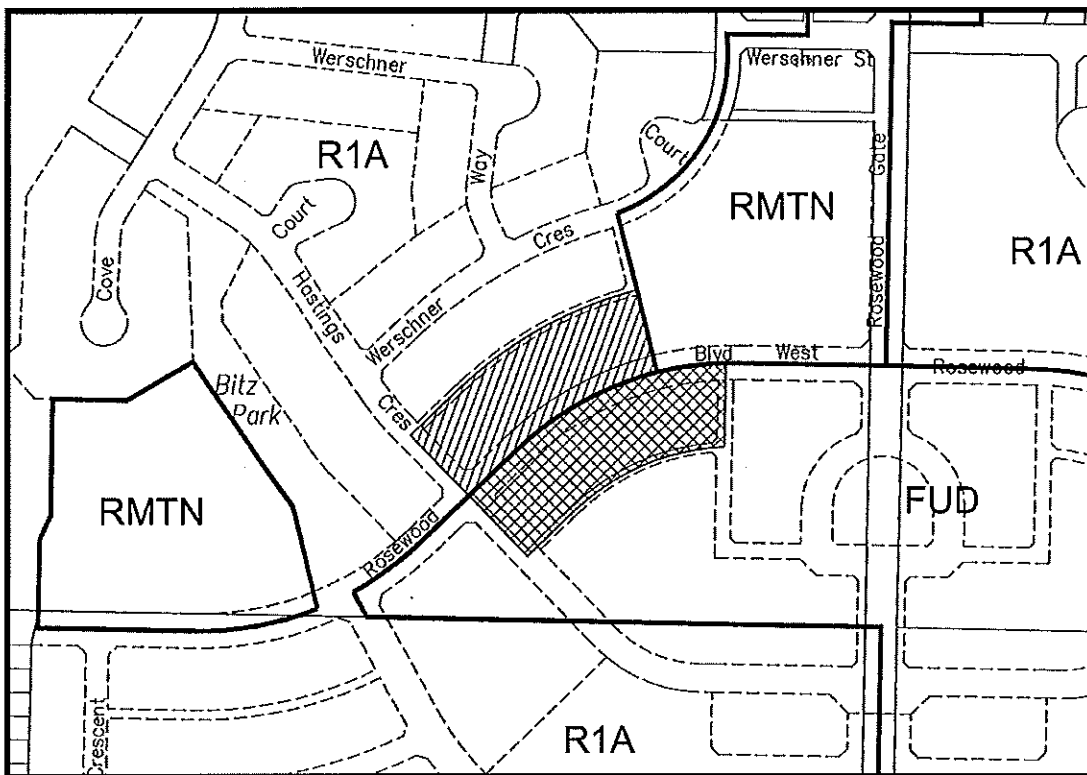
Respectfully submitted,

Mr. Kurt Soucy, Chair

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z8/12	PROPOSAL Proposed Rezoning from FUD District and R1A District to R1B District	EXISTING ZONING FUD and R1A
LEGAL DESCRIPTION Lots 14 to 26, Block 21, and Lots 1 to 15, Block 22, Plan to be Registered		CIVIC ADDRESS 302 to 358 and 303 to 351 Rosewood Boulevard West
		NEIGHBOURHOOD Rosewood
DATE May 15, 2012	APPLICANT City of Saskatoon, Land Branch 201 3 rd Avenue North Saskatoon SK S7K 2H7	OWNER City of Saskatoon, Land Branch 201 3 rd Avenue North Saskatoon SK S7K 2H7

LOCATION PLAN



PROPOSED REZONING

From R1A to R1B

From FUD to R1B

City of Saskatoon
Planning & Development Branch

File No. RZ08-2012

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

That at the time of the public hearing City Council consider the Administration's recommendation that the proposed amendment to the Zoning Bylaw No. 8770 to rezone 302 to 358 and 303 to 351 Rosewood Boulevard West from FUD - Future Urban Development District, and R1A - One-Unit Residential District, to R1B - Small Lot One-Unit Residential District, be approved.

B. PROPOSAL

The Planning and Development Branch has received an application from the City of Saskatoon, Land Branch requesting that 302 to 358 and 303 to 351 Rosewood Boulevard West (see Attachment 2) be rezoned from FUD - Future Urban Development District, and R1A - One-Unit Residential District, to R1B - Small Lot One-Unit Residential District. The rezoning of these lands would accommodate small lot, one-unit residential development.

C. REASON FOR PROPOSAL (By Applicant)

The proposed rezoning of the aforementioned lands would ensure the land uses are consistent with the Rosewood Neighborhood Concept Plan (Concept Plan).

D. BACKGROUND INFORMATION

During its May 20, 2008 meeting, City Council approved the Concept Plan. The subject sites are currently zoned FUD District and R1A District. The Concept Plan provides a wide range of housing options, as well as neighbourhood commercial services. In order to accommodate future development, Zoning Bylaw No. 8770 must be amended to allow development to occur in accordance with the Concept Plan.

E. JUSTIFICATION

1. Community Services Department Comments

a) Planning and Development Branch

The proposed Zoning Bylaw No. 8770 amendment will change the land use from its current zoning to an R1B District. This zoning district is used to provide small lot residential development in the form of one-unit dwellings, as well as related community uses and is similarly found in close proximity to the core of Saskatoon's new neighbourhoods. This proposal is in compliance with the approved Concept Plan and will add to the diversity of

housing types in the Rosewood neighbourhood. Future development on this site will comply with the development standards identified within the R1B District.

2. Comments by Others

a) Infrastructure Services Department

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

b) Utility Services Department, Transit Services Branch

The Transit Services Branch has no objections to this proposal, and will provide service as outlined within the Concept Plan.

F. COMMUNICATION PLAN

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

G. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

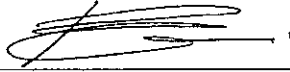
H. ATTACHMENTS

1. Fact Summary Sheet
2. Plan of Proposed Subdivision

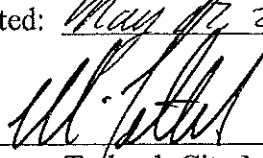
Written by: Daniel Gray, Planner 16

Reviewed by:


Alan Wallace, Manager
Planning and Development Branch

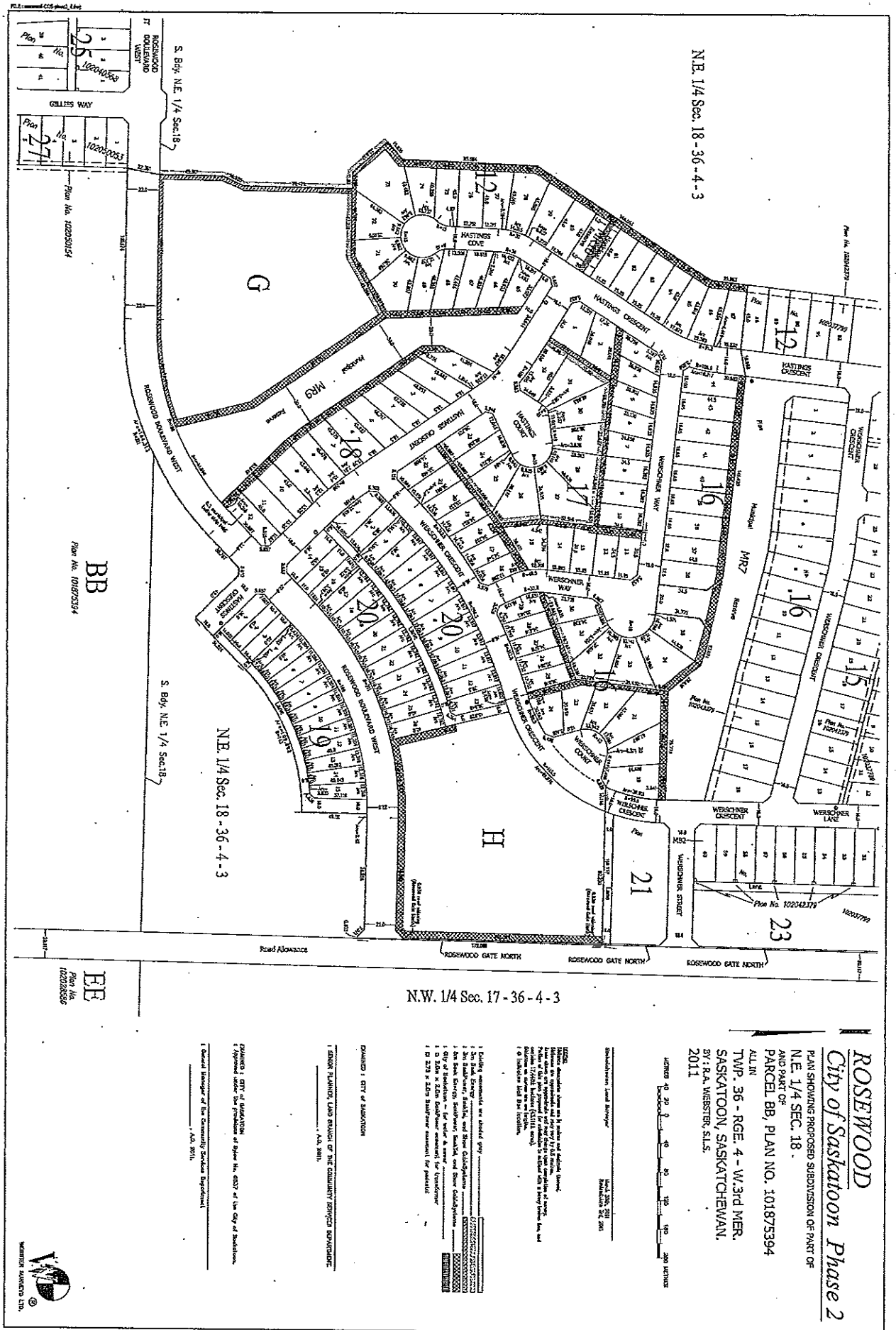
Approved by: 

Randy Grauer, General Manager
Community Services Department
Dated: May 17, 2012

Approved by: 

Murray Tofland, City Manager
Dated: May 18/12

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	302 to 358 and 303 to 351 Rosewood Boulevard West
2. Legal Description	N/A
3. Neighbourhood	Rosewood
4. Ward	9
B. Site Characteristics	
1. Existing Use of Property	Residential – R1A
2. Proposed Use of Property	Residential – R1B
3. Adjacent Land Uses and Zoning	Residential
North	Residential – R1A
South	Residential – R1A
East	Residential – RMTN
West	Residential – R1A
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	N/A
6. No. of Off-Street Parking Spaces Provided	N/A
7. Site Frontage	N/A
8. Site Area	N/A
9. Street Classification	Rosewood Boulevard West – Major Collector Rosewood Gate North – Major Collector Hastings Crescent – Proposed
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R1A
4. Proposed Zoning District	R1B



ROSEWOOD
City of Saskatoon Phase 2

PLAN SHOWING PROPOSED SUBDIVISION OF PART OF
N.E. 1/4 SEC. 18,
AND PART OF
PARCEL BB, PLAN NO. 101875394

ALL IN
TWP. 36 - RGE. 4 - W. 3rd MER.
SASKATOON, SASKATCHEWAN,
BY: R.A. WEBSTER, S.L.S.
2011

DATE: 2011-08-23
SCALE: 1" = 200 METERS

Manufacturers' Land Survey
Saskatchewan S.L.S. 2011

NOTES:
1. All buildings, structures, and other improvements shown on this plan are assumed to be in accordance with the City of Saskatoon Zoning Bylaw and other applicable laws and regulations.
2. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
3. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
4. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
5. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.

- 1. Building footprints are shaded grey.
- 2. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
- 3. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
- 4. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
- 5. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
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- 7. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
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- 9. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.
- 10. The City of Saskatoon is not responsible for the accuracy of the information shown on this plan.

DRAWING 1: CITY OF SASKATOON

1. DESIGN PLANNING UNIT PROJECT OF THE COMMUNITY SERVICES DEPARTMENT
2. 101875394 - S.L.S. 2011

DRAWING 1: CITY OF SASKATOON
1. Approved under the provisions of the City of Saskatoon
2. Approved under the provisions of the City of Saskatoon

1. General Manager of the Community Services Department
2. City of Saskatoon, Sask. S4S 0S11



BE
Plan No. 102026555

BB
Plan No. 101875394

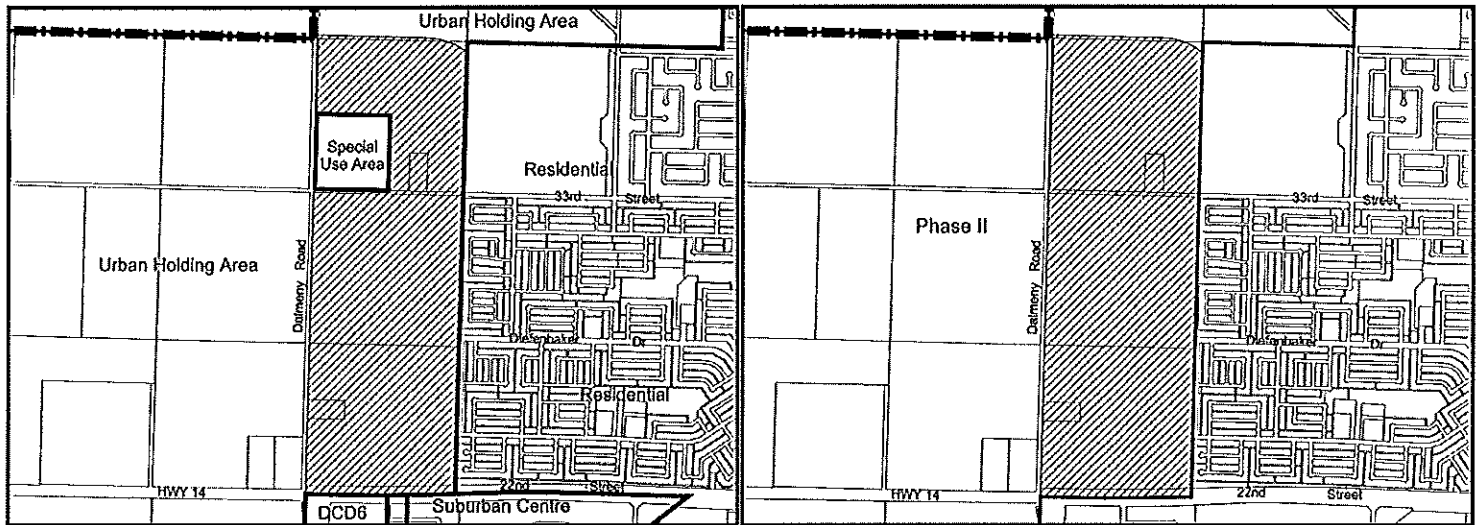
25
Plan No. 102026555

27
Plan No. 102026555

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. OCP 13/11	PROPOSAL Official Community Plan Amendments: 1. Urban Holding to Residential; and 2. Phase 2 to Phase 1	EXISTING ZONING FUD and R1A(H)
LEGAL DESCRIPTION W ½ 35-36-6-W3, and LSD 3, 5, and 6, on S ½ 2-37-6-W3		CIVIC ADDRESS Not Applicable
		NEIGHBOURHOOD Kensington
DATE May 15, 2012	APPLICANT City of Saskatoon	OWNER City of Saskatoon 201 3rd Avenue South Saskatoon SK S7K 2H7

LOCATION PLANS:



<p>PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP</p> <p>From Urban Holding to Residential</p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div style="font-size: 24px; margin-right: 5px;">N</div> </div> <div style="text-align: right; font-size: 10px;"> City of Saskatoon Planning & Development Branch </div>	<p>PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - PHASING MAP</p> <p>From Phase II to Phase I</p> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div style="font-size: 24px; margin-right: 5px;">N</div> </div> <div style="text-align: right; font-size: 10px;"> City of Saskatoon Planning & Development Branch </div>
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A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to the Official Community Plan Bylaw No. 8769 to reclassify the land use designation of W ½ 35-36-6-W3, and LSD 3, 5, and 6, on S ½ 2-37-6-W3 from Urban Holding Area to Residential within the Official Community Plan Land Use Map, and the Official Community Plan Phasing Map from Phase 2 to Phase 1, be approved.

B. PROPOSAL

An application from the Land Branch has been received, requesting that the Official Community Plan (OCP) Land Use Map be amended to reclassify the land use of W ½ 35-36-6-W3, and LSD 3, 5, and 6, on S ½ 2-37-6-W3 from Urban Holding Area to Residential; and that these properties are moved from Phase 2 to Phase 1 through an amendment to the OCP Phasing Map.

C. REASON FOR PROPOSAL

To facilitate development in accordance with the approved Kensington Neighbourhood Concept Plan. A rezoning application will follow requesting various zoning changes upon adoption of the proposed OCP amendments.

D. BACKGROUND INFORMATION

During its April 16, 2012 meeting, City Council approved the Kensington Neighbourhood Concept Plan. Kensington will be a 512 acre residential neighbourhood bounded on the east by Confederation Park and Pacific Heights; on the south by 22nd Street West and the Blairmore Suburban Centre; and on the west and north by agricultural lands. The neighbourhood will accommodate one-unit dwellings; low-density townhouse units; medium-density, apartment style, and stacked townhouse-style units; along with mixed-use units, combining residential with neighbourhood retail, office, and service uses. When fully developed, the neighbourhood will have an estimated population of approximately 8,300 residents, with a projected density of 7.2 units per gross acre. Completion of this neighbourhood is estimated to be five to seven years, with the land currently being serviced to provide infrastructure capacities for future neighbourhood development.

E. JUSTIFICATION

1. Community Services Department Comments

a. Planning and Development Branch

The Planning and Development Branch supports the two proposals:

- i) to amend the OCP Land Use Map from Urban Holding to Residential – This is a standard land use practice as new neighbourhoods are developed in Saskatoon. As lands are acquired and Neighbourhood Concept Plans are being developed, lands capable of being serviced with a full range of utilities are given a blanket land use designation of Urban Holding. This signifies pending development upon approval of the Concept Plan. After the Concept Plan approval, the land use within the neighbourhood is designated and provides clarity toward required amendments to address the pending development. In this case, the Land Branch has requested that the lands be reclassified as Residential to accommodate a variety of housing types; and
- ii) to amend the OCP Phasing Map from Phase 2 to Phase 1 – the OCP Phasing Map provides a rational and efficient phasing system for the servicing and development of urban land. Phasing Sequence No. 1 indicates those areas considered to be suitable for development within the next five years; where Phasing Sequence No. 2 indicates areas suitable for development beyond the next five years, but within scope of the OCP. The required infrastructure and servicing is currently being put in place for the development of the aforementioned lands; therefore, the proponent has proceeded with a request to amend the OCP Phasing Map to accommodate the development of the lands.

b. Building Standards Branch

The Building Standards Branch has no objections to the proposed OCP application. The site plans submitted have not been reviewed for code compliance.

A building permit is required to be obtained before any construction on this project begins.

2. Comments by Others

a. Infrastructure Services Department

The proposed amendment is acceptable to the Infrastructure Services Department.

b. Utility Services Department, Transit Services Branch

The Transit Services Branch has no objection toward these two proposals. Currently the lands in question are undeveloped; however, future transit plans for this area will remain consistent with plans identified in the Kensington Neighbourhood Concept Plan.

F. COMMUNICATION PLAN

Once this application has been considered by the Municipal Planning Commission, both proposals will be advertised in accordance with Public Notice Policy No. C01-021, and a date for two public hearings will be set. The Planning and Development Branch will notify the Confederation Park and Pacific Heights Community Associations, as well as the Community Consultant of the public hearings by letter. A one-time notice will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will also be placed on the site. The property owners affected by these amendments will also be notified in writing.

G. ENVIRONMENTAL IMPLICATIONS


There are no environmental and/or greenhouse gas implications.

H. ATTACHMENT

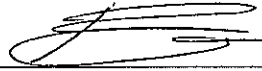
1. Fact Summary Sheet

Written by: Daniel Gray, Planner 16

Reviewed by:


Alan Wallace, Manager
Planning and Development Branch

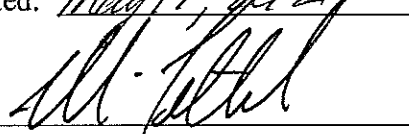
Approved by:



Randy Grauer, General Manager
Community Services Department

Dated: May 17, 2012

Approved by:



Murray Totland, City Manager

Dated: May 18/12

FACT SUMMARY SHEET		
A. <u>Location Facts</u>		
1.	Municipal Address	W ½ 35-36-6-W3, and LSD 3, 5, and 6, on S ½ 2-37-6-W3
2.	Legal Description	N/A
3.	Neighbourhood	Kensington
4.	Ward	3
B. <u>Site Characteristics</u>		
1.	Existing Use of Property	Vacant
2.	Proposed Use of Property	Residential
3.	Adjacent Land Uses and Zoning	
	North	Residential
	South	Residential and FUD
	East	Residential
	West	Residential
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	N/A
6.	No. of Off-Street Parking Spaces Provided	N/A
7.	Site Frontage	N/A
8.	Site Area	N/A
9.	Street Classification	N/A
C. <u>Development Plan Policy</u>		
1.	Existing Development Plan Designation	Urban Holding
2.	Proposed Development Plan Designation	Residential
3.	Existing Zoning District	Urban Holding
4.	Proposed Zoning District	Residential

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: April 30, 2012
SUBJECT: Adult Services Land Use Review
FILE NO.: CK. 4350-012-2 and PL. 4350-Z12/12

- RECOMMENDATION:**
- 1) that City Council be asked to approve the advertising with respect to the proposal to amend Zoning Bylaw No. 8770, as indicated in the attached report;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw amendment to Zoning Bylaw No. 8770; and
 - 4) that at the time of the public hearing, City Council be asked to consider the Administration's recommendation that the proposed Zoning Bylaw No. 8770 amendments be approved.

BACKGROUND

At its December 21, 2011 meeting, City Council received a recommendation from the Saskatoon Board of Police Commissioners that an adult services bylaw be enacted. City Council resolved that the Chief of Police and the City Solicitor bring forward a draft bylaw to the Executive Committee for consideration. During its March 12, 2012 meeting, City Council adopted the Adult Services Licensing Bylaw, 2012, Bylaw No. 9011 (Adult Services Bylaw No. 9011). The purpose of this bylaw is to regulate and license adult services in Saskatoon. As Adult Services Bylaw No. 9011 does not address zoning issues, it was identified at this meeting that a land use report would be brought forward to consider where adult service businesses will be permitted to be located in the city.

REPORT

The proposal is to amend the Zoning Bylaw No. 8770 to provide a definition of adult service agencies and to permit adult service agencies as a home based business on an out-call basis only and as a permitted use in the IL1 - General Light Industrial District and the IH – Heavy Industrial District.

Current Policy

Adult Services Bylaw No. 9011 broadly defines an adult service as “any service of an adult nature appealing to or designed to appeal to erotic or sexual appetites or inclinations.” Adult Services Bylaw No. 9011 also lists several activities considered to be adult services including

acting as an escort, companion, guide or date; privately modelling lingerie; privately performing a striptease; and privately performing a non-therapeutic body rub or massage.

Zoning Bylaw No. 8770 would only permit an adult service agency, a business providing adult services, in a zoning district that allow all uses of buildings and lands except those specifically noted as prohibited or discretionary. Under the current Zoning Bylaw No. 8770, these districts would include IL1 – General Light Industrial District (IL1 District), IH – Heavy Industrial District (IH District), MX1 – Mixed Use District 1 (MX1 District), B6 – Downtown Commercial District (B6 District), and RA1 – Reinvestment District 1 (RA1 District).

Zoning Bylaw No. 8770 allows all uses to be permitted as a home based business, provided they are not listed as a prohibited use. Adult service agencies, or independent adult service agencies, are not listed as a prohibited home based business in Zoning Bylaw No. 8770; therefore, would be permitted as a home based business, subject to all other development standards for home based businesses. Adult Services Bylaw No. 9011 states that any adult service agency operating as a home based business would have to operate on an out-call basis only; therefore, the adult service would only be provided at the premises of the customer.

The Business License Program licenses all businesses operating from permanent locations in the city. There are businesses operating in the city that possess a valid business license that may provide an adult service as defined in the new Adult Services Bylaw No. 9011. These businesses include lingerie modelling, and non-therapeutic aromatherapy and reflexology and are located in Commercial/Industrial Zoning Districts, as well as operate as home based businesses. These businesses will be required to obtain the appropriate license under Adult Services Bylaw No. 9011.

Comparison with Other Municipalities

A review of other municipalities was undertaken to identify where adult services are permitted to operate. Information was obtained from the City of Calgary, City of Edmonton, City of Red Deer, and the City of Winnipeg.

The City of Calgary allows dating and escort service businesses to be located in zoning districts that allow for office use. Businesses that are permitted to be located in these zoning districts are considered only for office use and on an out-call basis. The City of Calgary's Dating and Escort Service Bylaw prohibits business activity to be carried out in a dwelling unit or any premises located in a residential land use district.

The City of Edmonton allows for escort agencies to be located in zoning districts that permit professional, financial, and office support services, provided they do not have clients attending the place of business. The business location would be used primarily for a call centre, or office-only purposes. Independent escort agencies are permitted as a home based business; however, as office-use only. The City of Edmonton also licenses body-rub practitioners. These businesses

are considered under their zoning bylaw as “Personal Service Shops” and are permitted to be located in zoning districts that allow for this use.

The City of Red Deer does allow escort agencies to be licensed as a home based business, provided it is for office-use only. Similar to the City of Edmonton and the City of Calgary, escort agencies are permitted to be located in districts that allow for office use. Again, if an agency decides to locate in such district, it would be for office-only purposes.

In the City of Winnipeg, adult services or escort agencies are prohibited as a home based business. However, they are permitted in specific commercial and industrial zoning districts, provided they are located 1,000 feet or more away from a residential district; park or recreational district; any place of worship; any elementary, middle, or high school; or any other adult service or entertainment use.

Recommendation for Zoning Bylaw No. 8770 Definitions

Adult service agencies are not currently defined in Zoning Bylaw No. 8770. Your Administration recommends that Zoning Bylaw No. 8770 be amended to provide definitions for an adult service agency and an independent adult service agency, which refers to the definitions in Adult Services Bylaw No. 9011.

Adult Services Bylaw No. 9011 defines an adult service agency as:

- “(i) a business which offers to arrange or arranges the supply of adult services;
- (ii) a business which is the registered user of a telephone number or cellular telephone number that is advertised as the number to telephone to receive an adult service;
- (iii) a business which pays for, places or arranges an advertisement in any media offering to supply an adult service; or
- (iv) a business which operates an internet website promoting an adult service business or offering to supply an adult service;”

Adult Services Bylaw No. 9011 defines an independent adult service agency as “any adult service business which is owned, operated and serviced by one adult service performer.”

Recommendations for Home Based Businesses

Your Administration recommends that an adult service agency or independent adult service agency be permitted as a home based business, provided they operate in compliance with Adult Services Bylaw No. 9011. As stated previously in this report, Adult Services Bylaw No. 9011 requires all adult service agencies operating as a home based business to provide adult services on an out-call basis only. This would prohibit client visits or adult services from the home based business location. The home based business location would be for office purposes only, and land

use issues such as traffic, noise, or parking, are anticipated to be minimal and acceptable for a home based business.

An adult service agency operating as a home based business, as with all home based businesses, would allow one non-resident employee to come to the business location, and an off-street parking space must be available for this employee. An adult service agency operating as a home based business would be permitted to employ as many performers and/or workers in relation to the business as they wish; however, only one employee is allowed to attend the home based business location. The business would also have to comply with all other development standards for home based businesses.

No amendments are required to Zoning Bylaw No. 8770 to provide for adult service agencies as a home based business on an out-call basis only.

Recommendations for Commercial Locations

Commercial locations for adult service agencies that would potentially have client visits may result in land use conflicts with other land uses, primarily residential uses, resulting from potential hours of operation, noise, and traffic flow. Your Administration is of the opinion that these types of adult service agencies are best located in areas where residential uses are limited or prohibited to minimize potential land use conflicts. It is recommended that these adult service agencies only be permitted to locate in the IL1 District and the IH District. The IL1 and IH Districts permit all uses, except those listed as prohibited or discretionary; therefore, no amendments would be required to accommodate adult services in these zoning districts.

The MX1 District, B6 District, and RA1 District also include a clause that allows all development except for those listed as prohibited or discretionary. These zoning districts do provide for residential uses; therefore, your Administration recommends Zoning Bylaw No. 8770 be amended to add adult service agencies and independent adult service agencies to the list of prohibited uses in MX1 District, B6 District, and RA1 District.

All other zoning districts list permitted and discretionary uses. Therefore, amendments are not required to any other zoning district.

OPTIONS

The only option is to reject the recommendation for advertising approval. If the advertising is not approved, the proposed amendments will be deferred until sometime in 2012, and your Administration will require more direction from City Council regarding where adult service businesses will be permitted to be located in the city.

POLICY IMPLICATIONS

Amendments to the text of Zoning Bylaw No. 8770 will be required to incorporate the recommendations noted in this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

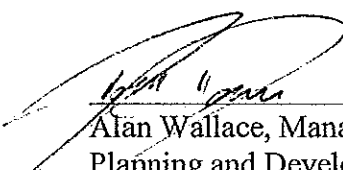
ENVIRONMENTAL IMPLICATIONS

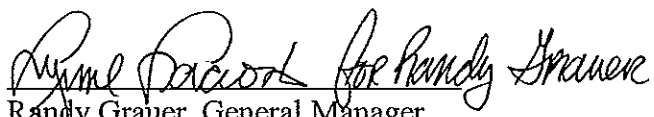
There are no environmental and/or greenhouse gas implications.

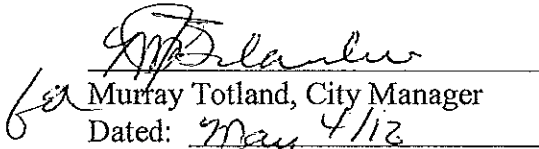
PUBLIC NOTICE

If the application is approved for advertising by City Council, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the date on which the matter will be considered by City Council.

Written by: Melissa Austin, Planner; and
Darryl Dawson, Manager, Business License and Bylaw Compliance Section

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

Approved by: 
Randy Grauer, General Manager
Community Services Department
Dated: May 3/2012

Approved by: 
Murray Totland, City Manager
Dated: May 4/12

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 May 17, 2012 and June 6, 2012
(For Information Only)
(Files CK. 4000-5, PL. 4355-D, PL. 4350, PL. 4300, and PL. 4131-3-9-1)**

RECOMMENDATION: that the information be received.

The following applications have been received and are being processed:

Concept Plan Amendment

- Address/Location: Evergreen District Village South
Applicant: City of Saskatoon, Land Branch
Legal Description: Part of SE ¼ and NE ¼ 7-37-4-W3M
Purpose of Amendment: Modifications to street pattern, shortened block lengths, and more lots with rear lane access
Neighbourhood: Evergreen
Date Received: May 7, 2012

Discretionary Use

- Application No. D2/12: 2106 Louise Avenue
Applicant: Pamar Management Ltd.
Legal Description: Lot 14B, Block 338, Plan No. G102
Current Zoning: R2
Proposed Use: Parking Station
Neighbourhood: Holliston
Date Received: May 29, 2012

Rezoning

- Application No. Z16/12: 414 Avenue F South
Applicant: Juniper Housing Corporation
Legal Description: Lots 27 and 28, Block 28, Plan No. E5618
Current Zoning: R2
Proposed Zoning: Existing RM3 by Agreement to Include This Property
Neighbourhood: Riversdale
Date Received: May 27, 2012

- Application No. Z17/12: Kloppenburg Crescent/Street/Way/Bend/Link
Corner of Evergreen Boulevard/Kloppenburg Link
Applicant: City of Saskatoon, Land Branch
Legal Description: Part of LSD 3-18-37-04-3, Ext. 33 and Part NW ¼
7-37-4-W3M; Part of Plan No. 78S34536; Part of NE
¼ 7-37-4-W3M; Part of LSD 4-18-37-04-3, Ext. 33
Current Zoning: R1A
Proposed Zoning: R1B and RMTN
Neighbourhood: Evergreen
Date Received: June 1, 2012

Subdivision

- Application No. 43/12: 1315 11th Street East
Applicant: Webster Surveys for Mark Bobyn
Legal Description: Lots 23 and 24, Block 12, Plan No. G91; and
Lot 35, Block 12, Plan No. 101410579
Current Zoning: R2
Neighbourhood: Varsity View
Date Received: May 22, 2012
- Application No. 44/12: Rosewood Phase 6
Applicant: Webster Surveys for Boychuk Investments and City
of Saskatoon, Land Branch
Legal Description: Parcels AA and BB, Plan No. 101875394, and
Parcel CC, Plan No. 89S02055
Current Zoning: R1A
Neighbourhood: Rosewood
Date Received: May 22, 2012
- Application No. 45/12: 424 Avenue F South
Applicant: Larson Surveys for Paul Lui
Legal Description: Lots 32, 33, and 34, Block 28, Plan No. E5618
Current Zoning: R2
Neighbourhood: Riversdale
Date Received: May 18, 2012
- Application No. 46/12: Rosewood Parcel W
Applicant: Webster Surveys for Lakewood Estates Ltd.
Legal Description: Parcel EE, Plan No. 102028586
Current Zoning: FUD
Neighbourhood: Rosewood
Date Received: May 23, 2012

Subdivision

- Application No. 47/12: 120 112th Street West
Applicant: Webb Surveys for Daryl Kraus c/o
Mosaic Developments Corp.
Legal Description: Lot 13, Block 5, Plan No. I5611
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: May 23, 2012
- Application No. 48/12: 1114 13th Street East
Applicant: Webb Surveys for Mainstay Management Ltd. and
D-Mo Developments Inc.
Legal Description: Lot 28, Block 17, Plan No. G18 and
Lots 45 and 46, Block 17, Plan No. 101452340
Current Zoning: R2
Neighbourhood: Varsity View
Date Received: May 25, 2012
- Application No. 49/12: McClocklin Road/Hampton Circle
Applicant: Webster Surveys for Saskatoon Land DevCo. Ltd.
Legal Description: Part of the NW ¼ 6-37-4-W3M
Current Zoning: RM3
Neighbourhood: Hampton Village
Date Received: May 29, 2012
- Application No. 50/12: 111 Rosewood Gate
Applicant: Webb Surveys for Casablanca Holdings Inc.
Legal Description: Parcel E, Plan No. 102079526
Current Zoning: RMTN
Neighbourhood: Rosewood
Date Received: May 29, 2012
- Application No. 51/12: 29th Street/Avenue P North
Applicant: Digital Mapping Systems
Legal Description: Part Street S25, Plan No. 60S16143
Current Zoning: R2
Neighbourhood: Mount Royal
Date Received: May 30, 2012

- Application No. 52/12: Arcscott Crescent
Applicant: Digital Planimetrics
Legal Description: Part SW and NW ¼ 7-37-4-W3M
Current Zoning: R1A
Neighbourhood: Evergreen
Date Received: May 31, 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 Concept Plan Amendment
2. Plan of Proposed Discretionary Use No. D2/12
3. Plan of Proposed Rezoning No. Z16/12
4. Plan of Proposed Rezoning No. Z17/12
5. Plan of Proposed Subdivision No. 43/12
6. Plan of Proposed Subdivision No. 44/12
7. Plan of Proposed Subdivision No. 45/12
8. Plan of Proposed Subdivision No. 46/12
9. Plan of Proposed Subdivision No. 47/12
10. Plan of Proposed Subdivision No. 48/12
11. Plan of Proposed Subdivision No. 49/12
12. Plan of Proposed Subdivision No. 50/12
13. Plan of Proposed Subdivision No. 51/12
14. Plan of Proposed Subdivision No. 52/12

A2) Motion – Councillor D. Hill
Rezoning Request – 7th Avenue between Queen Street and Duchess Street
(Files CK. 4351-012-9 and PL. 4110-24-3)

RECOMMENDATION: that the General Manager, Community Services Department, be instructed to proceed with a consultation with the City Park Local Area Planning Committee and Community Association to provide an update on the recent initiatives, such as the new Integrated Growth Plan and Infill Strategy, which may have an impact on the outstanding rezoning contained in the City Park Local Area Plan, and report to City Council upon conclusion of the consultation.

BACKGROUND

During its April 30, 2012 City Council meeting, Councillor D. Hill gave the following Notice of Motion:

“TAKE NOTICE that at the next regular meeting of City Council I will move the following motion:

“THAT the Administration be instructed to undertake the appropriate process to rezone the area west of 7th Avenue between Queen Street and Duchess Street from RM1 to R2.”

During its May 14, 2012 meeting, City Council passed the following motion in referral:

“THAT the matter be referred to the Administration for a report to determine where this particular LAP recommendation sits compared to other LAP recommendations that have come forward to City Council.”

REPORT

City Park Local Area Plan

During its April 26, 2010 meeting, City Council adopted the City Park Local Area Plan (LAP). The City Park LAP process differed from other LAPs as a Comprehensive Secondary Review was conducted with the LAP Committee, comprised of community stakeholders, prior to City Council’s approval. The reason for the review was to further discuss issues where the LAP Committee and the Administration did not concur on LAP recommendations. To address this, an administrative response followed each LAP Committee recommendation in the City Park LAP.

One of the items of concern to the LAP Committee, which was discussed in the Comprehensive Secondary Review, was the area zoned RM1 District (Low Density Multiple-Unit Dwelling District) west of 7th Avenue between Queen Street and Duchess Street. Current zoning for the City Park neighbourhood is shown on the attached map (see Attachment 1). The purpose of the RM1 District is to provide for residential development in the form of one- to four-unit dwellings, while facilitating certain small- and medium-scale conversions and infill developments, as well as related community uses.

While the LAP Committee noted they were generally in favour of density, they noted concerns that four-unit infill developments would not be appropriate for the residential character of the neighbourhood, potentially crowding neighbouring homes, adding to the shortage of on-street parking, or having a physical appearance not consistent with the character of the surrounding buildings. The recommendation of the LAP Committee was that the area be immediately rezoned to a district that permits a maximum of two dwelling units per site, such as the R2 District. The purpose of the R2 District is to provide for residential development in the form of one- and two-unit dwellings, as well as related community uses. The administrative response to the LAP Committee's recommendation was that a zoning change in this area would not be pursued at the time because the Planning and Development Branch is currently reviewing both the Official Community Plan (OCP) Bylaw No. 8769 and Zoning Bylaw No. 8770 and there may be changes to the low-density residential zoning districts. Therefore, proposing changes to this area would be premature. The area was identified on maps as "under review" and the report recommended that additional consultation with City Park stakeholders will occur in regard to Zoning Bylaw No. 8770 changes to low-density residential districts. A map of the proposed zoning for the neighbourhood and relevant excerpts of the City Park LAP are included in Attachments 2 and 3.

During its October 11, 2011 meeting, City Council approved other land use and zoning amendments recommended in the City Park LAP for properties generally located in the northern and western portions of the neighbourhood. The purpose of these amendments was to more appropriately reflect the existing intensity of land use, as well as to provide opportunities for mixed use development in a light industrial area. Your Administration noted at that time that the area marked "under review" in the City Park LAP was excluded from these changes and that the RM1 zoning designation for properties in central City Park would be re-examined at the appropriate time.

Recent Initiatives

Since the completion of the City Park LAP, a number of significant initiatives have been undertaken and received by City Council; most prominently, the Saskatoon Speaks Community Visioning process, the new Strategic Plan, and the emerging Integrated Growth Plan (IGP). These initiatives will guide further review of the OCP Bylaw No. 8769 and Zoning Bylaw No. 8770.

The IGP lays out a plan to ensure the fundamental building blocks used to shape Saskatoon match the vision and expectations of the citizens of Saskatoon. Inherent in the concept of moving the IGP forward is that in order to affect change within the city, broad concepts need to be put into use through strategy and policy. Within the IGP, your Administration outlined a set of strategies as the recommended approach to growth. Three of these strategies are directly related to infill development; specifically, that the City of Saskatoon (City) establish infill corridors, continue to support strategic infill, and that your Administration amend policies and develop incentives to support strategic infill. It is under these recommended strategies that your Administration has been working to formalize an Infill Development Strategy.

Infill Development Strategy

When complete, the Infill Development Strategy will identify programs and policies to provide the necessary regulations and innovations to support balanced and sensitive infill in Saskatoon. Infill development opportunities have been categorized into one of three “levels” of infill to be assessed further:

- 1) neighbourhood level (infill of individual residential lots);
- 2) intermediate level (development or redevelopment opportunities on larger parcels of land); and
- 3) strategic level (significant infill in key locations that could have a city-wide effect).

Work on the first component is underway with a study directed to neighbourhood level infill development, which will address infill development challenges and opportunities for individual residential lots in established neighbourhoods. The study will have two major components: a targeted public engagement process to guide the preparation of Infill Development Guidelines, and the creation of infill design guidelines and development regulations that will identify relevant qualities for infill development.

The Infill Development Guidelines will articulate values, goals, and objectives for sensitive residential infill development in established neighbourhoods. In the development of the guidelines, consideration will be given to a number of components including:

- a) development standards including setbacks, height, and site coverage;
- b) parking provisions;
- c) architectural design guidelines;
- d) site grading and drainage requirements;
- e) site servicing requirements;
- f) other regulatory considerations; and
- g) a separate Design Guidelines Manual for Garden and Garage Suites.

A consultant to conduct this work will be selected through a Request for Proposals. The neighbourhood level Infill Development Guidelines study is to be completed by mid-2013. Upon completion of the study, reports and proposed amendments to OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 will be prepared for review by committees and City Council, with approvals and bylaw amendments anticipated being in place by late 2013. Upon completion of this work, your Administration will have additional information to help guide consideration of residential land use and zoning amendments in neighbourhoods such as City Park.

LAP Implementation

In 2011, your Administration developed a system to prioritize LAP recommendations. This matrix provides a systematic approach to the implementation process by identifying the recommendations of highest priority. The new priority system is based on the following criteria:

1. Community Input – community residents have reviewed the list of recommendations for their neighbourhood and have indicated their priorities. It is noted that community associations are only one stakeholder in the neighbourhood, and the involvement of a broader range of residents is required;
2. Available Resources/Programs – existing City resources and programs;
3. Adoption Date of LAP – with the recommendations of the oldest LAPs receiving additional priority;
4. Ease of Completion – refers to the amount of time and effort required; and
5. Dependency on Other Branches/Departments – the level of dependency on other departments for completion.

To date, 11 LAPs have been completed and adopted by City Council. Including Neighbourhood Safety reports resulting from LAP recommendations, 272 of 492 total recommendations have been completed as of May 31, 2012. Within the City Park LAP, 13 of 47 recommendations have been completed as of May 31, 2012. The City Park LAP recommendation in question is approximately the sixth highest priority out of the 34 remaining recommendations from the report. When considering the recommendations of all LAP reports, this recommendation ranks significantly lower and is tied for 79th highest priority. The main reason for this lower overall ranking is due to the consideration of the LAP adoption date that assigns a higher priority to older LAP recommendations. It is important to note that the priority matrix is simply a tool utilized by the Neighbourhood Planning Section to identify high priority LAP recommendations and that implementation does not occur in chronological order.

There are a few zoning-related recommendations that rate higher in the priority matrix than the City Park LAP recommendation. These include recommendations from the Westmount and Nutana LAP reports.

Potential Timeframe for Outstanding Remaining Land Use Changes from City Park LAP

The Neighbourhood Planning Section moves forward with land use and zoning amendment recommendations when the timing is appropriate. There is no specific timeframe that would set a deadline for implementation. In situations where the Administration does not believe any ongoing or planned initiatives would impact the desired effect of the land use changes, the process will often begin within two years.

If City Council chooses to direct the Administration to consult with the City Park LAP Committee and Community Association to provide an update on the recent initiatives identified above and discuss potential impacts regarding low-density residential districts of the neighbourhood, your Administration will proceed in late 2012 to avoid conflicting with the traditional summer vacation period. This provides the best opportunity for local stakeholders to learn more about the initiatives and participate in discussions. The consultation may impact the extent and timing of the proposed land use and zoning amendments.

Land Use and Zoning Amendment Process

Regardless of the timeframe for the land use and zoning amendments, the process will include:

- a) written notification to affected property owners and stakeholders;
- b) a public open house to provide information about the proposed amendments;
- c) gathering of written comments from affected property owners, residents, stakeholders, and the Administration;
- d) submission of a report to be considered by the Municipal Planning Commission;
- e) authorization from City Council to advertise the proposed amendments and schedule a public hearing; and
- f) City Council to consider the proposed amendments, along with all collected comments, at a public hearing.

OPTIONS

City Council has the option of deferring consideration of this matter until amendments resulting from the neighbourhood level Infill Development Guidelines study have been implemented, which is expected to occur in late 2013. City Council also has the option to direct the Administration to undertake the Land Use and Zoning Bylaw amendment process for RM1 Lands shown in Attachment 1, generally west of 7th Avenue.

POLICY IMPLICATIONS

No policy implications have been noted in this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

STAKEHOLDER INVOLVEMENT

The City Park LAP was created with input from local stakeholders. The land use and zoning amendment process will provide opportunities for members of the public to comment upon the proposed changes.

PUBLIC COMMUNICATION PLAN

The land use and zoning amendment process includes significant communication with local stakeholders and the public.

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. City Park Zoning Map – Current
2. City Park Local Area Plan Zoning Map – Proposed
3. Excerpts from the City Park LAP

A3) **Adult Services Land Use Review**
(Files CK. 4350-012-2 and PL. 4350-Z12/12)

- RECOMMENDATION:**
- 1) that City Council approve the advertising to amend Zoning Bylaw No. 8770 as follows, and as further described in the report and attachments:
 - a) to provide a definition of adult service agencies;
 - b) to permit adult service agencies as a home-based business on an out-call basis only;

- c) to limit in-call adult service agencies to the IL1 - General Light Industrial District and the IH – Heavy Industrial District; and
 - d) to include a 160 metre separation distance between in-call adult service agencies and residential properties, schools, parks, and active and passive recreational facilities;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required amendments to Zoning Bylaw No. 8770;
 - 4) that at the time of the public hearing, City Council consider the Administration’s recommendation that the bylaw amendments be approved; and
 - 5) that City Council endorse the concept of separation distances between in-call adult service agencies to ensure clustering of adult service businesses does not occur, and that the Administration report back in due course on an implementation strategy.

BACKGROUND

At its May 28, 2012 meeting, City Council received a report from the General Manager, Community Services Department, with a recommendation to approve advertising with respect to the proposal to amend Zoning Bylaw No. 8770 pertaining to adult service agencies, and resolved:

“that consideration of the matter be deferred until such time as the Municipal Planning Commission has had an opportunity to conclude its deliberations on the matter, and that the Administration submit a further report to Council at that time regarding the experience of Winnipeg, Calgary and Edmonton, as well as safety issues.”

During its May 29, 2012 Municipal Planning Commission (MPC) meeting, Police Chief Weighill, Saskatoon Police Services, provided clarification and further information as requested from MPC at its May 15, 2012 meeting. The MPC supported the recommendation for advertising the proposed amendments and resolved, in part:

- “5) that the Administration be requested to report further with respect to strategies for a separation of adult service activities from residential areas, schools, churches, parks and other recreational areas; and
- 6) that the Administration be requested to report further with respect to strategies to limit concentration of adult service activities in any one area of the city.”

REPORT

Other Municipalities

A review of other Canadian municipalities that currently license adult service businesses was undertaken. Information was obtained from the City of Calgary, the City of Edmonton, the City of Red Deer, and the City of Winnipeg. A summary of information obtained from these municipalities is outlined below.

1. City of Calgary
 - a. The City of Calgary refers to three separate bylaws for licensing and regulating different types of adult services, as follows:
 - i. the Dating and Escort Service Bylaw relates to any dating and/or escort service business;
 - ii. the Massage Bylaw includes body rub centres and practitioners; and
 - iii. the Exotic Entertainers Bylaw regulates and licenses businesses and entertainers that provide audiences of one or more persons a nude or semi-nude activity, wholly or partially designed to appeal to sexual appetites or inclinations.
 - b. The Dating and Escort Service Bylaw prohibits dating and/or escort service business activity to be carried out in a dwelling unit or any premises located in a residential land use district.
 - c. Dating and/or escort service businesses are permitted in zoning districts that allow for office use on an out-call basis only. Examples of these districts include Commercial Corridor/Office Districts, Commercial Neighbourhood/Community Districts, and Industrial Business/Commercial Districts.
 - d. Recently, Calgary’s City Council approved amendments to their Massage Bylaw to differentiate between massage categories. Massage practitioners who are not members to one of the four massage associations in Alberta would be re-classified as “Body Rub Practitioners” and would be subject to enhanced license

requirements, such as a separation distance of 500 metres from other body rub centres or a residence. The intent of the amendments is to improve consumer protection and minimize negative impacts created in, or adjacent to, residential uses. Separation distance was particularly established to ensure body rub centres are not “clustering” together and creating body rub districts.

City of Edmonton

- a. The City of Edmonton’s Business License Bylaw includes adult service type businesses (body rub centres/practitioners, and escorts/escort agencies) and outlines the regulations and requirements for each type within the bylaw.
- b. Independent escort agencies are permitted as a home based business for office use only.
- c. Escort agencies are permitted to locate in zoning districts that permit professional, financial, and office support services on an out-call basis only. Examples of these districts include Low Intensity Business Zones, Light Industrial Zones, and Commercial Office Zones.
- d. Body rub practitioners are considered under the City of Edmonton’s Zoning Bylaw as “Personal Service Shops” and are permitted to locate in zoning districts that allow for this use. Examples of these districts include General Business Zones, Low Intensity Business Zones, and Neighbourhood Convenience Commercial Zones.
- e. The City of Edmonton does not have a separation distance regulation.

2. City of Red Deer

- a. The City of Red Deer regulates and licenses escort agency businesses and escorts under their Escort Service Bylaw.
- b. Escort agencies are permitted as home-based businesses for office use only.
- c. The City of Red Deer’s Land Use Bylaw does not identify any zoning districts that would allow for escort service businesses; rather, adult entertainment businesses are listed under discretionary uses in major arterial commercial districts. Adult entertainment businesses are not considered as an escort service business and are defined separately.

- d. Adult entertainment must be located 150 meters from any other drinking establishment or residential district.
- e. The City of Red Deer does not have a separation distance regulation for escort service businesses.

3. City of Winnipeg

- a. The Doing Business in Winnipeg Bylaw (licensing bylaw) regulates escort agency businesses in the City of Winnipeg.
- b. The City of Winnipeg's Zoning Bylaw prohibits escort agencies to operate as a home-based business.
- c. Escort agencies are a conditional use in specific districts as listed in the Downtown Winnipeg Zoning Bylaw. Their Multiple-Use Sector and Character Sector in the downtown are examples of districts where escort agencies have the potential to locate.
- d. An adult service business or adult entertainment establishment is permitted in specific zoning districts as listed in Winnipeg's Zoning Bylaw.
- e. Adult service businesses and/or adult entertainment establishments are defined separately from escort agencies and apply different licensing regulations and requirements.
- f. Only adult service businesses and/or adult entertainment establishments located in commercial or industrial districts must be located 1,000 feet (305 metres) or more away from a residential district; park or recreational district; any place of worship; any elementary, middle, or high school; or any other adult service or entertainment use. The separation distance was implemented when the City of Winnipeg approved their X-Rated Stores Bylaw in 1993.
- g. The separation distance regulation does not apply to escort agency businesses.

Separation Between Adult Service Agencies and Other Land Uses

As noted in the report to the MPC dated April 30, 2012, from the General Manager, Community Services Department, commercial locations for adult service agencies that could have client visits (operating on an in-call basis) may result in land use conflicts with other land uses, primarily residential uses, resulting from potential hours of operation, noise, and traffic flow. The land use concerns around adult service agencies that would provide in-call service are

associated with clients coming to the business location. Your Administration is of the opinion that these types of adult service agencies are best located in areas where residential uses are limited or prohibited to minimize potential land use conflicts and recommend that they only be permitted to locate in the IL1 – Light Industrial (IL1) District and the IH – Heavy Industrial (IH) District.

Concerns have been expressed that even though the proposed amendments would provide for adult service agencies to establish only in the IL1 and IH Districts, there are areas in the City of Saskatoon (City) where residential properties are adjacent to industrial districts. Furthermore, schools, parks and active or passive recreational facilities where children may gather could be located in or close to the IL1 and IH Districts. A separation distance between adult service agencies and these land uses is desirable to minimize the potential for land use conflict and provide a buffer between the operation of the adult service agency and the clients that attend these establishments.

Your Administration has reviewed the Provincial Legislation that governs planning in Saskatchewan (*The Planning and Development Act, 2007*) and is of the opinion that Zoning Bylaw No. 8770 may provide for a separation distance between land uses (such as adult service agencies and residential properties). In this regard, a reasonable separation distance to provide a buffer between adult service agencies and residential properties would minimize the potential for land use conflict. It is recommended that a separation distance of 160 metres be used, which would ensure that an adult service agency would be located at least one block from a residential property. While other municipalities have applied separation distances of 300 to 500 metres to forms of adult services, these distances would have the potential of pushing adult service businesses to the fringes of industrial areas.

To ensure that adult oriented businesses maintain an appropriate distance from schools, parks, and active and passive recreational facilities, it is also recommended that a separation distance of 160 metres be provided from adult service agencies that provide in-call service (have client visits) and these land uses.

As noted in the attached reports (see Attachment 1), it is proposed that adult service businesses be permitted as home-based businesses for office purposes only. The Adult Services Licensing Bylaw, 2012, Bylaw No. 9011 prohibits in-call service. Operations out of the home would also be subject to home-based business regulations as outlined in Zoning Bylaw No. 8770. For example, signs advertising or identifying the home-based business are not permitted on the property and only one employee would be permitted to come to the business location and an off-street parking space must be available for this employee. Your Administration does not believe a separation distance to schools, parks and active and passive recreational facilities is required as the home-based location will only function for office purposes. Services will be provided on an out-call basis only, client visits are prohibited at the home-based business location and signage is

not permitted. Land use concerns would be similar to any office permitted as a home-based business and no further restrictions, including separation distances are proposed.

Concentration of Adult Service Agencies

The Cities Act provides City Council with the authority to specify a minimum distance that two or more businesses within a class, or two or more classes of business, must be separated from one another. This provision of *The Cities Act* was used to provide a separation distance of 160 metres between pawn shops in Business License Bylaw No. 8075 in response to a concentration of pawn shops along 20th Street West. The 160 metres was used to ensure that no more than one pawn shop would be established on a block.

In response to concerns noted by the MPC over the potential impact on safety, real or perceived, from the clustering of adult service agencies and to ensure dispersion of this business throughout the city, a similar separation distance as that used for pawn shops could be applied to adult service agencies. It is not anticipated that concentration of adult service agencies will be an immediate issue in the City. In this regard, your Administration is recommending that future amendments to the Adult Services Licensing Bylaw, 2012, Bylaw No. 9011 be considered to provide for a separation distance of 160 metres between adult services businesses. This separation distance would ensure that there is no more than one adult service agency per block.

Safety Concerns

On May 29, 2012, Police Chief Weighill, Saskatoon Police Services, attended the MPC meeting to provide clarification and further information as requested from the MPC at its May 15, 2012 meeting. At the meeting it was noted that Saskatoon Police Services does not support locating adult services businesses all in one area of the city, or clustering of the business. It was noted that the light industrial areas are active and have traffic. The goal is to establish parameters that are workable to encourage adult services businesses to be licensed and to work within the established parameters. With respect to the home-based business, Saskatoon Police Services would have the authority to go to the home to check if there is a license, investigate any issues, and provide better safety for people in the business and residents in the area.

OPTIONS

The only option is to reject the recommendation for advertising approval. If the advertising is not approved, the proposed amendments will be deferred and your Administration will require more direction from City Council regarding where adult service businesses will be permitted to be located in the city.

POLICY IMPLICATIONS

The proposed recommendations will provide for the operation of an adult service agency as a home-based business as an office only (out-call only, no client visits), and in-call adult service agencies to locate in IL1 and IH Districts subject to a 160 metre separation distance from residential properties, schools, parks and active passive recreational facilities.

Amendments to the text of Zoning Bylaw No. 8770 will be required to incorporate the recommendations related to adult service agencies as noted in this report and in Attachment 1 as follows:

- a) add a definition of adult service agencies;
- b) add adult service agencies to the list of prohibited uses in the B6 - Downtown Commercial District, MX1 - Mixed Use 1 District, and the RA1 - Reinvestment District; and
- c) provide a separation distance of 160 metres between adult service agencies and residential properties, schools, parks, and active and passive recreational facilities.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

If the application for advertising is approved by City Council, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the date on which the matter will be considered by City Council.

ATTACHMENT

1. Report to City Council - Adult Services Land Use Review – Dated May 28, 2012

A4) Communications to Council

**Subject: Requests for Extension of Noise Bylaw No. 8244
(Files CK. 185-9 and LS. 205-1)**

- RECOMMENDATION:**
- 1) that City Council approve various requests for extension of hours to Noise Bylaw No. 8244, subject to administrative conditions, as outlined in this report;
 - 2) that City Council approve the PotashCorp Fireworks Festival's request for a Temporary Street Closure to Traffic Bylaw No. 7200 for the closure of Broadway Bridge on August 31 and September 1, 2012; and
 - 3) that future requests for extension of hours to Noise Bylaw No. 8244 be considered by City Council, subject to administrative conditions, as outlined in this report.

BACKGROUND

During meetings held on April 16, April 30, May 14, and May 28, 2012, City Council received requests for extension of hours to Noise Bylaw No. 8244, as outlined below:

- 1) Nowshad Ali, President, Saskatoon Fireworks Festival Inc. - 2012 Fireworks Festival – August 31 and September 1, 2012. Request to extend hours of Noise Bylaw No. 8244 from 10:00 p.m. to 11:45 p.m. The PotashCorp Fireworks Festival event organizers also request a Temporary Street Closure to Traffic Bylaw No. 7200 for the Broadway Bridge on August 31 and September 1, 2012, from 7 p.m. to 11 p.m.;
- 2) Andrew Whiting, Senior Interpreter, Meewasin Valley Authority - PotashCorp River Cinema – August 3 to 5 and August 17 to 19, 2012. Request to extend hours of Noise Bylaw No. 8244 to 12:00 a.m.;
- 3) Sharon Preston, PotashCorp - PotashCorp Annual Summer Barbeque – July 13, 2012. Request to extend hours of Noise Bylaw No. 8244 to 11:00 p.m.;
- 4) Scott Ford, Director of Marketing and Events - Credit Union Centre – A Taste of Saskatchewan – July 10 to 15, 2012. Request to extend hours of Noise Bylaw No. 8244 to 10:30 p.m.;
- 5) Don Somers, Organizing Committee Member - River Lights Festival – July 13 to 15, 2012. Request to extend hours of Noise Bylaw No. 8244 to 11:00 p.m.;

- 6) Robert Wyma, Executive Director, 25th Street Theatre Centre Inc. - PotashCorp Fringe Theatre Festival - August 2 to 11, 2012. Request to extend hours of Noise Bylaw No. 8244 to 11:00 p.m.;
- 7) Joan Hugg, Rock of Ages Church - Church in the Park – July 15 and August 12, 2012. Request to extend hours of Noise Bylaw No. 8244 to 12:00 p.m.; and
- 8) Thomas Bell, Hotel Senator - Roofstock – July 28, 2012. Request to extend hours of Noise Bylaw No. 8244 to 12:30 a.m.

In response to these requests, City Council requested the Administration to report on proposed administrative conditions.

REPORT

Organizers of public outdoor events are required to apply for extensions to bylaws, where applicable. The Administration has reviewed all requests and is currently working with event organizers to ensure that solutions are in place to mitigate potential issues.

Depending on the scale and location of the event, Leisure Services Branch will apply some combination of the following Administrative conditions to an approval:

- a) coordination of a parking and traffic plan with the Construction and Design Branch, Infrastructure Services Department;
- b) coordination of a parking, traffic, and emergency plan with the Saskatoon Police Services;
- c) coordination of an emergency plan with the Fire and Protective Services Department;
- d) meet on site at least three weeks prior to the event with required Administrative staff to discuss set up and placement of any tents, lights, and staging within the park or street;
- e) providing a plan indicating how any alcohol service will be designed and monitored to ensure it remains in designated areas; and
- f) notifying neighbours via flyer of the upcoming event.

In the case of the specific event requests included in this report, the City Administration has worked successfully with event organizers in the past.

Earlier this year, after various discussions following the review and approval of the “WakeRide” event, your Administration began preparing individual reports on nearly all events. In retrospect, it has been determined that separate reports are not adding “value” to the process. Therefore, it is recommended that most events be approved by City Council, subject to Administrative conditions, in accordance with the recommendation provided in Council’s agenda.

In situations where City Council (or the Administration) believes a specific report is required, such a report may be requested by Council, or may be provided by the Administration as the case may be. City Council may also wish to request an information report, early in the spring each year that would outline the proposed “calendar” of public events for the coming summer event season.

OPTIONS

City Council may choose not to approve the recommendations provided in this report. This would be contrary to the collaborative working relationship currently maintained between event organizers and the City Administration. City Council may also wish to receive a specific report for each future requested event.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

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.

Section B – CORPORATE SERVICES

B1) Request for Proposal for Telephone Trunking System (Files CK. 231-1 and CS.231-1)

- RECOMMENDATION:**
- 1) that the proposal submitted by Shaw Business Solutions for the supply of 400 Session Initiated Protocol (SIP) telephone trunks at a total cost of \$343,172.50, including GST and PST, be accepted for the term of three years, with the option of up to two one-year extensions; and
 - 2) that Purchasing Services, Corporate Services Department, issue the appropriate purchase order.

BACKGROUND

In 2008 City Council approved a project that will result in the migration of the majority of the Centrex telephone system lines to a Voice Over Internet Protocol (VOIP) based telephone system. The majority of the City's telephone lines, including Boards and Commissions, will be migrated to the new Microsoft Lync unified communication platform by January 1, 2013. Approximately 1,900 phone lines will be migrated in Phase One, with more to follow in 2013 and 2014.

REPORT

In early March 2012 your Administration issued a RFP for 400 SIP trunk lines, which are required for the new Microsoft Lync VOIP telephone system that will be implemented on January 1, 2013. These trunk lines give the City the ability to make and receive external telephone calls. The City issued a Request for Proposal (RFP) on Thursday, March 22, 2012. Proposals were received from three vendors before the closing date of the tender on Thursday, April 19, 2012, and included the following proponents:

- Shaw Business Solutions Calgary, AB
- SaskTel Saskatoon, SK
- ThinkTel Edmonton, AB

The members of the evaluation team were the CIS Branch Manager and the Technology Integration Services Manager. All three vendors were able to demonstrate that they could meet all of the requirements as laid out in the RFP and that they would be able to provide the City with a robust SIP trunking solution, including incremental growth as required. Each proposal was evaluated against the evaluation criteria which included price; technical, functional, and implementation requirements; optional features; and references.

After a careful evaluation process, the team recommends that the contract be awarded to Shaw Business Solutions which is the lowest cost to the City.

A breakdown of Shaw Business Solutions' cost over three years is shown below:

Total	\$311,975.00
G.S.T. @5%	\$15,598.75
P.S.T. @5%	\$15,598.75
Total Cost to the City	\$343,172.50
Less G.S.T. Rebate (100%)	<u>(\$15,598.75)</u>
Net Cost to the City	\$327,573.75

OPTIONS

Primary Rate Interface (PRI) is long-standing technology that will provide the same trunking service as Session Initiated Protocol (SIP), but at a significantly higher cost. Based on the cost differential, this option was not considered.

FINANCIAL IMPLICATIONS

The annual cost for the 400 SIP trunks is \$114,390.83, including GST and PST. The cost will be funded from the savings the City will realize by migrating from the Centrex telephone system. There will be no impact to the mill rate.

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.

B2) Corporate Inventory Status **(Files CK. 1290-1 and CS. 1290-1)**

RECOMMENDATION: that the information be received.

REPORT

The Inventory and Disposal Services Section (Inventory and Disposal Services) of the Finance Branch, Corporate Services Department, is responsible for monitoring and reporting on the City of Saskatoon's inventory. Inventory and Disposal Services has the authority to prescribe

corporate standards, criteria, and guidelines for inventory management in a decentralized stores environment. This decentralized approach allows departments to keep the materials they require while ensuring industry guidelines and generally accepted good inventory management practices, standards, and controls are followed. Attachment 1 shows the locations and inventory levels throughout the City. Additionally, in 2011 we started tracking, and have included the Infrastructure Services aggregate inventory. As shown in the chart, the majority of inventory value (77%) is held at Saskatoon Light & Power.

To analyze inventory held, the material is classified into groups that identify what will be used, what is kept for stock out insurance and what is slow moving and inactive. Attachment 2 shows the inventory breakdown by store. During 2011, corporate inventory and the percentage of slow moving/inactive inventory increased by \$1,019,988. These increases were primarily due to material being purchased for capital projects at Saskatoon Light & Power. The following are the major factors that affected the inventory level at Saskatoon Light & Power:

1. A significant amount of material associated with the Circle Drive South project was received for jobs now scheduled for the second half of 2012.
2. There has been an incremental increase in the number of transformers and amount of cable required for electrical services, due to the increased housing and commercial construction activity.
3. A significant amount of street light capital work and associated inventory from previous years has been carried over.

During 2011, the significant changes in overall corporate inventories were:

- Inventory held at year-end increased 8% to \$10,312,133.
- Material issues increased 0.7% to \$8,704,169.
- Inventory turnover decreased from .89 to .87.
- Slow-moving/inactive inventory increased 30% to \$5,251,158.

It is expected that the slow-moving/inactive material will be reduced as the capital projects are completed during 2012 and 2013, although it is recognized that there will always be some amount of this material due to changes/delays of projects, and variances in breakdown and maintenance requirements. Your Administration will continue to identify and write-off material that is surplus to operations.

To manage the inventory kept at the decentralized department stores, Inventory and Disposal Services annually reviews the Corporate Guidelines for Management of Inventory with each store. Each department's stores inventory practices are checked and documented. Inventory and Disposal Services confirms that the Corporate Guidelines for Management of Inventory are

being followed and any deviations, because of operational requirements, are covered by approved compensating procedures.

The team approach of working with all departmental stores to implement the inventory management improvements and ensuring that corporate guidelines are followed continues to improve inventory controls and improve efficiencies.

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.

ATTACHMENTS

1. Corporate Inventory Levels – December 31, 2011
2. Corporate Inventory Indicators

B3) Discontinuation of Prepayment Discounts (Files CK. 1920-2 and CS.1920-2)

RECOMMENDATION: that the City of Saskatoon discontinue offering prepayment discounts for the early payment of property taxes starting in the 2013 tax year.

BACKGROUND

Historically, the City of Saskatoon, in agreement with the school boards and the Ministry of Education, has offered a discount to taxpayers who choose to prepay their taxes (municipal, library, and education) before January 31.

The Province of Saskatchewan (the Province) in its March 21, 2012, budget announced that municipalities no longer have authority to apply a prepayment discount to education property taxes (EPT) starting in January 2013.

REPORT

For many years, the City of Saskatoon has offered a discount to taxpayers who choose to prepay their taxes by January 31. Research suggests that prepayment discounts were originally initiated to enhance cash flows and provide incremental interest earnings at a rate that would benefit the City.

Determining the Discount Rate

Your Administration has heard from many taxpayers that the discount rate offered is not high enough to entice prepayments. The discount rate is based upon the prevailing short-term interest rates available and the preferred equivalent rate of interest to June 30. Your Administration calculates the equivalent rate of interest to June 30 for a selection of potential discount rates. The equivalent rates of interest to June 30 are then compared against the average short-term rates offered by the chartered banks. The most preferred equivalent rate of interest and corresponding discount rate are approved by the Investment Committee, and recommended to City Council for consideration.

Discounts Applied

The value of the discount offered impacts the number of taxpayers choosing to prepay taxes. Your Administration is not able to identify a specific group that chooses to prepay. Rather, prepayments are received from owners of properties of higher values as well as lower values, and from a mixture of commercial and residential property owners. Analysis indicates that only 1,300 of those properties which received a prepayment discount in 2012 were the same properties that received a prepayment discount in 2007. Since 2004, the number of properties prepaying to receive a discount has decreased from 5,700 to 4,600. Taking into consideration that the number of taxable properties has increased by 12,200 during this same period, the percentage of property owners who take advantage of the prepayment discount has decreased from 9% to 5.8%. It is anticipated that the recent change in legislation by the Province limiting the discount available will further reduce the number of customers choosing the early payment option.

Payment Allocation and Sharing of the Discount

The Cities Act requires that all payments made against a property tax roll must be applied proportionately to each taxing authority. That is, a property owner cannot choose to make a payment that would be applied to only the City and library taxes. Up to and including 2012, the school boards shared in the discount that was applied to an account. As stated previously, the Province has announced that starting in January 2013, municipalities will not have the ability to apply early payment discounts to the education property tax. Should City Council approve a prepayment program for 2013, the discount would be available only on the municipal and library portions of a payment.

The following is a simple illustration of the allocation of a \$2,000 payment, the share of the discount, and the net revenue available. In 2012, the municipal and library share was 56% of the tax levy, and the education portion was 44%. The City Council-approved 2012 Property Tax Discount was at a rate of .375%, which is equivalent to an interest rate to June 30, 2012 of 0.90%.

Scenario 1: Payment made by January 31, 2012

	Allocation of \$2,000 Payment	Share of Discount @ 0.375%	Net Tax Revenue
municipal and library (56%)	\$1,120.00	\$4.20	\$1,115.80
education (44%)	<u>\$880.00</u>	<u>\$3.30</u>	<u>\$876.70</u>
	<u>\$2,000.00</u>	\$7.50	\$1,992.50

As noted, prepaying the property taxes resulted in a discount of \$7.50. Investing the same dollars to June 30, 2012, at an interest rate of .90% would have resulted in interest earned of \$7.50.

Scenario 2: Payment made by January 31, 2013

Keeping all other factors constant, but eliminating the school board sharing in the discount results in:

	Allocation of \$2,000 Payment	Share of Discount @ 0.375%	Net Tax Revenue
municipal and library (56%)	\$1,120.00	\$4.20	\$1,115.80
education (44%)	<u>\$880.00</u>	<u>\$0</u>	<u>\$880.00</u>
	\$2,000.00	\$4.20	\$1,995.80

Prepaying the property taxes results in a discount of \$4.20. Investing the same dollars to June 30, 2012, at an interest rate of .90% results in interest earned of \$7.50.

The taxpayer will be required to pay the same amount, but will receive a discount on only 56% of the payment. The City, however, must remit to the school boards its full share of the payment.

Other Jurisdictions

Many smaller municipalities offer prepayment discounts. However, Winnipeg is the only other major Canadian city of which your Administration is aware that still offers a similar prepayment discount.

The City of Regina discontinued the program when it introduced its monthly payment option in the mid 1990s. The City of Saskatoon introduced the Tax Instalment Payment Plan Service (TIPPS) in 1994 which allows taxpayers to pay taxes in 12 equal monthly payments instead of in one lump sum on June 30. Sixty percent of property owners now pay their taxes using TIPPS.

Conclusion

During the last several years the incremental interest rates have gone down, the number of customers making early payments has decreased, 60% of property owners pay their taxes using TIPPS, and the cost of printing and mailing prepayment notices has increased. The program is no longer cost effective, and costs incurred exceed the monies earned. The original objective of the discount program is no longer being met. Further, recent legislation eliminating the discount available on prepayment of education taxes suggests that, unless the City of Saskatoon offers an unrealistic discount rate, taxpayers may be better off by investing their money in a financial institution until June 30.

Based on the above, your Administration is recommending that the City of Saskatoon discontinue offering a discount for prepayment of property taxes commencing in 2013.

OPTIONS

There are two options available:

1. Discontinue offering a discount for early payment of property taxes. Your Administration recommends this option as it reduces costs, reduces the amount of mail being sent, and is more beneficial to taxpayers.
2. The City continue to offer the prepayment discount recognizing that there is a cost to all taxpayers.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

Discontinuing the prepayment discount will result in annual net savings of \$8,000. This is the net effect of interest earned, the discount given, and savings in printing and mailing.

PUBLIC COMMUNICATION PLAN

The Revenue Branch will work with the Communications Branch to determine the appropriate means of communicating this change to the citizens of Saskatoon.

ENVIRONMENTAL IMPLICATIONS

Discontinuing the prepayment option would reduce the number of notices being sent in the mail. Approximately 35,000 prepayment notices are currently mailed to customers.

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) Bylaw No. 9034 to amend Saskatoon Fire and Protective Services Bylaw No. 7990
Fireworks
(File No. CK. 2500-1)**

RECOMMENDATION: that Council consider Bylaw No. 9034.

BACKGROUND

Your Administration has received several requests in the past regarding fireworks regulations and approval for fireworks displays. In response to these requests, an extensive review was conducted of 10 Canadian Cities with respect to their bylaws related to the storage, sale, and setting off of both Low Hazard and High Hazard Fireworks.

In May 2009, Fire and Protective Services Bylaw 7990 was amended to include the following regulations:

“39(3)(a) No person shall discharge any low hazard fireworks and no person being the owner or occupant of any premises shall permit any low hazard fireworks to be discharged except:

- Between the hours of dusk and 11:00 p.m. on Victoria Day, Canada Day, or Labour Day;
- Between the hours of dusk on New Year’s Eve to 00:15 on New Year’s Day; or
- Such other dates and times as permitted by resolution of Council.

(c) Upon the written application of a person seeking to hold a public fireworks display involving low hazard fireworks, City Council may waive the date and time restrictions for the discharge of low hazard fireworks set out in Clause 39(3)(a).”

Additionally, the following enquiry was made by Councillor P. Lorje at the meeting of City Council held on June 1, 2009:

“Will the Administration please prepare a report for consideration by Council on possible amendments to the Fire Bylaw to allow senior administration of the Fire and Protective Services Department, as well as Council, the discretionary ability to approve fireworks permits for established community organizations.”

At its meeting held on August 17, 2009, City Council approved a further amendment to Bylaw No. 7990 as follows:

“That the above regulations shall not apply to public fireworks displays conducted by a community association.”

REPORT

Currently, written applications by groups or individuals outside those identified in the bylaw are required to be made to City Council to discharge low hazard fireworks. At its meeting held on May 28, 2012, City Council again discussed this matter and the decision of Council was to leave the approval for fireworks applications in the hands of the Fire Chief without the option of appeal to City Council. In order to comply with Council's direction, your Administration would require a further amendment to Bylaw 7990 as outlined above. With the exception of community associations, all other fireworks displays occurring outside the four dates in the bylaw currently require the approval of City Council.

With respect to high hazard fireworks displays, these are at the discretion of the Fire Chief as per Clause 41 of Bylaw 7990. There are a number of annual events throughout the year that use high hazard fireworks:

- Canada Day
- The Exhibition
- Fireworks Festival
- Conclusion of Huskie Football Games

Requests for Canada Day and the Fireworks Festival have been approved by City Council in the past as they occur on civic property. The annual Exhibition is held on the Prairieland Park property and the Huskie Football games are on University of Saskatchewan property and, in both cases, are sanctioned by the property owners. In all of these cases, the displays are permitted and conducted in full compliance with Bylaw 7990 and the permits are offered to the property owners.

Attached is a copy of Bylaw No. 9034, which sets out the above.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

Administrative Report No. 10-2012
Section C – FIRE & PROTECTIVE SERVICES
Monday, June 18, 2012
Page 3

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.

ATTACHMENT

1. Bylaw No. 9034, The Fire and Protective Services Amendment Bylaw, 2012.

Section E – INFRASTRUCTURE SERVICES

**E1) Proposed Closure of Right-of-Way
adjacent to 135 and 139 Witney Ave South
(File CK. 6295-010-10)**

RECOMMENDATION: that City Council consider Bylaw No. 9031.

BACKGROUND

City Council, at its meeting held on August 17, 2011, during Matters Requiring Public Notice, considered a request for closure of the walkway adjacent to 135 and 139 Witney Avenue South and resolved:

- 1) that the lane/walkway adjacent to 135 and 139 Witney Avenue South be closed;
- 2) that upon receipt of the legal land survey documents, the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;
- 3) that upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure; and
- 4) that upon closure of the lane/walkway, the land will be sold to Nadine Skakun of 135 and 139 Witney Avenue South for \$1000.

REPORT

The Administration has now received the Plan of Proposed Consolidation prepared by Webb Surveys, dated April 16, 2012 (Attachment 2).

As shown on Plan 240-0016-006r002 (Attachment 3), Lane/Walkway Closure 'A' will be transferred to Nadine Skukun (Lot 30, Block 437, and Plan 61S02358).

Infrastructure Services, Saskatoon Light & Power, SaskTel, Shaw Cablesystems G.P., have existing facilities with easements within the area and have approved the proposed closure.

PUBLIC NOTICE

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

ATTACHMENTS

1. Proposed Bylaw 9031
2. Plan of Lane/Walkway Closure and Consolidation, dated April 16, 2012
3. Plan 240-0016-006r002

**E2) Proposed Lease Renewal Agreement for Unit #201 – 305 – 4th Avenue North
Labour Relations Branch Office
(Files CK. 520-1 and LA. 4235-012-10)**

- RECOMMENDATION:**
- 1) that the request to extend the current Lease Agreement between the City of Saskatoon and 101077553 Saskatchewan Ltd. for an additional two years (from August 1, 2012, to July 31, 2014), be approved with the terms as set out in the following report; and
 - 2) that the City Solicitor be requested to prepare the appropriate Agreement, and that His Worship, the Mayor and the City Clerk be authorized to execute the amending Agreement under the Corporate Seal.

BACKGROUND

The City of Saskatoon entered into a Lease Agreement with 101077553 Saskatchewan Ltd. on July 23, 2007, for the property civically known as 305 – 4th Avenue North. This property was leased for office space for the Labour Relations Branch, Human Resources Department, with a total leased space of 1,553 square feet at a base rate of \$8.50 per square foot (annual base lease cost of \$13,200).

The original Term of the Lease Agreement was for five years, nine days commencing July 23, 2007, and ending July 31, 2012. The agreement included an option to extend the lease for one additional five-year term.

REPORT

The Labour Relations Branch has resided at 201 - 305 – 4th Avenue North since the summer 2007. The leased space works well and is in close proximity to City Hall, which currently has a shortfall of available office space.

The City of Saskatoon Real Estate Section has negotiated a Lease Renewal with the Landlord, subject to the following significant terms:

1. Lease Term: Two (2) years.
2. Lease Commencement: August 1, 2012 – July 31, 2014.
3. Option to Renew: One (1), two (2) year option based on the same terms and conditions, except for rent, which shall be at a negotiated market rent.
4. Lease Cost: Base rent of \$21,462 (\$14 per square foot per year x 1,533 square feet) plus estimated occupancy costs and utilities of \$16,863 (\$11 per square foot per year x 1,553 square feet) for a total of \$38,325. The increased lease cost is \$8,400 per year (\$16,800 for the two-year term).
5. Conditions Precedent: Subject to approval by City of Saskatoon City Council.

OPTIONS

An option would be to temporarily relocate the Labour Relations Branch office to a portion of the former City Clerk's space on the second floor of City Hall. This option is not recommended for the following reasons:

- Moving and fit-up costs would be approximately \$25,000 to \$35,000; this amount exceeds the increased two-year lease cost of \$16,800.
- The former City Clerk's space will be required for major second floor alterations which are scheduled to be undertaken in the near term. Having the Labour Relations Branch within this area will negatively impact the process of undertaking these major alterations.
- Employees in the Labour Relations Branch are satisfied with their current office location and amenities. They prefer to remain in the existing location for the time being, rather than relocating to interim office space only to relocate yet again in two years.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

Funding for the increased lease cost is available and accounted for in the external lease account, which is administered by the Infrastructure Services Department, Facilities Branch.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

E3) Post Budget Approval
Capital Project 1435 – IS Primary Water Mains - North Industrial
150mm Water Main Construction
(Files CK. 7820-6 and IS. 7820-67)

- RECOMMENDATION:**
- 1) that a post-budget increase of \$375,000 to Capital Project 1435 – IS Primary Water Mains - North Industrial, for the design, engineering and construction of a 150mm water main, be approved; and
 - 2) that \$187,500 of the post-budget increase be funded from 2013 allocations to the Infrastructure Reserve - Water and Sewer and \$187,500 be funded from the Primary Water Main Reserve.

REPORT

Projects 1435-01 and 1435-02, IS - Primary Water Mains - North Industrial, include approved funding in the amount of \$5,829,000 for the extension of a primary water main to the North Industrial area and Agriplace that will allow additional industrial development and provide increased water network reliability. The project involves the installation of a 600 mm primary water main from the 42nd Street Reservoir to 60th Street. A portion of the new 600 mm primary water main runs adjacent to an existing 150 mm cast iron water main. During the course of construction, a segment of the existing 150 mm cast iron water main was identified to be in below standard condition. A decision was made to take advantage of the construction going on in the area and replace the old cast iron pipe with a new PVC pipe.

Relocation and replacement of the 150 mm cast iron water main includes removal of the deteriorated cast iron pipe and replacement with a new PVC pipe, while relocating the alignment of the pipe to adhere to current COS standards. The cost of this work, including design, engineering and construction is estimated to be \$375,000.

FINANCIAL IMPACT

The Administration is recommending that a post-budget increase to Capital Project 1435 – Primary Water Mains – North Industrial, in the amount of \$375,000, be funded 50% from the 2013 allocation to the Infrastructure Reserve – Water and Waste Water and 50% from the Primary Water Main Reserve.

OPTIONS

There are no options.

COMMUNICATIONS PLAN

The construction is expected to have an impact on traffic on 1st Avenue North between 42nd A Street and 44th Street. Any required traffic detours will be communicated to the public via Public Service Announcements. Construction notifications will also be delivered to the businesses and homes of residents adjacent to the work area.

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.

Section F – UTILITY SERVICES

**F1) Turboexpander Generator – Joint Venture with SaskEnergy Incorporated
Saskatoon Light & Power Capital Project #2311:
Electrical Supply Options – Turboexpander
(File No. CK. 2000-5)**

- RECOMMENDATION:**
- 1) that Saskatoon Light & Power amend an expired Memorandum of Agreement with SaskEnergy Incorporated for the purpose of partnering on the capital costs for construction of a turboexpander generator facility at SaskEnergy’s Natural Gas Regulating Station #1 adjacent to the landfill;
 - 2) that City Council approve a post budget adjustment for additional funding for Capital Project 2311 in the amount of \$1,100,000;
 - 3) that a green loan be approved in the amount of \$1,935,000 to be withdrawn from the Property Realized Reserve, and that \$215,000 be approved as an internal loan from the Electrical Distribution Replacement Reserve (EDRR);
 - 4) that should funding from other levels of government not be received, the green loan be increased by an additional \$90,000 and the internal loan from EDRR be increased by \$10,000; and
 - 5) that the Amending Agreement be executed by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

In 2009, Saskatoon Light & Power (SL&P) and SaskEnergy Incorporated commissioned a feasibility study to evaluate the potential for application of a turboexpander generator at SaskEnergy’s Town Border Station #1 in Saskatoon. A turboexpander can be used to recover useful energy from the pressure drop at the Town Border Station in the form of shaft horsepower, which could then be used to generate electricity that would be sold to SaskPower under its Green Options Partners Program. Excess heat from the adjacent landfill gas power generation facility would be used to preheat the natural gas as required prior to the pressure and temperature reduction through the turboexpander.

This facility has the potential to provide enough power for over 600 homes and offset greenhouse gas emissions by over 3,600 tonnes annually.

SL&P entered into a Memorandum of Agreement (MOA) with SaskEnergy to complete the design work for this project. The purpose of this report is to advise City Council of the revised project budget now that the design is complete and request approval to amend the MOA to include the construction of the project.

REPORT

Under the proposed amendment to the MOA, SL&P and SaskEnergy will each contribute 50% of the total capital cost of \$4.5 million, and will equally share in revenues and operating costs for the turboexpander facility. An economic assessment has been completed for the project that shows a 20-year Internal Rate of Return (IRR) for the project of 11.2% with a payback of nine years. This rate of return meets the hurdle rate established by both utilities and is supported by the respective administrations.

The economic analysis is based on electricity sales to SaskPower under its Green Options Partners Program, which offers a premium rate for this environmentally preferred electricity.

The total estimated cost of this project had originally been estimated at \$3.4 million but has recently been updated based on the final design and existing market conditions. The cost estimate is also now based on a more detailed cost estimate from TransGas Limited, who will be installing a necessary pipeline associated with this project.

The City of Saskatoon has applied for partial funding of this project through three separate funding programs. Administration expects a decision on these potential funding sources by the fall of 2012.

Detailed design for the facility is complete, and a tender for construction of the facility is expected to be issued later this year, with construction beginning in the spring of 2013. The facility is planned to be operational by the fall of 2013.

OPTIONS

Saskatoon Light & Power could negotiate a different funding arrangement with SaskEnergy rather than the 50/50 partnership currently proposed. This would increase or decrease the amount of capital spending required by the City, but would correspondingly increase or decrease the City's share in the revenues and return on investment. The current 50/50 approach is agreeable to both parties and no change is recommended.

FINANCIAL IMPACT

It is anticipated that funding in the amount of \$200,000 may be available for this project from various funding programs administered by other levels of government. The remaining \$4.3 million required for this project will be shared 50/50 between SL&P and SaskEnergy. SL&P's portion of this cost (\$2.15 million) will come from an interim loan from the Electrical Distribution Replacement Reserve in the amount of 10% (\$215,000) and a green loan from internal city reserves (Property Realized Reserve) in the amount of \$1,935,000. These loans will be repaid from project revenue.

\$ 200,000	Anticipated Government Funding
215,000	SL&P Electrical Distribution Replacement Reserve (EDRR)
1,935,000	Green Loan from Internal Reserves (Property Realized Reserve)
<u>2,150,000</u>	SaskEnergy Incorporated
\$4,500,000	Total Project Budget

In the event that the anticipated funding from other levels of government is not received, the two partners will increase their respective contributions.

The Finance Branch has reviewed the loan application and is in agreement with the funding amount, terms and the project's ability to repay the loan and has confirmed that it meets the criteria outlined in City of Saskatoon Policy C03-27 (Borrowing for Capital Projects). The City's Investment Committee, through the Investment Manager, provided the quoted interest rate at the time of the application of the loan dated May 15, 2012.

Power from this facility will be sold to SaskPower under its Green Options Partners Program and will result in annual revenues of approximately \$650,000 beginning in 2014. Our share (50%) of the annual revenues will be \$325,000. An economic analysis was completed for the project and indicates a 20-year internal rate of return (IRR) of 11.2%, with a payback of 9 years.

ENVIRONMENTAL IMPACT

An Environmental Screening has been completed for the project by the Environmental Assessment Branch of the Saskatchewan Ministry of Environment. The Ministry does not require any further assessment of environmental impacts for the project. An Environmental Management and Monitoring Plan for construction of the project will be required to be included with tender submissions.

The turboexpander facility will generate clean electricity without combustion, by capturing pressure energy and heat energy that would otherwise go unused. The facility will provide an

Administrative Report No. 10-2012
Section F – UTILITY SERVICES
Monday, June 18, 2012
Page 4

annual greenhouse gas offset of approximately 3,600 tonnes (similar to removing 700 vehicles from our roadways).

PUBLIC NOTICE

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

Section G – CITY MANAGER

G1) 2012 Civic Services Survey (Files CK. 365-1 and CC. 365-5)

RECOMMENDATION: that the 2012 Civic Services Survey be received as information.

BACKGROUND

The City of Saskatoon annually conducts a civic services survey. Since the late 1990s, this research has been conducted in the fall. On February 7, 2011, City Council adopted the Administrative Report No. 2-2011 which included your Administration's recommendation that the 2011 Annual Civic Services Survey be conducted in May, and that the survey again utilize both telephone and online formats. The move to a May survey provides better alignment with the City of Saskatoon's planning cycle to utilize the information to make program or service changes, and budget decisions, in an attempt to meet the program and service needs of the citizens of Saskatoon.

The objective of the survey is to obtain citizen feedback on a variety of civic issues including:

- Perceptions of the quality of life in Saskatoon.
- Understanding what citizens believe are the most important issues facing Saskatoon.
- Perceptions of what services are most important, and how satisfied they are with the services provided by the City of Saskatoon.
- Perceived value for property tax dollars contributed to the City.
- Tracking perceptions and satisfaction with the above areas over the past several years.
- Addressing a topical issue for the year. For 2012, the topic was to understand interest in receiving information about City programs and services via online communication platforms (website and social media tools).

REPORT

In May 2012, the City of Saskatoon contracted Insightrix Research Inc. (Insightrix) to conduct the City of Saskatoon Annual Civic Services Survey. In order to get a better demographic representation, and to account for the increasing use of cellular phones, the City of Saskatoon requested that Insightrix conduct both a telephone and an online survey, as completed in November 2010 and May 2011.

In previous years, the sample size for the survey consisted of 500 randomly selected participants who were contacted via landline telephone. For the 2010, 2011, and 2012 surveys, 500 randomly selected citizens were contacted via telephone, and over 800 additional citizens were selected to participate via online panels. Results were collected between May 14 and 26, 2012.

The following information outlines the key conclusions of the 2012 survey. A summary of the key findings is found in Attachment 1.

Quality of Life

- The quality of life in Saskatoon continues to be rated highly overall, with 91.2% of telephone respondents and 89.1% of online respondents rating it as either good or very good. There is no significant change from the May 2011 survey results.

Satisfaction with Services

- The majority of telephone respondents (87.4%) are satisfied or very satisfied with the overall level of services provided by the City of Saskatoon. The majority of online respondents (78.3%) also report they are satisfied or very satisfied. The results of are consistent with previous years.
- The 2012 Civic Services Survey reports higher levels of satisfaction than those recently reported by Forum Research Inc. The Forum poll, which used an interactive voice message response system, showed 16% of respondents very satisfied and 48% somewhat satisfied for a combined total of 64%.

Most Important Issues Facing the City

- The condition of streets continues to be the most frequently mentioned priority issue facing the City today (24.1% among telephone respondents and 21.7% of online respondents). As with last year, it should be noted that the survey takes place in the spring, when road conditions are typically at their worst.
- The top ten most frequent primary and secondary issues mentioned are noted in the table below. For a detailed breakdown, see page 1 of the Survey (Attachment 2).
- The priority issues identified generally correspond with the Strategic Goals identified in the 2012-2022 Strategic Plan adopted by City Council in February 2012.

Civic Survey 2012 Most Important Issues	Strategic Goal
Condition of Streets	Moving Around
Infrastructure/Roads	Moving Around
Crime/Policing	Quality of Life
Housing	Quality of Life
Traffic Flow/Congestion	Moving Around
Taxation/Spending	Assets & Financial Sustainability
Planning for City Growth/Development	Sustainable Growth

- Overall, the top ten most frequent primary and secondary issues mentioned are generally the same as found in 2012, although there are small variations in the order.

2011	2012
Condition of Streets	Condition of Roads
Infrastructure/Roads	Infrastructure/Roads
Crime/Policing	Crime/Policing
Housing	Housing
Traffic Flow/Congestion	Traffic Flow/Congestion
Garbage Pick-up/Recycling	Taxation/Spending
Taxation/Spending	Planning for City Growth/Development
Planning for City Growth/Development	Social Issues
Social Issues	Environment/Pollution
Transit Service	Garbage Pick-up/Recycling

Importance of Services

- There were no significant changes in how respondents rated the importance of a wide range of civic services in 2011 and 2012. Among both telephone and online respondents, the services rated the highest in terms of importance include: quality of drinking water; fire protection services; the maintenance of major roadways and freeways in the city; police services; and, the repair of water main breaks.

Performance in Delivering Services

- Similar to the 2011 survey, the services that received the average highest ratings for performance include: the quality of drinking water; fire protection services; treatment of sewage; electrical services reliability; garbage collection; accessibility of City parks; and, police services.
- Recycling initiatives, ice and snow management, and mosquito control show performance has improved. Other areas, particularly for phone respondents, that received performance improvements include: repair of water main breaks; maintenance of major roadways and freeways; and, treatment of sewage.
- Similarly, the largest differences between importance, and perceived satisfaction with civic services, are with neighbourhood street maintenance, traffic management, and maintenance of major roadways and freeways.

Communications

- As with results from 2011, social media websites utilized by the City of Saskatoon (Facebook, Twitter, YouTube, Blog) continue to be utilized by only a small portion of people. More commonly, people visit the City website or do not engage with the City of Saskatoon online at all.

- In years prior to 2012, 46% of property taxes were allocated to civic programs and services. In 2012, this portion had increased to 50% of property taxes being allocated to such programs and services. This change in allocation has not demonstrated any direct impact on perceptions of value for property taxes among Saskatoon residents.

FINANCIAL IMPACT

The cost to perform the 2012 survey was as follows:

- \$11,502 to conduct the phone survey (500 respondents).
- \$11,465 to conduct the online survey (821 respondents).
- \$22,968 total cost (same as 2011).

COMMUNICATION STRATEGY

Your Administration will provide the media and citizens with an update to advise them that the final 2012 Civic Services Survey is available online. The update will also indicate that the City will use the information during the planning cycle as input into program or service changes, and budget decisions, in an attempt to meet the program and service needs of the citizens of Saskatoon. A variety of tools will be used including a PSA, and social media updates (Twitter and Facebook).

In addition, your Administration will develop a communication campaign to increase awareness of what proportion of citizens' property taxes is dedicated to civic services. The campaign will target residents of Saskatoon, and will potentially include: website updates; an interactive website "tax calculation tool"; and various "Did You Know" advertisements in future issues of *The StarPhoenix CityPage*.

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.

ATTACHMENTS

1. Summary of Key Findings for the 2012 Civic Services Survey.
2. City of Saskatoon Annual Civic Services Survey – May 2012 - prepared by Inshtrix Research Inc.

Administrative Report No. 10-2012
Section G – CITY MANAGER
Monday, June 18, 2012
Page 5

Respectfully submitted,

Randy Grauer, General Manager
Community Services Department

Marlys Bilanski, General Manager
Corporate Services Department

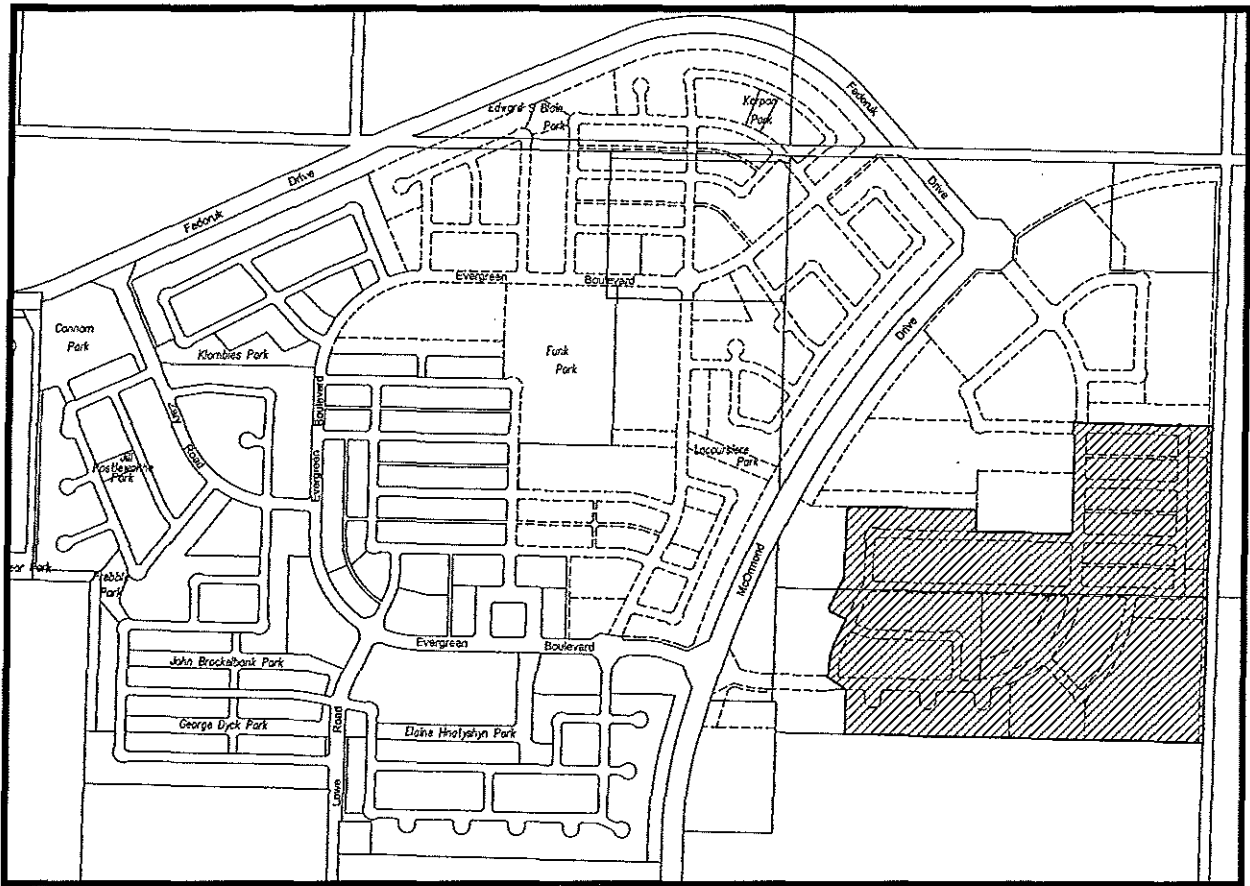
Brian Bentley, General Manager
Fire & Protective Services Department

Mike Gutek, General Manager
Infrastructure Services Department

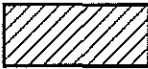
Jeff Jorgenson, General Manager
Utility Services Department


Murray Totland
City Manager


Proposed Concept Plan Amendment



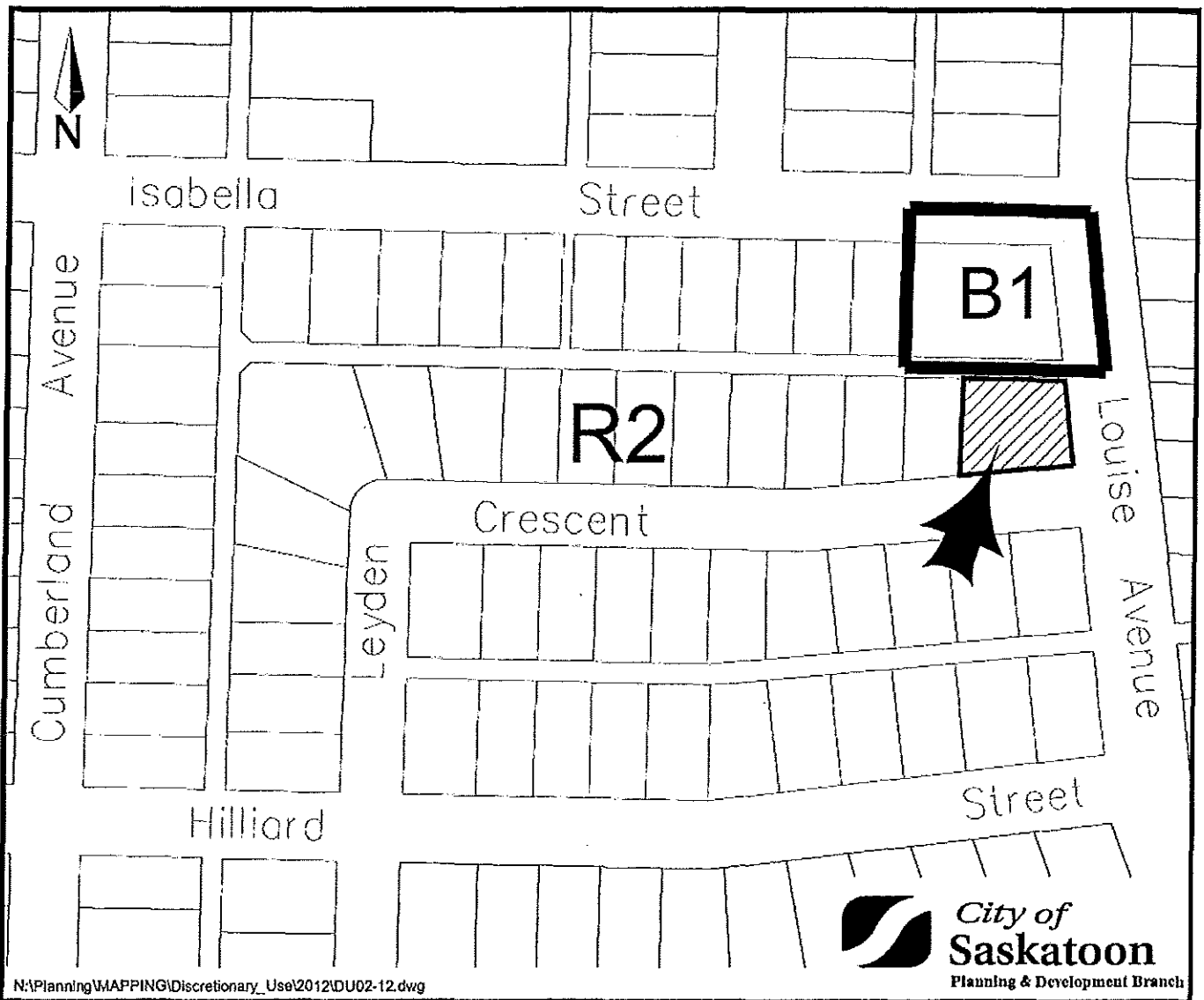
**PROPOSED CONCEPT PLAN AMENDMENT
EVERGREEN**

Amendment Area 

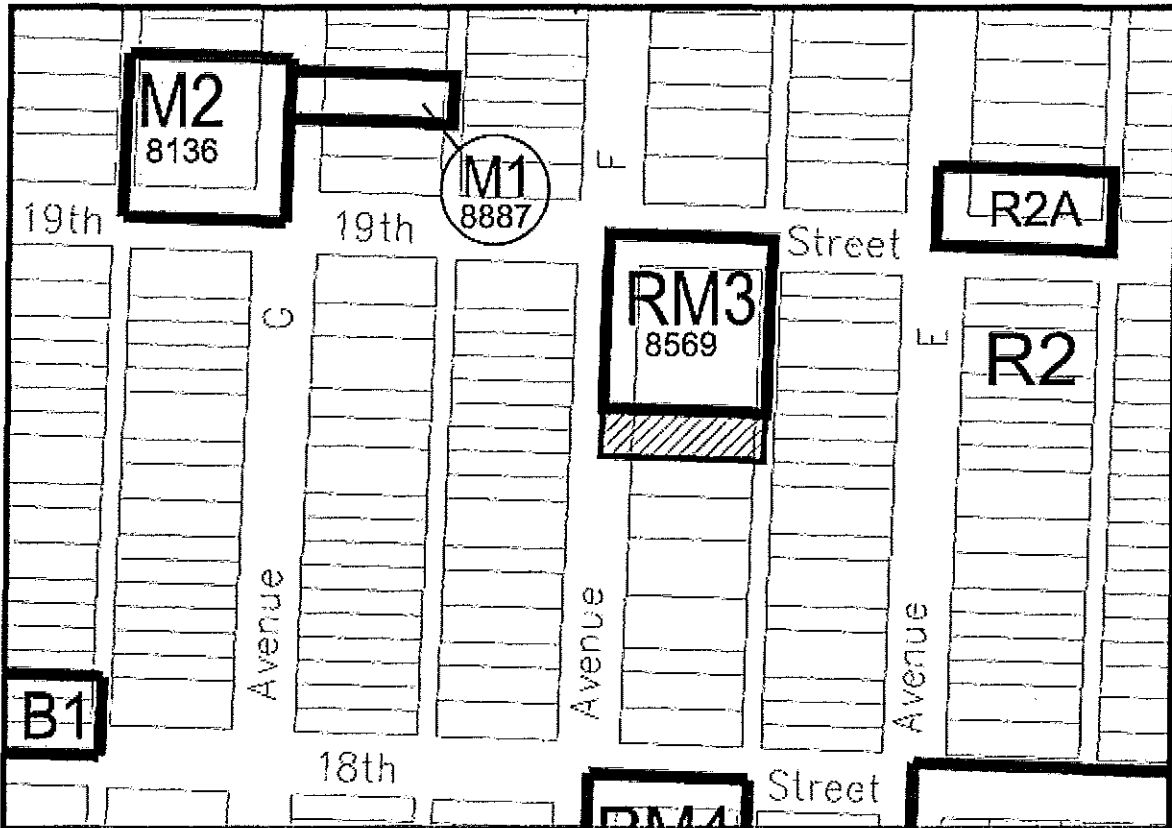
 **City of Saskatoon**
Planning & Development Branch


 N

Proposed Discretionary Use No. D2/12





Proposed Rezoning No. Z16/12



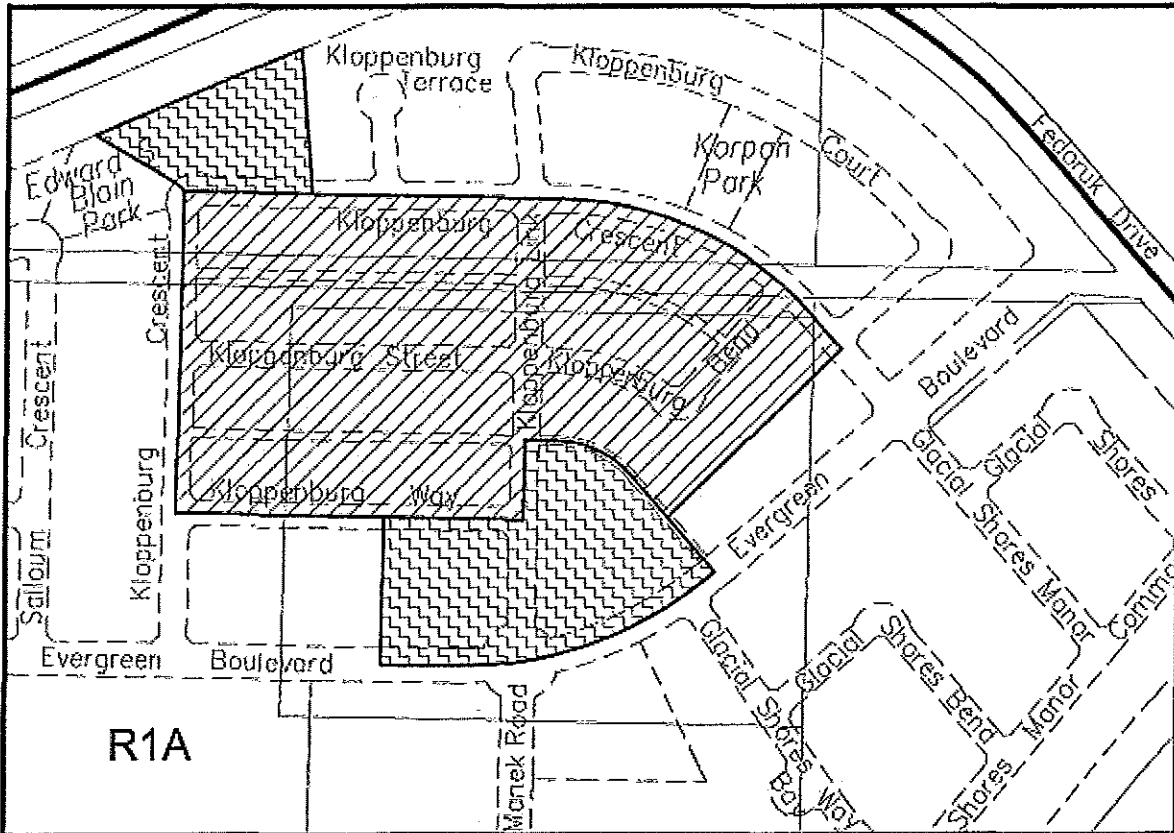
PROPOSED REZONING
From R2 to RM3 ——— 

File No. RZ16-2012

 **City of Saskatoon**
Planning & Development Branch



Proposed Rezoning No. Z17/12

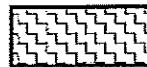


PROPOSED REZONING

From R1A to R1B ———



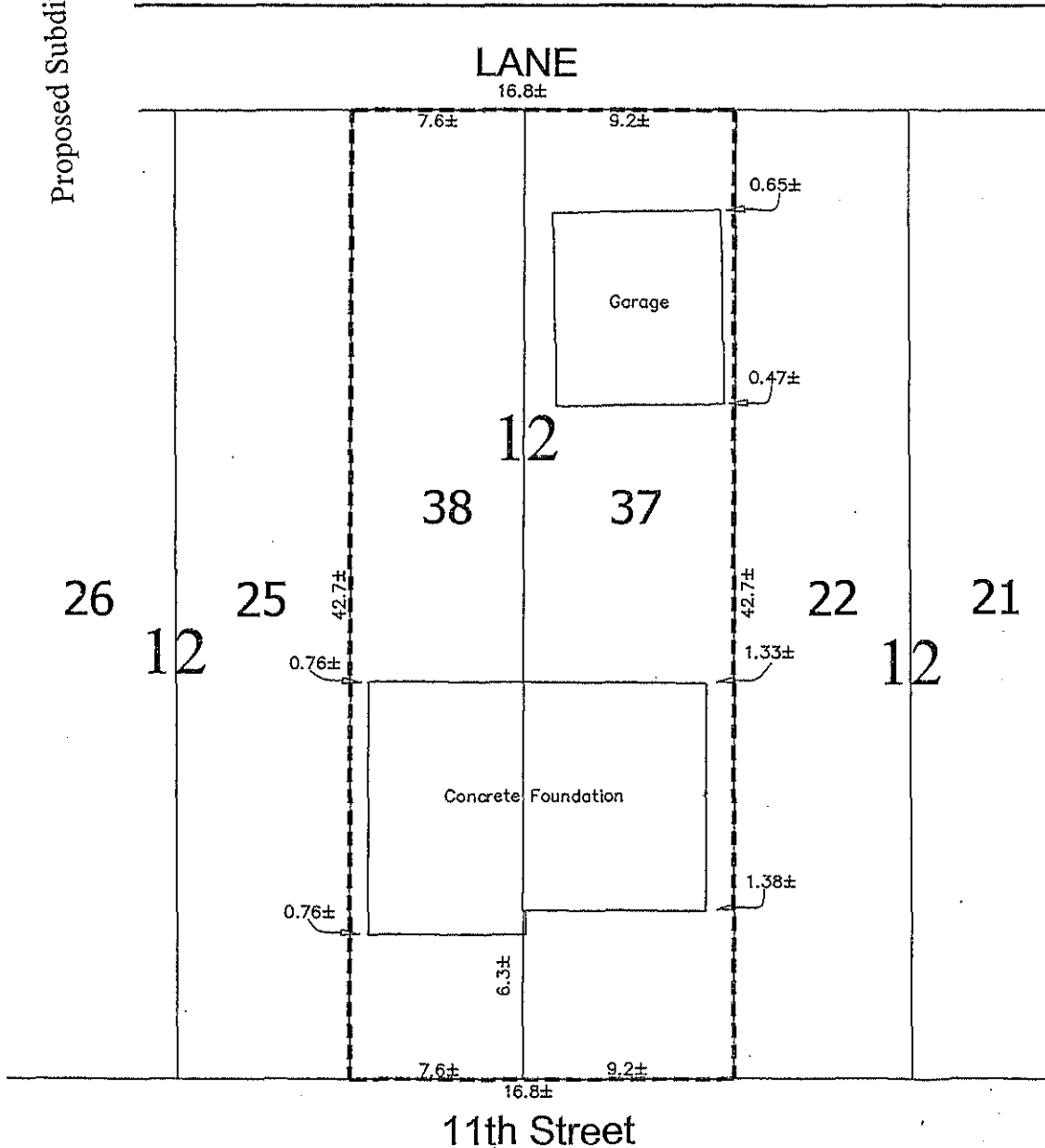
From R1A to RMTN ———



City of
Saskatoon

Planning & Development Branch

File No. RZ17-2012



PLAN

SHOWING PROPOSED SUBDIVISION OF PART OF
 LOTS 23, and 24 BLOCK 12, REG'D PLAN NO. G91
 and
 LOT 35' BLOCK 12 PLAN NO 101410579
 S.W. 1/4 SEC.27 - TWP.36 - RGE.5 - W.3rd MER.
 SASKATOON, SASKATCHEWAN

BY : R.A. WEBSTER, S.L.S.
 SCALE 1 : 500
 2012

R.A. Webster
 Saskatchewan Land Surveyor

April 5th, A.D. 2012

LEGEND :

- Distance dimensions shown are in metres and decimals thereof.
- Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 716.76± sq. m.
- Distance dimensions are approximate and may vary by ±5.0m.

EXAMINED : OWNER

[Signature]

EXAMINED : CITY of SASKATOON

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

: General Manager of the Community Services Department

Date: _____, A.D. 2012.



WEBSTER SURVEYS LTD.
 811 - 9th Street East
 Saskatoon, Sask. S7H 0M4
 Phone (306) 653-1433
 Fax (306) 653-1024

CC
Reg'd Plan
No. 89-S-02055

N.E. 1/4 Sec. 18 - 36 - 4 - 3



ROSEWOOD

PLAN SHOWING PROPOSED SUBDIVISION OF PARTS OF
PARCELS AA & BB, PLAN NO. 101875394
IN
S. 1/2 SEC. 18,
PART OF
PARCEL CC,
REG'D PLAN NO. 89-S-02055 IN
N.W. 1/4 SEC. 18 AND PART OF
N.E. 1/4 SEC. 18 ALL IN
TWP. 36 - RGE. 4 - W.3rd MER.
SASKATOON, SASKATCHEWAN.
BY : R.A. WEBSTER, S.L.S.

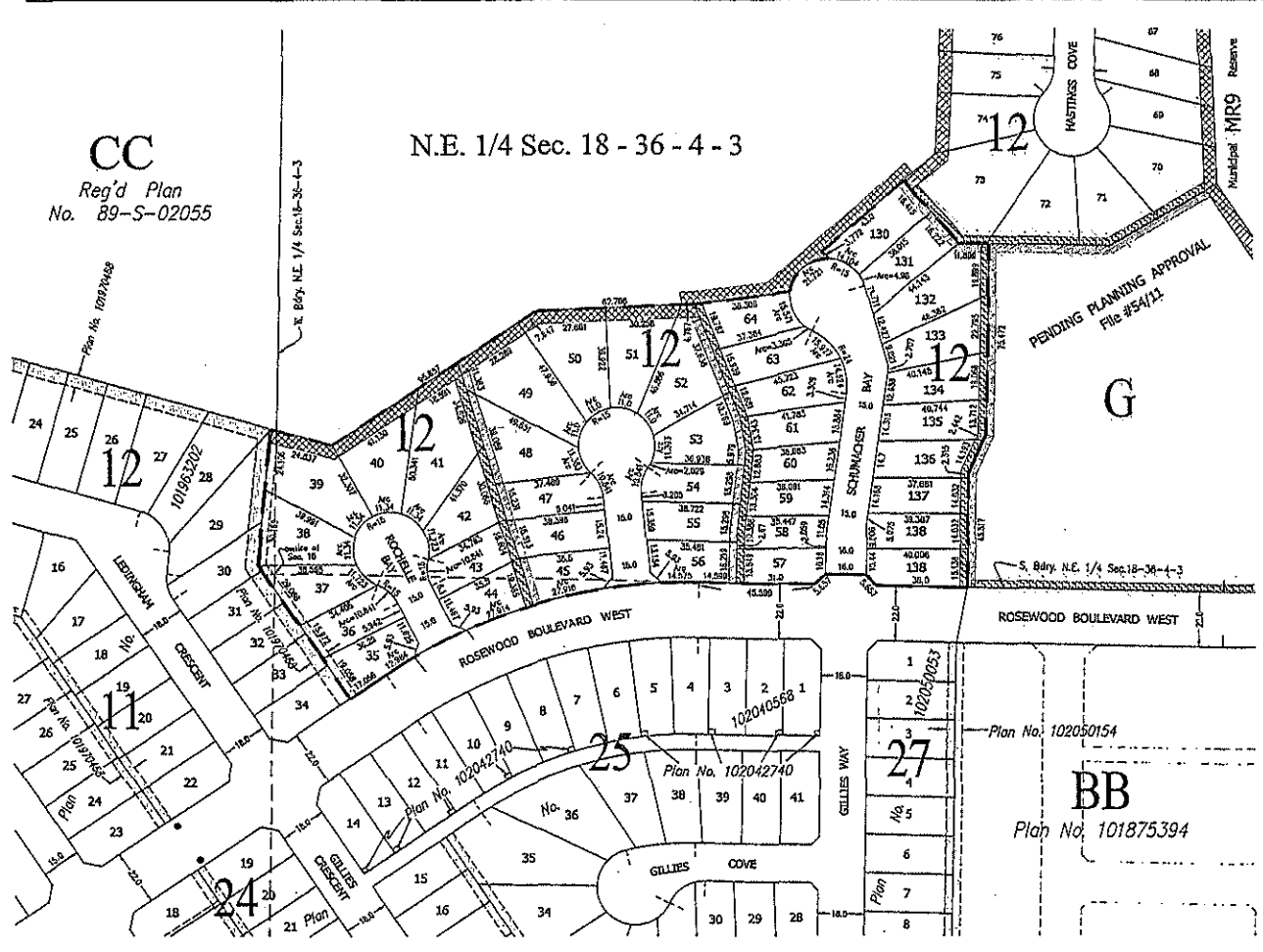


R.A. Webster
Saskatchewan Land Surveyor
May 3rd, 2012
Revised May 16th, 2012

LEGEND
Distances dimensions shown are in metres and decimals thereof.
Distances are approximate and may vary by ±2.0 metres.
Area shown are approximate and may change upon completion of survey.
Parties of this plan proposed for subdivision is outlined with a heavy broken line, and
contains 3.2274 hectares (7.874 acres).
Distances on curves are arc lengths.

- Existing assessments are shaded gray
- 3m SaskEnergy
- 3m SaskPower, SaskTel, and Shaw CableSystems
- 0m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems
- 1.5m SaskPower
- City of Saskatoon - for water & sewer
- 2.0m x 2.0m SaskPower assessment for transformer
- 2.75 x 2.0m SaskPower assessment for pedestal

Note: Comments requirements shown in proposed Parcel F will not be implemented until Parcel F is developed into residential lots.
● indicates Mail Box location.



EXAMINED : Boychuk Investments Ltd. (Owner-Parcels AA & BB)

[Signature]
[Signature]
Seal

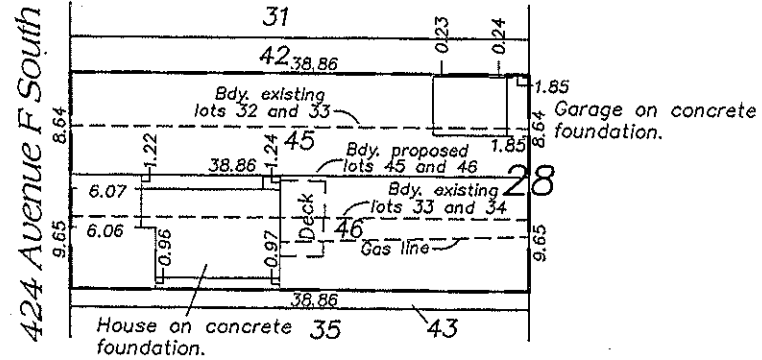
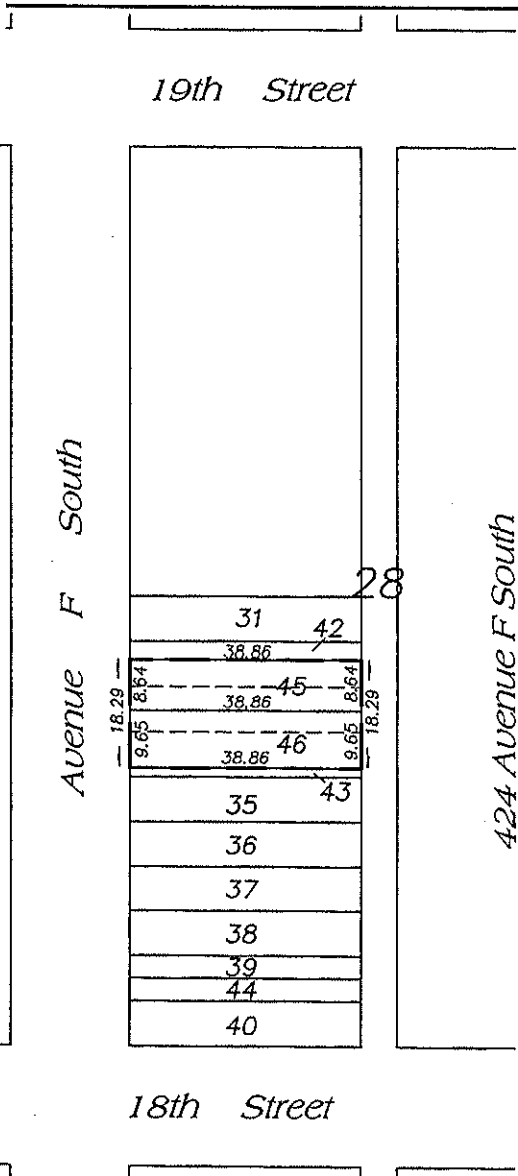
EXAMINED : CITY OF SASKATOON (Owner of Parcel CC & N.E. 1/4 Sec. 18)

[Signature]
GENERAL MANAGER OF THE COMMUNITY SERVICES DEPARTMENT
[Signature]

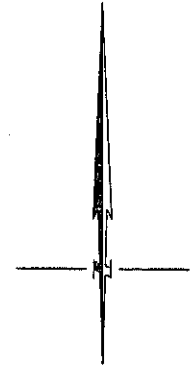
EXAMINED : CITY OF SASKATOON
: Approved under the provisions of Bylaw No. 6537
of the City of Saskatoon.

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





Detail Scale 1:500



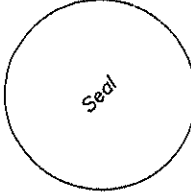
Plan of Proposed Subdivision
 of Lots 32, 33 and 34, Block 28,
 Reg'd Plan No. E5618
 in the N.E. 1/4 Sec. 29,
 Twp. 36, Rge. 5, W.3 Mer.
 Saskatoon, Saskatchewan
 by Howard A. Larson, S.L.S.
 2012

Scale 1:1000

Measurements are in metres
 Area to be subdivided is outlined thus

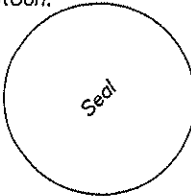
May 17, 2012

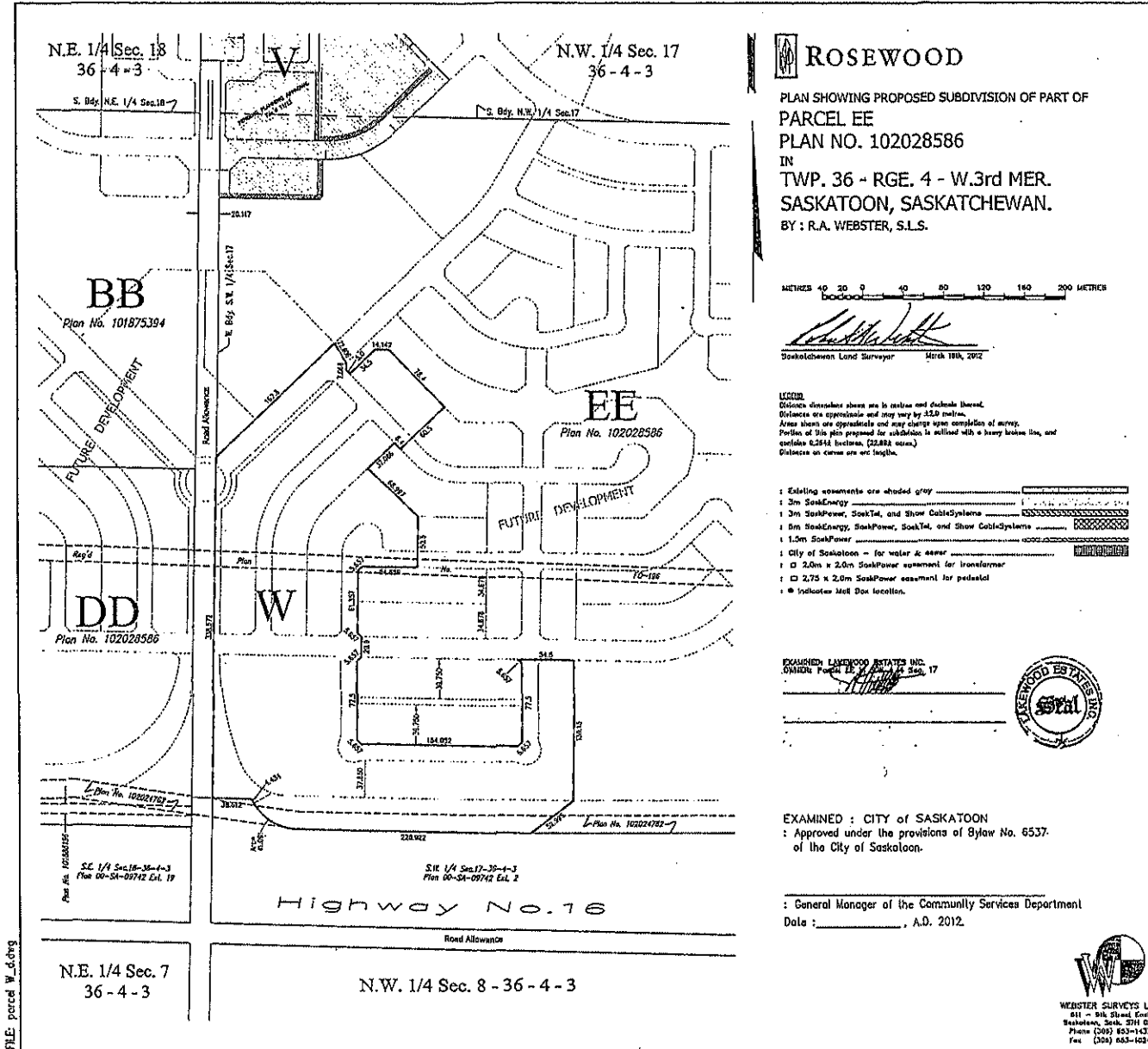
Saskatchewan Land Surveyor



Approved under the provisions of Bylaw
 number 6537 of the City of Saskatoon.

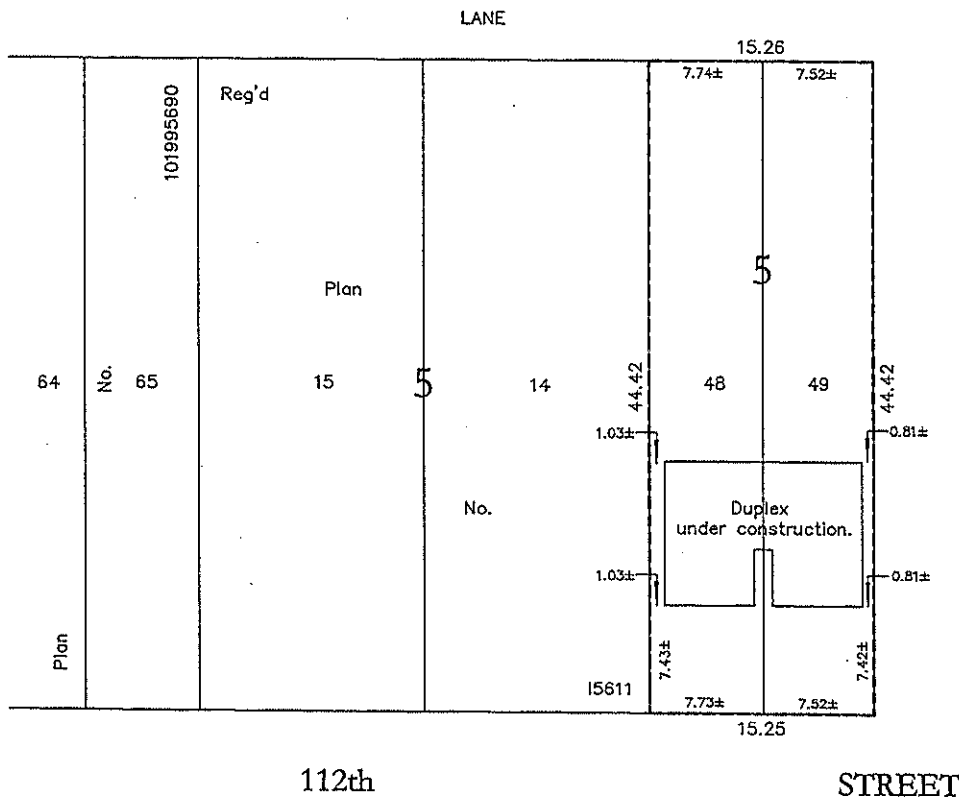
Community Services Department





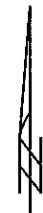
FILE: parcel W_s.dwg

40 Plan No. 102063798	42 Plan No. 101380924	26 Plan No. 101380924	5 Plan No. 101380913	27 Plan No. 101380913	43 Plan No. 101380913	Reg'd No. 15611	28 Plan No. 15611
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VIOLET AVENUE

Reg'd No. 15611	30
No. 5	
Plan No. 11	
Reg'd No. 15611	



**PLAN OF PROPOSED
SUBDIVISION OF
LOT 13, BLOCK 5
REG'D PLAN NO. I5611
N.E. 1/4 SEC. 35
TWP. 36, RGE. 5, W. 3RD MER.
120 112TH STREET
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:400**

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 0.07± ha (0.17± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0m.

T.R. Webb
T.R. Webb April 25, 2012
Saskatchewan Land Surveyor

Seal

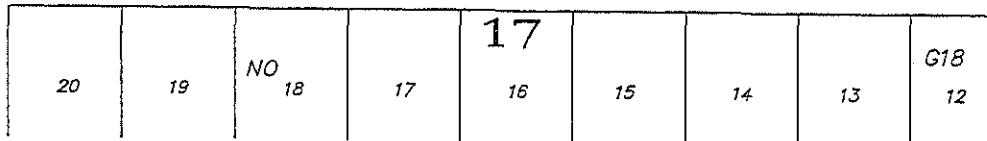
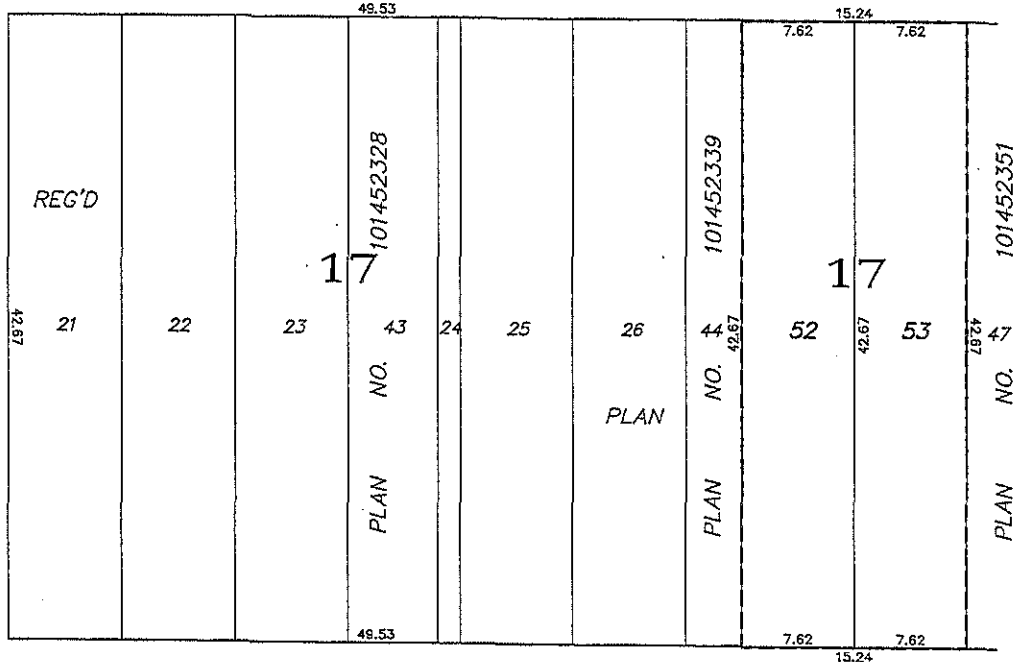
Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

_____ Date _____
Community Services Department

Prepared by
Webb Surveys
© 2012
12-2348sm NLD

M c K I N N O N A V E N U E

1 3 t h S T R E E T



PLAN OF PROPOSED
 SUBDIVISION OF
 LOT 28, BLOCK 17
 REG'D PLAN NO. G18 &
 LOTS 45 & 46, BLOCK 17
 PLAN NO. 101452340
 S.W. 1/4 SEC. 27
 TWP. 36, RGE. 5, W. 3RD MER.
 1114 13th STREET EAST
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:400

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 0.07± ha (0.16± ac.).

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

T.R. Webb
 T.R. Webb May 24th 2012
 Saskatchewan Land Surveyor

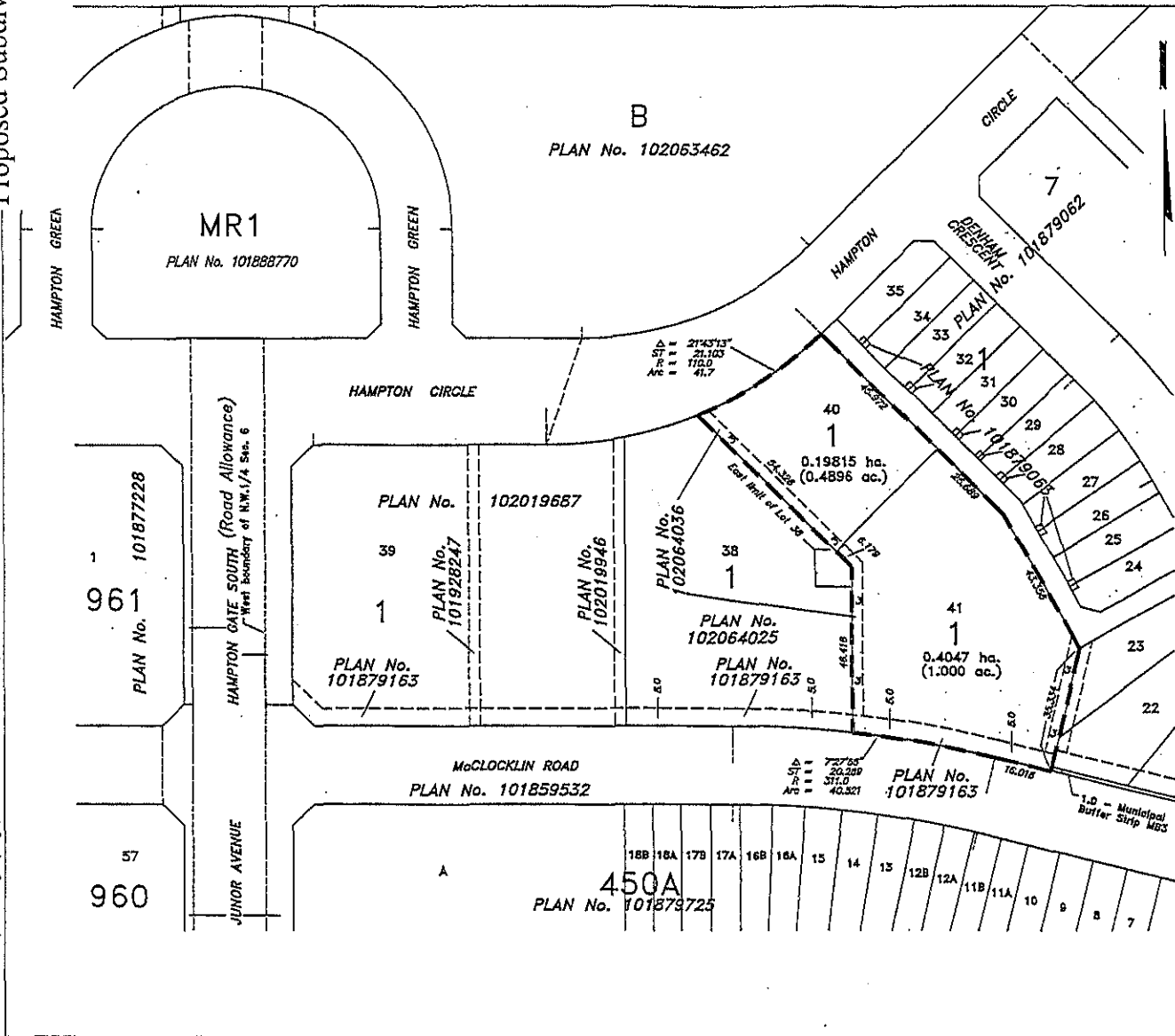
Seal

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

 Date
 Community Services Department

Prepared by

 Webb Surveys
 © 2012
 12-2336sm B.J.F.



HAMPTON VILLAGE
 PLAN SHOWING PROPOSED SURFACE
 SUBDIVISION OF PART OF
 N.W. 1/4 SEC. 6 - TWP. 37 - RGE. 5 - W.3MER.
SASKATOON, SASKATCHEWAN.
 BY: R.A. WEBSTER, S.L.S.
 SCALE 1:1000
 APRIL 18th, 2012

LEGEND
 : Distance dimensions shown are in metres and decimals thereof.
 : Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 0.6028 hectares.
 : Future subdivision projections are indicated in dashed lines.
 : Mail Box locations are shown thus O

Robert B. Webster
 Saskatchewan Land Surveyor April 18th, 2012

EXAMINED : OWNER : SASKATOON LAND DEVCO LTD.

David Lupton
 SASKATOON LAND DEVCO LTD.
 Seal Seal

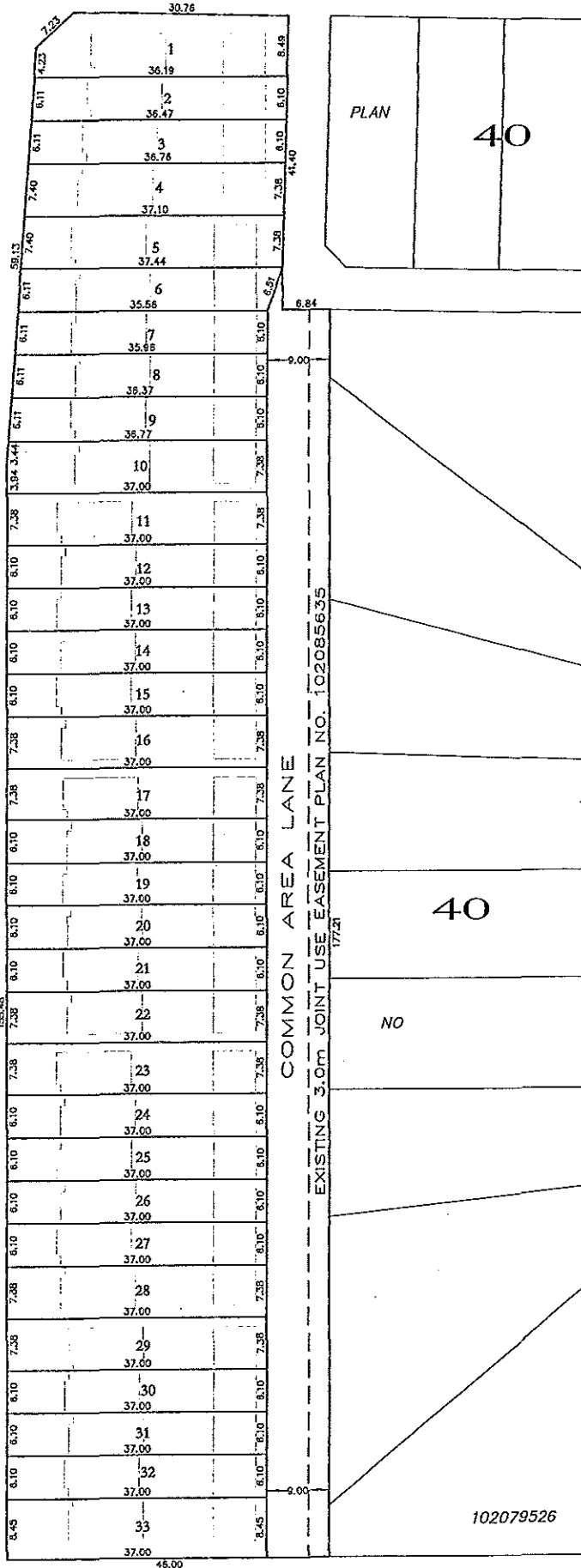
EXAMINED : CITY OF SASKATOON
 : Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

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

WEBSTER SURVEYS LTD.
 611 - 9th Street East
 Saskatoon, Sask. S7H 0M4
 Phone (306) 653-1433
 Fax (306) 653-1024

ROSEWOOD GATE NORTH

MEADOWS BOULEVARD



Proposed Subdivision No. 50/12
 PLAN OF PROPOSED
 BARE LAND CONDITION
 PARCEL E
 PLAN NO. 102079526
 N.W. 1/4 SEC. 17
 TWP. 36, RGE. 4, W. 3RD MER.
 111 ROSEWOOD GATE NORTH
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:600

Dimensions shown are in metres and decimals thereof.

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

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.97± ha (2.39± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0m.

T.R. Webb
 T.R. Webb May 29, 2012
 Saskatchewan Land Surveyor

Seal

40

NO

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

 Date
 Community Services Department

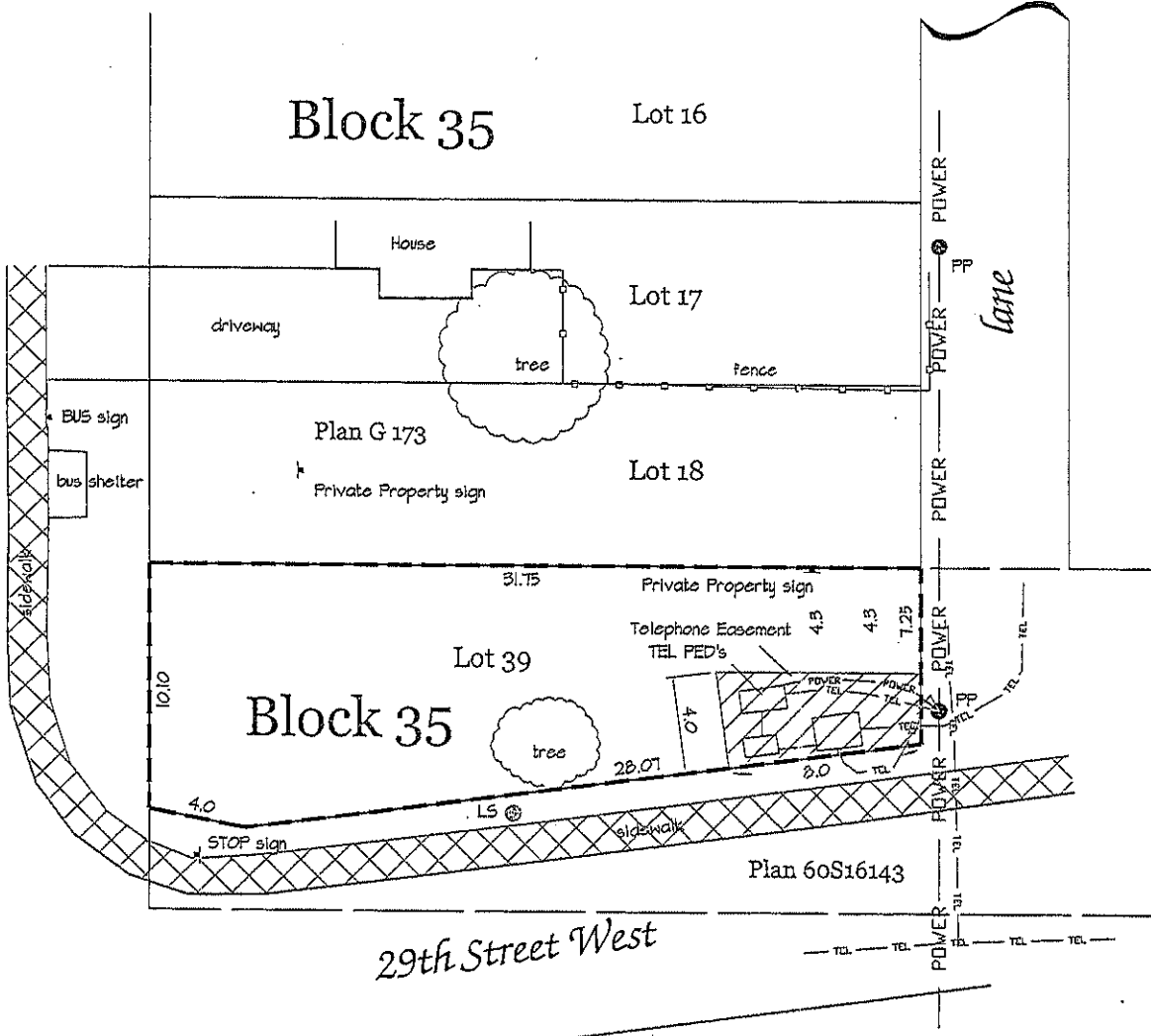
102079526

Prepared by

Webb Surveys
 © 2012

12-2321sc B/J

Avenue P North



*Plan of Proposed Subdivision
of part of*

Street S25 - Plan 60S16143
NW 1/4 Sec 32 Twp 36 Rge 5 West 3 Mer

Saskatoon - Saskatchewan

July 2011 AD Scale 1:200

Notes:
All dimensions are in metres and decimals thereof.
Portion to be subdivided is outlined in heavy broken line and contains 0.05 ha.

Land Surveyor


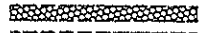



 Saskatchewan Land Surveyor

Owners

Plan Showing Proposed Surface Subdivision of Part of the SW 1/4 Sec. 7, Twp.37, Rge. 4, W3Mer and part of the NW 1/4 Sec. 7, Twp. 37, Rge. 4, W3Mer. City of Saskatoon 2012

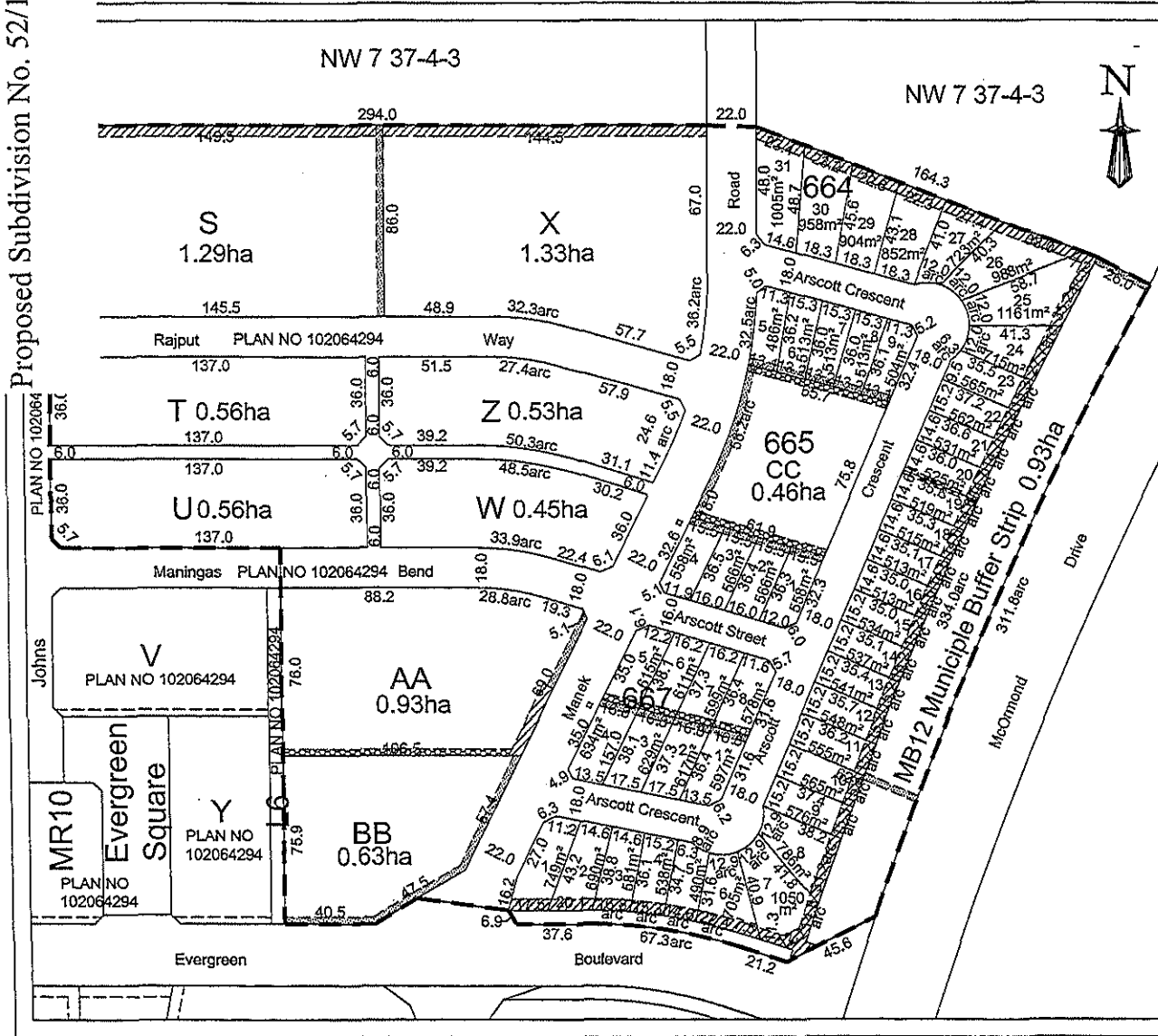
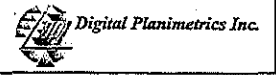
Scale 1:2000
 Preliminary Plan Completed April 9, 2012
 Revised May 28, 2012

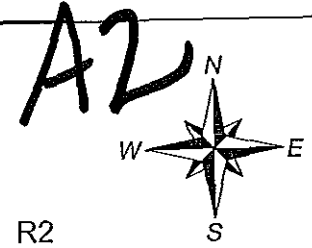
By: Peter F. Unger S.L.S.
 Digital Planimetrics Inc. 105-111 Research Dr. Saskatoon Sk.

- Proposed Subdivision outlined thus -----
 Standard Road Allowances are 20.117m -----
 Easement -----
 Proposed 5.00m Joint Use Easement Sask Power, Sasktel, Shaw Cablesystems Ltd. and SaskEnergy 
 Proposed 3.00m Joint Use Easement Sask Power 
 Proposed 3.00m SaskEnergy Easement 
 Proposed 3.00m Infrastructure Services Easement 
 Canada Post Easement 
 Area to be Subdivided contains 13.45ha
 Measurements are in metres and decimals thereof.
 Distances are approximate and may vary by +/- 1 metre

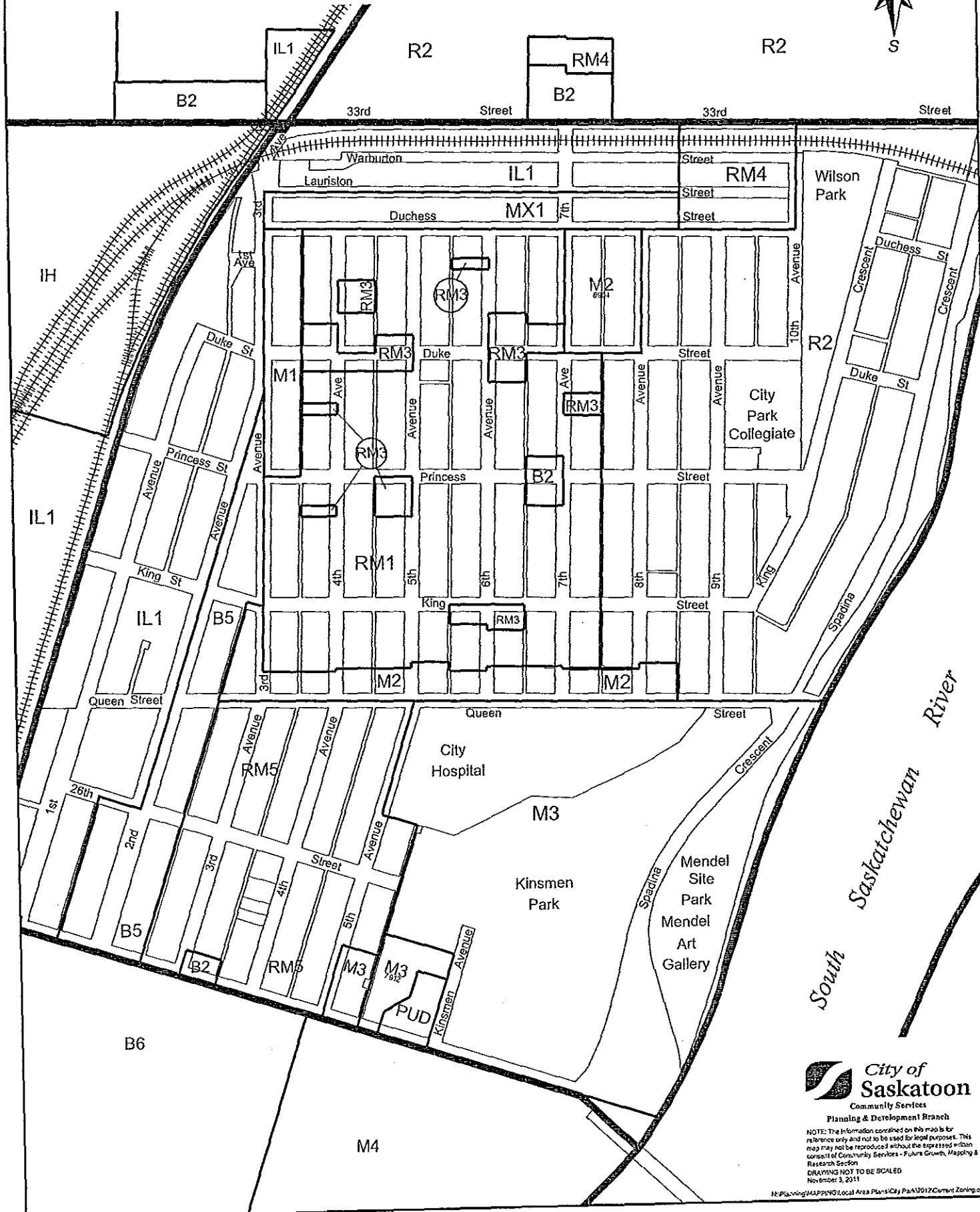
EXAMINED: CITY OF SASKATOON: Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

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

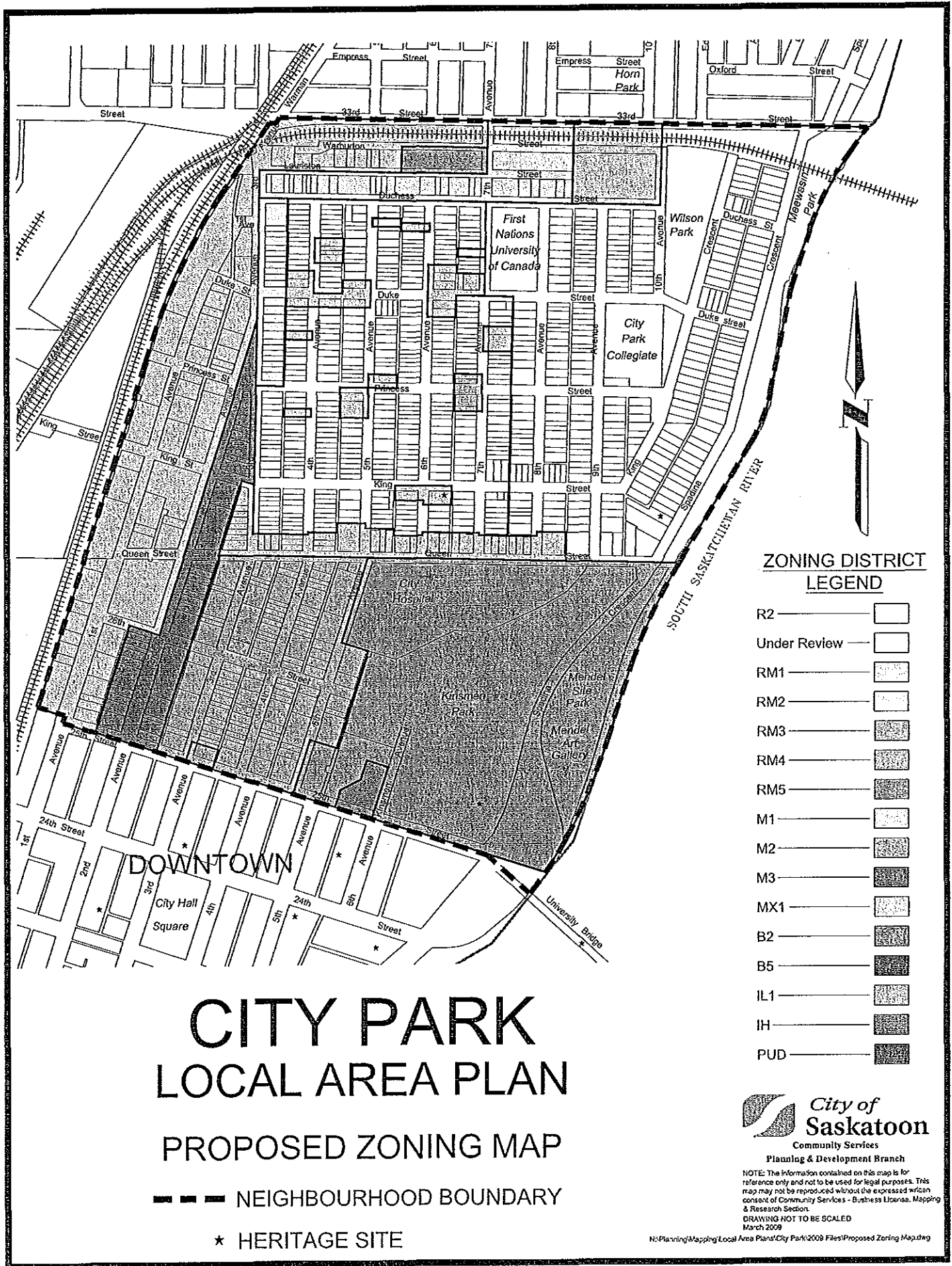




City Park - Current Zoning



City of Saskatoon
 Community Services
 Planning & Development Branch
 NOTE: The information contained on this map is for reference only and not to be used for legal purposes. This map may not be reproduced without the expressed written consent of Community Services - Future Growth, Mapping & Research Section.
 DRAWING NOT TO BE SCALED
 November 3, 2011



Excerpts from the City Park Local Area Plan

Excerpt from Section 1.5.3 – (pages 57 and 58 of City Park LAP)

“Area currently zoned Low - Density Multiple-Unit Dwelling District (RM1)

The lower density portion of City Park north of Queen Street is currently zoned R2 on the east side of 7th Avenue and RM1 on the west side of 7th Avenue. The major distinction between these two districts is that four unit dwellings are permitted in the RM1 District. This means there is potential for infill development of a multiple unit dwelling (MUD) containing up to four units in an area that is predominantly one and two unit dwellings. The Committee expressed concern with this, as four unit dwellings may not complement existing residential buildings. Most of the existing housing stock in this area consists of one unit dwellings, many of which are only one storey.

Also, there is an issue that the proliferation of this form of dwelling will increase parking pressure in the area. The RM1 Zoning District requires one off-street parking space per dwelling unit; however, in other multiple unit zoning districts the figure is 1.75 spaces per dwelling unit. The lower requirement in the RM1 District is intended to accommodate multiple unit dwellings on sites with a width of 15 metres (50 feet). This is intended to allow for infill of multiple unit dwellings in mature neighbourhoods.

Committee Recommendation:

The Committee is recommending that this area be immediately rezoned to a district that permits a maximum of two dwelling units per site, such as the R2 District, or an equivalent that limits the dwelling size to duplex.

Reason for recommendation: *The Committee is concerned about four-unit infill developments that are not appropriate for the residential character of the neighbourhood, either crowding neighboring homes, exacerbating a shortage of on-street parking, or having a physical appearance that is not consistent with the character of the surrounding buildings. Although the Committee is generally in favour of density, these types of developments, along with larger apartments, are already abundant in this part of City Park, and their appearance, with few exceptions, can only be described as unattractive. The Committee would like future infill developments follow guidelines, and to reflect the single – family dwelling type that characterizes the R2 zoning east of 7th Avenue North.*

Parking is further discussed in Section 3.10 of this report. Members of the Committee expressed concerns with the lack of on-site parking in residential areas. The problems cannot be easily solved. Property owners should make adequate on-site (off-street) parking available when possible.

Administrative Response:

A zoning change of this area is not being pursued at this time. The Planning and Development Branch is currently reviewing both the Official Community Plan and Zoning Bylaw. As a result of this review, there may be changes affecting low density residential zoning districts (e.g., R2A, RM1). Therefore, proposing changes to this area would be premature. See Section 1.4.4, Recommendation 1.3 in this regard.”

**Excerpt from Section 1.11 – City Park Local Area Plan Land Use Recommendations
(page 69 of the City Park LAP)**

“1.3 ADDITIONAL CONSULTATION WITH CITY PARK IN REGARD TO ZONING BYLAW CHANGES TO LOW DENSITY RESIDENTIAL DISTRICTS: *That the Community Services Department, Planning and Development Branch, review zoning bylaw changes affecting low density residential areas that are included in Phase II of the Zoning Bylaw review, with the City Park Local Area Planning Committee and Community Association prior to initiating land use and zoning bylaw changes in City Park.*

Reason for Recommendation: The Planning and Development Branch is reviewing the Official Community Plan and Zoning Bylaw. Phase II of this review will examine a number of Local Neighbourhood Issues, including Infill Development. The Committee desires that the low density residential area only allow for one and two unit dwellings. However, changes to the Zoning Bylaw may affect which zoning district is applied to this area. In this regard this area is marked “under review” on Map 1.5 Proposed Zoning Map.”

A3

A) **Adult Services Land Use Review**
(File No.: PL 4350-Z12/12)

- RECOMMENDATION:**
- 1) that City Council approve the required advertising for the Public Hearing with respect to the proposal to amend Zoning Bylaw No. 8770, as indicated in the attached report of the General Manager, Community Services Department to the Municipal Planning Commission, dated April 30, 2012.
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments; and
 - 3) that the City Solicitor be requested to prepare the required bylaw amendment to Zoning Bylaw No. 8770.

BACKGROUND

During its December 21, 2011 meeting, City Council received a recommendation from the Saskatoon Board of Police Commissioners that an adult services bylaw be enacted. City Council resolved that the Chief of Police and the City Solicitor bring forward a draft bylaw to the Executive Committee for consideration. During its March 12, 2012 meeting, City Council adopted the Adult Services Licensing Bylaw, 2012, Bylaw No. 9011. The purpose of this bylaw is to regulate and license adult services in Saskatoon. As the Adult Services Licensing Bylaw, 2012, Bylaw No. 9011 does not address zoning issues, it was identified at this meeting that a land use report would be brought forward to consider where adult service businesses will be permitted to be located in the city.

REPORT

During its May 15, 2012 meeting, the Municipal Planning Commission considered a report from the General Manager, Community Services Department, outlining the proposed amendments to Zoning Bylaw No. 8770 pertaining to adult service agencies (see Attachment 1). At this meeting, the Municipal Planning Commission deferred further consideration of the matter and asked to have a representative from the Saskatoon Police Service make a presentation to the Municipal Planning Commission and address questions related to adult services. The Municipal Planning Commission will continue discussion of the proposed Zoning Bylaw No. 8770 amendments pertaining to adult service agencies at their meeting scheduled for May 29, 2012.

In the meantime, Zoning Bylaw No. 8770 amendments are being proposed by your Administration; therefore, City Council approval is required to proceed with advertising the proposed amendments and Public Hearing date. To facilitate timely discussion of review of the proposed Zoning Bylaw No. 8770 amendments related to adult service agencies, your Administration is requesting City Council's approval for the required advertising. The Municipal Planning Commission's recommendations will be provided to City Council at the time of the Public Hearing, which will likely be held on June 18, 2012.

OPTIONS

City Council could reject the recommendation for advertising approval. If the advertising is not approved, the proposed amendments will be deferred until 2013, and your Administration will require more direction from City Council regarding where adult service businesses will be permitted to be located in the city.

POLICY IMPLICATIONS

As outlined in the Adult Services Land Use Review report to the Municipal Planning Commission from the General Manager, Community Services Department (see Attachment 1).

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

If the application is approved for advertising by City Council, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the date on which the matter will be considered by City Council.

ATTACHMENT

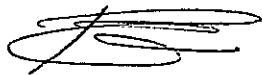
1. Report to Municipal Planning Commission from the General Manager, Community Services Department - Adult Services Land Use Review.

Written by: Darryl Dawson, Manager, Business License and Bylaw Compliance Section

Reviewed by:


Alan Wallace, Manager
Planning and Development Branch

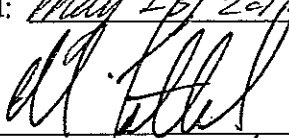
Approved by:



Randy Grauer, General Manager
Community Services Department

Dated: May 23, 2012

Approved by:



Murray Totland, City Manager

Dated: May 24/12

TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: April 30, 2012
SUBJECT: Adult Services Land Use Review
FILE NO.: PL 4350-Z12/12

- RECOMMENDATION:**
- 1) that City Council be asked to approve the advertising with respect to the proposal to amend Zoning Bylaw No. 8770, as indicated in the attached report;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw amendment to Zoning Bylaw No. 8770; and
 - 4) that at the time of the public hearing, City Council be asked to consider the Administration's recommendation that the proposed Zoning Bylaw No. 8770 amendments be approved.

BACKGROUND

At its December 21, 2011 meeting, City Council received a recommendation from the Saskatoon Board of Police Commissioners that an adult services bylaw be enacted. City Council resolved that the Chief of Police and the City Solicitor bring forward a draft bylaw to the Executive Committee for consideration. During its March 12, 2012 meeting, City Council adopted the Adult Services Licensing Bylaw, 2012, Bylaw No. 9011 (Adult Services Bylaw No. 9011). The purpose of this bylaw is to regulate and license adult services in Saskatoon. As Adult Services Bylaw No. 9011 does not address zoning issues, it was identified at this meeting that a land use report would be brought forward to consider where adult service businesses will be permitted to be located in the city.

REPORT

The proposal is to amend the Zoning Bylaw No. 8770 to provide a definition of adult service agencies and to permit adult service agencies as a home based business on an out-call basis only and as a permitted use in the IL1 - General Light Industrial District and the IH – Heavy Industrial District.

Current Policy

Adult Services Bylaw No. 9011 broadly defines an adult service as “any service of an adult nature appealing to or designed to appeal to erotic or sexual appetites or inclinations.” Adult Services Bylaw No. 9011 also lists several activities considered to be adult services including

acting as an escort, companion, guide or date; privately modelling lingerie; privately performing a striptease; and privately performing a non-therapeutic body rub or massage.

Zoning Bylaw No. 8770 would only permit an adult service agency, a business providing adult services, in a zoning district that allow all uses of buildings and lands except those specifically noted as prohibited or discretionary. Under the current Zoning Bylaw No. 8770, these districts would include IL1 – General Light Industrial District (IL1 District), IH – Heavy Industrial District (IH District), MX1 – Mixed Use District 1 (MX1 District), B6 – Downtown Commercial District (B6 District), and RA1 – Reinvestment District 1 (RA1 District).

Zoning Bylaw No. 8770 allows all uses to be permitted as a home based business, provided they are not listed as a prohibited use. Adult service agencies, or independent adult service agencies, are not listed as a prohibited home based business in Zoning Bylaw No. 8770; therefore, would be permitted as a home based business, subject to all other development standards for home based businesses. Adult Services Bylaw No. 9011 states that any adult service agency operating as a home based business would have to operate on an out-call basis only; therefore, the adult service would only be provided at the premises of the customer.

The Business License Program licenses all businesses operating from permanent locations in the city. There are businesses operating in the city that possess a valid business license that may provide an adult service as defined in the new Adult Services Bylaw No. 9011. These businesses include lingerie modelling, and non-therapeutic aromatherapy and reflexology and are located in Commercial/Industrial Zoning Districts, as well as operate as home based businesses. These businesses will be required to obtain the appropriate license under Adult Services Bylaw No. 9011.

Comparison with Other Municipalities

A review of other municipalities was undertaken to identify where adult services are permitted to operate. Information was obtained from the City of Calgary, City of Edmonton, City of Red Deer, and the City of Winnipeg.

The City of Calgary allows dating and escort service businesses to be located in zoning districts that allow for office use. Businesses that are permitted to be located in these zoning districts are considered only for office use and on an out-call basis. The City of Calgary's Dating and Escort Service Bylaw prohibits business activity to be carried out in a dwelling unit or any premises located in a residential land use district.

The City of Edmonton allows for escort agencies to be located in zoning districts that permit professional, financial, and office support services, provided they do not have clients attending the place of business. The business location would be used primarily for a call centre, or office-only purposes. Independent escort agencies are permitted as a home based business; however, as office-use only. The City of Edmonton also licenses body-rub practitioners. These businesses

are considered under their zoning bylaw as “Personal Service Shops” and are permitted to be located in zoning districts that allow for this use.

The City of Red Deer does allow escort agencies to be licensed as a home based business, provided it is for office-use only. Similar to the City of Edmonton and the City of Calgary, escort agencies are permitted to be located in districts that allow for office use. Again, if an agency decides to locate in such district, it would be for office-only purposes.

In the City of Winnipeg, adult services or escort agencies are prohibited as a home based business. However, they are permitted in specific commercial and industrial zoning districts, provided they are located 1,000 feet or more away from a residential district; park or recreational district; any place of worship; any elementary, middle, or high school; or any other adult service or entertainment use.

Recommendation for Zoning Bylaw No. 8770 Definitions

Adult service agencies are not currently defined in Zoning Bylaw No. 8770. Your Administration recommends that Zoning Bylaw No. 8770 be amended to provide definitions for an adult service agency and an independent adult service agency, which refers to the definitions in Adult Services Bylaw No. 9011.

Adult Services Bylaw No. 9011 defines an adult service agency as:

- “(i) a business which offers to arrange or arranges the supply of adult services;
- (ii) a business which is the registered user of a telephone number or cellular telephone number that is advertised as the number to telephone to receive an adult service;
- (iii) a business which pays for, places or arranges an advertisement in any media offering to supply an adult service; or
- (iv) a business which operates an internet website promoting an adult service business or offering to supply an adult service;”

Adult Services Bylaw No. 9011 defines an independent adult service agency as “any adult service business which is owned, operated and serviced by one adult service performer.”

Recommendations for Home Based Businesses

Your Administration recommends that an adult service agency or independent adult service agency be permitted as a home based business, provided they operate in compliance with Adult Services Bylaw No. 9011. As stated previously in this report, Adult Services Bylaw No. 9011 requires all adult service agencies operating as a home based business to provide adult services on an out-call basis only. This would prohibit client visits or adult services from the home based business location. The home based business location would be for office purposes only, and land

use issues such as traffic, noise, or parking, are anticipated to be minimal and acceptable for a home based business.

An adult service agency operating as a home based business, as with all home based businesses, would allow one non-resident employee to come to the business location, and an off-street parking space must be available for this employee. An adult service agency operating as a home based business would be permitted to employ as many performers and/or workers in relation to the business as they wish; however, only one employee is allowed to attend the home based business location. The business would also have to comply with all other development standards for home based businesses.

No amendments are required to Zoning Bylaw No. 8770 to provide for adult service agencies as a home based business on an out-call basis only.

Recommendations for Commercial Locations

Commercial locations for adult service agencies that would potentially have client visits may result in land use conflicts with other land uses, primarily residential uses, resulting from potential hours of operation, noise, and traffic flow. Your Administration is of the opinion that these types of adult service agencies are best located in areas where residential uses are limited or prohibited to minimize potential land use conflicts. It is recommended that these adult service agencies only be permitted to locate in the IL1 District and the IH District. The IL1 and IH Districts permit all uses, except those listed as prohibited or discretionary; therefore, no amendments would be required to accommodate adult services in these zoning districts.

The MX1 District, B6 District, and RA1 District also include a clause that allows all development except for those listed as prohibited or discretionary. These zoning districts do provide for residential uses; therefore, your Administration recommends Zoning Bylaw No. 8770 be amended to add adult service agencies and independent adult service agencies to the list of prohibited uses in MX1 District, B6 District, and RA1 District.

All other zoning districts list permitted and discretionary uses. Therefore, amendments are not required to any other zoning district.

OPTIONS

The only option is to reject the recommendation for advertising approval. If the advertising is not approved, the proposed amendments will be deferred until sometime in 2012, and your Administration will require more direction from City Council regarding where adult service businesses will be permitted to be located in the city.

POLICY IMPLICATIONS

Amendments to the text of Zoning Bylaw No. 8770 will be required to incorporate the recommendations noted in this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

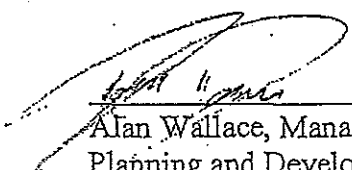
ENVIRONMENTAL IMPLICATIONS

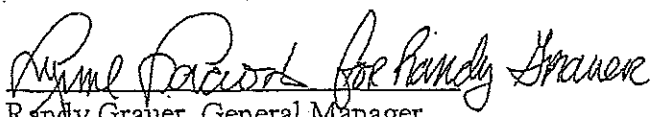
There are no environmental and/or greenhouse gas implications.

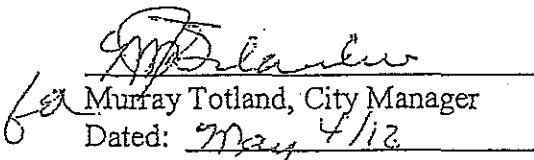
PUBLIC NOTICE

If the application is approved for advertising by City Council, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the date on which the matter will be considered by City Council.

Written by: Melissa Austin, Planner; and
Darryl Dawson, Manager, Business License and Bylaw Compliance
Section

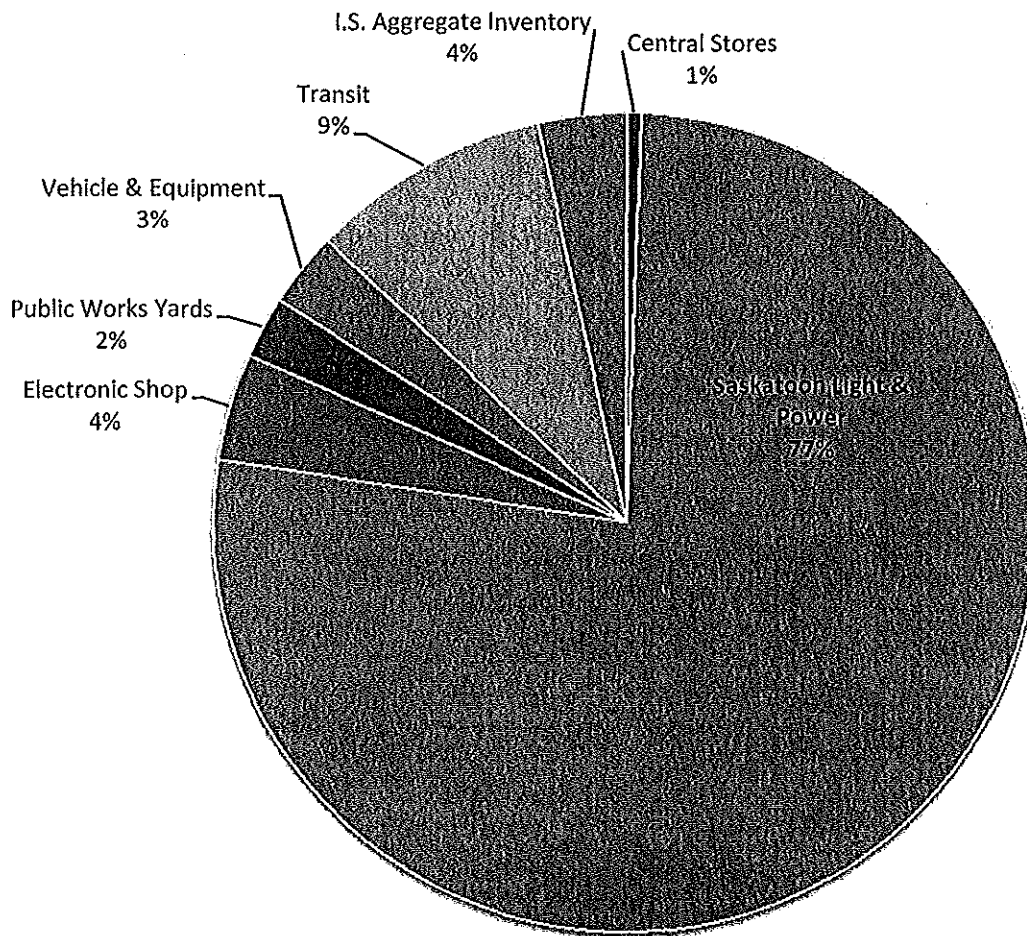
Reviewed by: 
Alan Wallace, Manager
Planning and Development Branch

Approved by: 
Randy Grauer, General Manager
Community Services Department
Dated: May 3/2012

Approved by: 
Murray Totland, City Manager
Dated: May 4/12

**Inventory Management and Disposal Services
Corporate Inventory Levels
December 31, 2011**

B2



December 31, 2011

Central Stores	\$57,491
Saskatoon Light & Power	\$7,927,316
Electronic Shop	\$433,100
Public Works Yards	\$254,368
Vehicle & Equipment	\$306,131
Transit	\$970,698
I.S. Aggregate Inventory	<u>\$363,030</u>
Total	<u>\$10,312,134</u>

Corporate Inventory Indicators
Inventory and Disposal Services - Corporate Services

Store Location	Inventory Value 2009	Inventory Value 2010	Inventory Value 2011	Yearly Issues 2009	Yearly Issues 2010	Yearly Issues 2011	Slow Moving/ Inactive 2009	Slow Moving/ Inactive 2010	Slow Moving/ Inactive 2011
Central Stores	\$41,348	\$38,508	\$57,491	\$91,381	\$94,967	\$98,059	\$18,895	\$15,390	\$17,092
Saskatoon Light & Power	\$5,764,804	\$6,986,893	\$7,927,316	\$4,609,874	\$4,441,500	\$5,014,950	\$3,100,326	\$4,227,062	\$5,056,586
Electronic Stores	\$368,492	\$429,060	\$433,100	\$496,953	\$605,502	\$826,432	\$215,725	\$134,397	\$110,853
I.S. Public Works Stores	\$248,853	\$229,623	\$254,368	\$1,309,107	\$1,120,564	\$992,499	\$66,710	\$44,795	\$66,628
Transit	\$761,985	\$843,668	\$970,698	\$773,438	\$943,997	\$1,196,774	n/a	n/a	n/a
Vehicle & Equipment Stores	\$246,743	\$268,433	\$306,130	\$538,100	\$665,795	\$575,455	n/a	n/a	n/a
I.S. Aggregate	\$2,375,513	\$750,046	\$363,030	n/a	n/a	n/a	n/a	n/a	n/a
Total	\$9,807,738	\$9,546,231	\$10,312,133	\$7,818,853	\$7,872,325	\$8,704,169	\$3,401,656	\$4,421,644	\$5,251,158

Summary of changes from 2011 to 2012:

- Total inventory value increased \$765,902 (8%)
- Inventory issues increased \$53,472 (.7%)
- Slow moving/inactive material increased \$1,019,988 (30%)
- Overall turnover decreased from .89 to .87

Notes:

- Turnover ratio is calculated by dividing the value of material issues into the year-end inventory value. The turnover rate indicates the amount of the overall value of inventory used during the year.
- Slow moving/inactive includes material that has turned less than once in the year (the amount in stock is greater than the amount used during the year) and stock on hand that has no issues during the year.
- Water Treatment inventory is not shown - inventory limited to safety only new and used parts.
- Chemical inventory controlled by mechanical process.

C1

BYLAW NO. 9034

The Fire and Protective Services Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Fire and Protective Services Amendment Bylaw, 2012.

Purpose

2. The purpose of this Bylaw is to amend The Fire and Protective Services Bylaw, 2001 to allow the Fire Chief to approve public fireworks displays involving low hazard fireworks outside of the date and time restrictions set in the Bylaw.

Bylaw No. 7990 Amended

3. The Fire and Protective Services Bylaw, 2001 is amended in the manner set forth in this Bylaw.

Section 39 Amended

4. Section 39 is amended by:
 - (a) adding "or" at the end of Subclause (3)(a)(i);
 - (b) striking out "; or" from Subclause (3)(a)(ii) and substituting ".";
 - (c) striking out Subclause (3)(a)(iii);
 - (d) striking out "City Council" in Clause (3)(c) and substituting "the Fire Chief"; and

(e) adding the following after Clause (3)(c):

“(d) The decision made by the Fire Chief pursuant to Clause 39(3)(c) is final and may not be appealed to City Council.”

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

BYLAW NO. 9031

The Street Closing Bylaw, 2012 (No. 5)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Street Closing Bylaw, 2012 (No. 5).

Purpose

2. The purpose of this Bylaw is to close a portion of the walkway adjacent to 135 and 139 Witney Avenue South, Saskatoon, Saskatchewan.

Closure of Portion of Walkway

3. All that portion of walkway adjacent to 135 and 139 Witney Avenue South, Saskatoon, Saskatchewan more particularly described as all that portion of Lane L16 lying adjacent to Lot 30, Block 437, Registered Plan No. 61S02358 as shown on a Plan of Proposed Subdivision by T.R. Webb, S.L.S. dated April 16, 2012 and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

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

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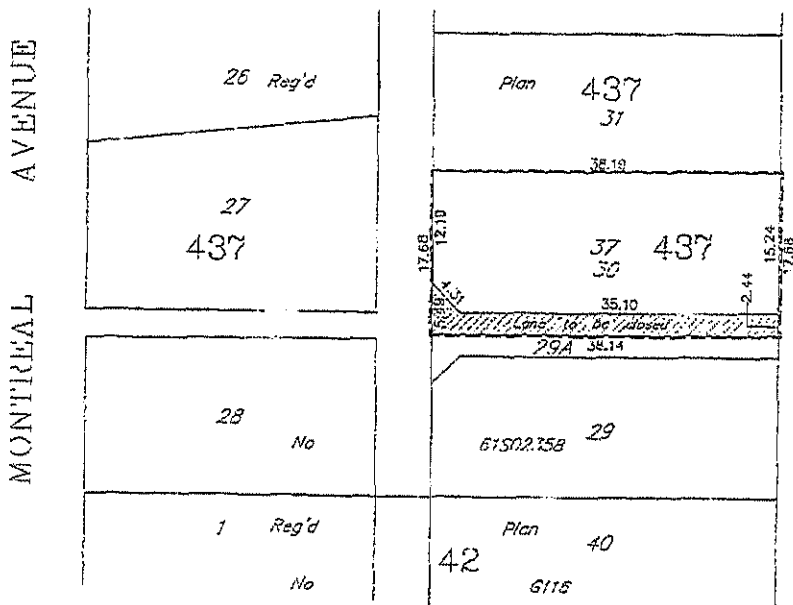
Read a second time this	day of	, 2012.
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Read a third time and passed this	day of	, 2012.
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Mayor

City Clerk

Schedule "A"



PLAN OF PROPOSED
 CLOSURE OF LANE L16
 & CONSOLIDATION WITH
 LOT 30, BLOCK 437
 REG'D PLAN NO 61S02358
 NW 1/4 SEC 30-36-5-3
 135 WITNEY AVENUE
 SASKATOON, SASK.
 SCALE 1:500

[Signature]
 I.R. Webb, April 16, 2012
 Saskatchewan Land Surveyor

Secl

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be subdivided is outlined in red
 with a bold, dashed line and contains 0.07± ha (0.17± ac.)
 Distances are approximate and may vary by ±1 metre.

The City of Saskatoon, SaskTel and Shaw Cable require an
 easement over the entire closed lane for storm sewers and
 buried electrical, telephone and CATV services.

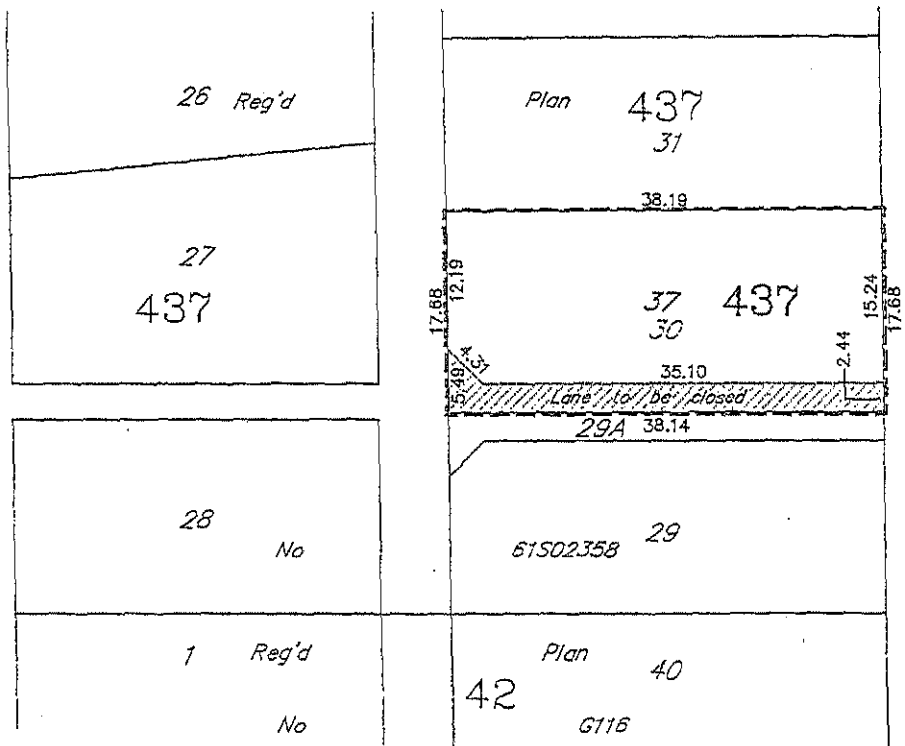
Approved under the provisions of
 Bylaw No. 6537 of the
 City of Saskatoon

 Date
 Community Services Department

Prepared by

 11-2270ac CAS

MONTREAL AVENUE
WITNEY AVENUE



WITNEY AVENUE

PLAN OF PROPOSED
CLOSURE OF LANE L16
& CONSOLIDATION WITH
LOT 30, BLOCK 437
REG'D PLAN NO 61S02358
NW 1/4 SEC 30-36-5-3
135 WITNEY AVENUE
SASKATOON, SASK.
SCALE 1:500

I.R. Webb
I.R. Webb, April 16, 2012
Saskatchewan Land Surveyor

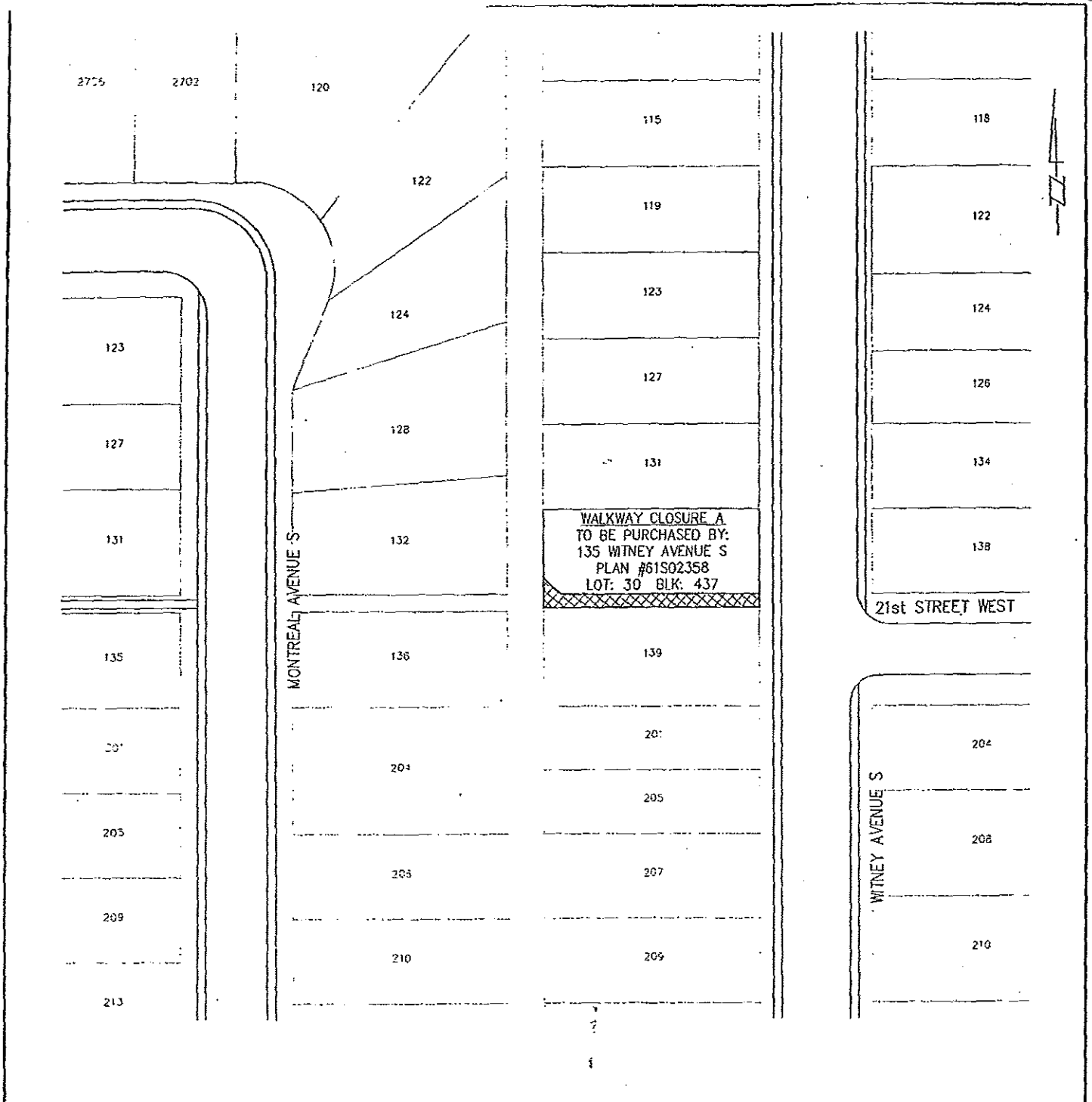
Seal

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Distances are approximate and may vary by ±1 metre.


The City of Saskatoon, SaskTel and Shaw Cable require an
easement over the entire closed lane for storm sewers and
buried electrical, telephone and CATV services.

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

Date
Community Services Department



CLOSURE AREA A
AREA = 95.48m² (1027.81ft²)

<p>PLAN DESCRIPTION/REVISIONS</p> <p>4</p> <p>3</p> <p>2</p> <p>1</p>	 <p>City of Saskatoon Infrastructure Services Department</p>	<p>APPROVED</p> <p>GENERAL MANAGER <i>Chalabandher</i></p> <p>ENGINEER <i>Smart</i></p>
<p>DRAWN BY <u>JMR</u></p> <p>DATE <u>2010-SEP-21</u></p> <p>SCALE: HOR. <u>1:1000</u> VERT. _____</p>	<p>WALKWAY CLOSURE WALKWAY SOUTH OF 135 WITNEY AVENUE S</p> <p>PLAN NO. 240-0016-006r002</p>	

ATTACHMENT 1

Summary of Key Findings for the 2012 Civic Services Survey

Perceived Quality of Life

- Overall, the perceived quality of life remains strong. Presently, 91.2% of telephone respondents rated their quality of life as good or very good, while 89.1% of online respondents rated their quality of life as good or very good. There is no significant change from the May 2011 survey results.
- Respondents who own their home rate the perceived quality of life slightly higher than those who rent their home.
- Most neighbourhoods consistently rate the quality of life in Saskatoon as either good or very good although those in Confederation and the Core Neighbourhoods suburban district areas are more likely to rate the quality of life as good, opposed to very good.

Most Important Issues

- The condition of streets continues to be the most frequently mentioned priority issue facing the City today (24.1% among telephone respondents and 21.7% of online respondents).
- The top ten most frequent primary and secondary issues mentioned are noted in the table below (for a detailed breakdown, see page 1 of the Survey). The priority issues identified generally correspond with the Strategic Goals identified in the 2012-2022 Strategic Plan adopted by City Council in February 2012.

Civic Survey 2012 Most Important Issues	Strategic Goal
Condition of Streets	Moving Around
Infrastructure/Roads	Moving Around
Crime/Policing	Quality of Life
Housing	Quality of Life
Traffic Flow/Congestion	Moving Around
Taxation/Spending	Assets & Financial Sustainability
Planning for City Growth/Development	Sustainable Growth

- Overall, the top ten most frequent primary and secondary issues mentioned are generally the same as found in 2012, although there are small variations in the order.

2011	2012
Condition of Streets	Condition of Roads
Infrastructure/Roads	Infrastructure/Roads
Crime/Policing	Crime/Policing
Housing	Housing
Traffic Flow/Congestion	Traffic Flow/Congestion
Garbage Pick-up/Recycling	Taxation/Spending
Taxation/Spending	Planning for City Growth/Development
Planning for City Growth/Development	Social Issues
Social Issues	Environment/Pollution
Transit Service	Garbage Pick-up/Recycling

Overall Satisfaction

- Overall satisfaction with telephone respondents has remained fairly consistent with 87.4% of participants responding that they are satisfied or very satisfied in 2012 versus 87.7% in 2011.
- Satisfaction with online respondents has somewhat lowered to 78.3% in 2012 from 81.5% in 2011.
- Averaged over the course of the study, satisfaction (satisfied and very satisfied) with the overall level of services provided by the City of Saskatoon is high with just under nine in ten phone respondents (87.4%) and just over eight in ten online respondents (80.8%). The results for 2012 are in line with the average.
- It is also important to note that when asked to assess the City's performance on delivering specific civic services, performance indicators have generally remained consistent with 2011 ratings.
- The 2012 Civic Services Survey reports significantly different results than those recently reported by Forum Research Inc. The results of the Civic Services Survey are consistent with previous years.

Importance of Specific Civic Services

- Overall, there were no significant changes in how respondents rated the importance of a wide range of civic services in 2011 and 2012. Although the order of importance may vary slightly from the previous survey, the overall ratings remain relatively consistent.
- Among both telephone and online respondents, the services rated the highest in terms of importance include: quality of drinking water; fire protection services; the maintenance of major roadways and freeways in the city; police services; and, the repair of water main breaks (for a detailed breakdown, see page 16 of the Survey).

City's Performance Delivering Specific Civic Services

- Similar to the 2011 survey, the services that received the average highest ratings include: the quality of drinking water; fire protection services; treatment of sewage; electrical services reliability; garbage collection; accessibility of City parks; and, police services.
- As anticipated, ratings from online respondents are generally somewhat lower than assessments provided by telephone respondents (see page 19 of the Survey).
- Recycling initiatives, ice and snow management, and mosquito control show performance has improved. Other areas, particularly for phone respondents, that received performance improvements include: repair of water main breaks; maintenance of major roadways and freeways; and, treatment of sewage.
- For the majority of other services, satisfaction has remained consistent from the 2011 survey results (see page 20 of the Survey).

Comparing Importance and Performance

- Golf courses, parking enforcement, and ice rinks continue to be areas where the level of satisfaction with the service is higher than the level of importance.
- Maintenance of major roadways and freeways in the city; traffic management; street maintenance in your neighbourhood; ice and snow management; and, planning and development of the city are areas where the level of satisfaction with the service is lower than the level of importance.

Quadrant Analysis

- To clearly delineate areas of strength and weakness in the City of Saskatoon service offerings, a quadrant analysis was performed for each service, using importance of, and performance with, the service (see pages 25 and 26 of the Survey).

Perceptions of Property Tax Spending

- There were not significant changes in the perceptions of tax spending from the 2011 results.
- The largest proportion of 2012 telephone respondents (31.4%) admits they do not know what percentage of property taxes go to the municipal government. Only 19.34% correctly identify that between 41% and 50% of property taxes go to the City of Saskatoon.
- Results from online respondents demonstrate a similar proportion who correctly identify the percentile range (11.3%); however, significantly more residents indicate that they do not know (56.9%) how much of their property taxes go to the City of Saskatoon.

Perception of Value for Property Taxes

- A majority of telephone (82.9%) and online (63.1%) respondents feel they receive “good” or “very good” value from their property taxes. However, online respondents are more likely to report they receive poor value for their property taxes paid.

Method for Receiving Information

- The majority of telephone respondents say they prefer to receive information about City of Saskatoon programs and services through the flyers (42.7%); followed by print ads (29.2%); email (26.4%); and, website (23.7%).
- The majority of online respondents say they prefer to receive information about City of Saskatoon programs and services through the website (52.1%); the media (45.4%); radio ads (39.1%); and, email (35.9%).
- The results show that the City of Saskatoon website is an important communication tool. Furthermore, there are a variety of communication tools that are necessary to reach the broad population, not one tool will effectively reach all citizens.

Using Social Media Tools to Receive Civic Information

- Online respondents are notably more likely than telephone respondents to use social media communication methods to access civic information.
- Most commonly, 49.3% of telephone respondents reference visiting the City of Saskatoon website, while 72.4% of online respondents have visited the City’s website.
- Younger respondents are significantly more likely to have visited the City of Saskatoon’s accounts on Facebook, Twitter, YouTube, and the Blog.

CITY OF SASKATOON

ANNUAL CIVIC SERVICES SURVEY

May 2012



Report compiled by
Inshtrix Research, Inc.

1-3223 Millar Avenue
Saskatoon, Saskatchewan

T: 1-866-888-5640 F: 1-306-384-5655

Executive Summary

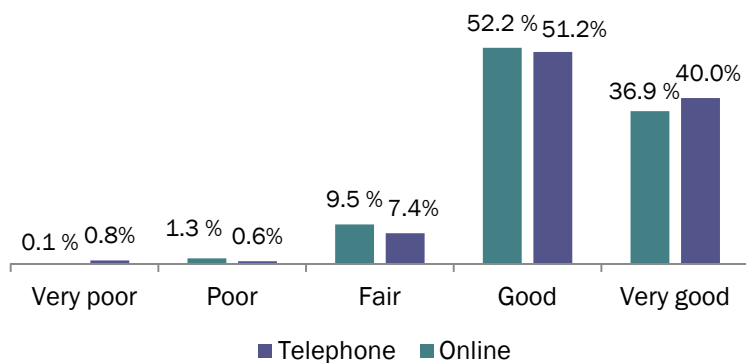
The objectives of the survey are to gain insight into:

- Perceptions of the quality of life in Saskatoon,
- Population's perceptions of importance and satisfaction relating to the services provided by the City of Saskatoon, and,
- Tracking perceptions and satisfaction with the above areas over the past several years.

Results were collected between May 14th and 26th, 2012. A total of 503 randomly selected Saskatoon residents completed the telephone survey and 833 completed the online survey.

As in previous waves of the study, perceptions of the quality of life in Saskatoon are very positive, with nine in ten respondents rating it as either good or very good (phone: 91.2%, online: 89.1%).

Quality of Life - City of Saskatoon



Most commonly, respondents cite the condition of the streets and infrastructure as the most important issues facing the City of Saskatoon.

Importance of and Satisfaction with Civic Services

Generally speaking, the majority of respondents are satisfied (phone: 87.4%, online: 78.3%) with the overall level of services provided by the City of Saskatoon.

City of Saskatoon services rated as most important by respondents include the quality of the drinking water, fire protection services, maintenance of major roadways and freeways in the city, police services and the repair of water main breaks.

Areas where satisfaction falls short of importance include maintenance of major roadways, traffic management, and neighbourhood street maintenance. The following table shows the top and bottom six services ranked by the difference between importance and performance satisfaction.

	Telephone Results			Online Results		
	Importance	Performance	Difference	Importance	Performance	Difference
Golf courses	4.6	6.5	1.9	4.5	6.9	2.5
Parking enforcement	5.9	6.8	0.9	6.0	6.6	0.6
Ice rinks	6.0	6.4	0.4	5.7	6.5	0.8
Accessibility of city parks	7.3	7.7	0.4	7.4	7.3	0.0
Outdoor swimming pools	6.2	6.6	0.3	6.2	6.7	0.5
Indoor pools/community centres	7.0	7.3	0.3	6.9	7.1	0.2
Recycling initiatives	7.6	5.9	-1.7	7.6	5.7	-1.9
Planning and development of the city	8.2	5.9	-2.4	8.5	5.5	-3.0
Ice and snow management	8.3	5.9	-2.4	8.6	5.8	-2.9
Street maintenance in your neighborhood	8.3	5.6	-2.7	8.5	5.4	-3.1
Traffic management	8.4	5.7	-2.7	8.8	5.2	-3.6
Maintenance of major roadways and freeways in the city	9.0	5.4	-3.6	9.1	4.9	-4.2
<u>Civic Services Critical Strengths (high importance, strong performance)</u>	<u>Civic Services Critical Weaknesses (high importance, weaker performance)</u>			When asked which of the City of Saskatoon web presences respondents have visited, many have primarily visited the City of Saskatoon website (phone: 49.3%, online: 72.4%) or not visited any of the online sites (phone: 45.1%, online: 25.9%). Those aged 18-34 are the most likely to have visited the City's social media sites.		
<ul style="list-style-type: none"> quality of drinking water fire protection services treatment of sewage electrical services reliability garbage collection police services 	<ul style="list-style-type: none"> maintenance of major roadways and freeways neighbourhood street maintenance traffic management planning and development of the city ice and snow management maintenance of city parks 					

Conclusions

- The quality of life in Saskatoon continues to be rated highly overall, with most people rating it as either good or very good.
- The condition of city streets remains as the issue cited by respondents as the most important currently facing the City of Saskatoon. As with last year, it should be noted that the survey takes place in the spring, when road conditions are typically at their worst. Similarly, the largest differences between importance and perceived satisfaction with civic services are with neighbourhood street maintenance, traffic management, and maintenance of major roadways and freeways.
- As with results from 2011, social media websites utilized by the City of Saskatoon (Facebook, Twitter, YouTube, Blog) continue to be utilized by only a small proportion of people. More commonly, people visit the City website or don't engage with the City of Saskatoon online at all.
- In years prior to 2012, 46% of property taxes were allocated to civic programs and services. In 2012, this proportion had increased to 50% of property taxes being allocated to such programs and services. This change in allocation has not demonstrated any direct impact on perceptions of value for property taxes among Saskatoon residents.

Table of Contents

Executive Summary	i
Introduction and Methodology	1
Study Background and Objectives.....	1
Methodology.....	2
Sampling and Data Collection Approach	2
Review of Questionnaire.....	3
Data Collection	3
Analysis and Reporting.....	4
Research Notes.....	5
Study Results	6
Quality of Life and Important Issues Facing the City.....	6
Current Perceived Quality of Life	6
Tracking Perceptions of Quality of Life	7
Quality of Life – Demographic Differences (online respondents only).....	8
Most Important Issue Facing Saskatoon	10
Tracking Most Important Issue Facing Saskatoon	11
Total Primary and Secondary Issues.....	12
Civic Services Satisfaction	13
Overall Satisfaction.....	13
Tracking Overall Satisfaction	14
Importance of Specific Civic Services.....	15
Tracking Importance of Services	17
Assessment of City’s Performance Delivering Civic Services	19
Tracking Performance Delivering Services.....	20
Comparing Importance and Performance.....	22
Tracking Importance and Performance	23
Quadrant Analysis.....	24
Quadrant Analysis.....	27
Perceptions of Property Tax Spending.....	28
Perceptions of Value for Property Taxes.....	29
Tracking Value for Property Taxes	30

Value of Property Taxes based on Correct Perceptions of Taxes	31
Social Networking and Receiving Information from the City	32
Method of Receiving Information Preference	32
<i>Method of Receiving Information Preference – by age (online respondents only)</i>	33
Using Social Media Tools to Receive Civic Information	34
Demographics.....	36
Age Ranges	36
Gender	37
Housing Ownership	38
Suburban District Area.....	39
Appendix A – Additional Tracking Data	41
Tracking Importance of Services	41
Tracking Performance Delivering Services.....	43
Tracking Most Important Issue Facing Saskatoon	45

Introduction and Methodology

STUDY BACKGROUND AND OBJECTIVES

The City of Saskatoon has conducted an annual survey on civic services with Saskatoon residents since the early 1990s. Originally, this research was conducted in the fall. Starting with the 2011 wave of the survey, research has been conducted in the spring. Where appropriate, results have been compared with past waves of the study to identify trends.

The objectives of the survey are to gain insight into:

- Perceptions of the quality of life in Saskatoon,
- Understanding what citizens believe is the most important issue facing the city,
- Saskatoon residents' perceptions of importance and satisfaction relating to the services provided by the City of Saskatoon,
- Perceived value for property tax dollars contributed to the city,
- Tracking perceptions and satisfaction with the above areas over the past several years, and
- Understanding interest in receiving information about City programs and services via social media tools.

METHODOLOGY

To achieve the above research objectives, the City of Saskatoon contracted Insightrix Research, Inc. to conduct the Civic Services Survey. The survey process included the following stages:

Sampling and Data Collection Approach

Historically, this study has been conducted via telephone interviews with randomly selected households within Saskatoon city limits. In 2010, it was determined that the City of Saskatoon would measure the annual civic services among both online respondents and telephone respondents in order to reach cell phone only households and to address declining participation rates in telephone surveys in general.

Online research has become more commonplace and many research companies access research panels to engage respondents online. Insightrix launched its Saskatchewan-focused online panel in 2008. SaskWatch Research™ currently represents more than 11,000 Saskatchewan residents, with more than 3,000 residing in Saskatoon.

It is noted that there are slight differences in respondent behaviours to online studies when compared to telephone studies. Specifically, online respondents tend to offer slightly lower ratings on scale questions such as satisfaction or likelihood of usage. This trend has been noted in several tandem studies conducted by Insightrix where the same set of questions is polled to a sample of telephone and online respondents. Therefore, to maintain trending capabilities with the historical data from the Annual Civic Services Survey, both telephone and online methods were used in the 2010, 2011, and 2012 iterations of the study.

Telephone Sampling:

The sampling approach used in the 2012 telephone study has remained unchanged since 2009 to allow for direct comparisons year over year. Specifically, 500 interviews were conducted with randomly selected households from throughout the city. For consistency, quotas were not set to be exactly representative of the Saskatoon population by age and gender as with previous years. As a result, the distribution of responses does not precisely match the general adult population within the city, yet the distribution of respondents in the 2012 wave is consistent with previous waves (back to 2009) and, as such, the results are directly comparable between the time periods. Similarly, the data was not weighted to reflect the actual distribution of the population in the city by age and gender as this was also not done in past waves.

Online Sampling:

For the online study, given that the age and gender of panel members is known, Inshtrix was able to set precise quotas by both demographic factors to ensure a close match to the general population was achieved. Due to cost savings associated with conducting online research, in 2011 the sample size was increased from 500 to 800 to allow for more statistically accurate findings and more detailed comparisons by demographic groups. This increased sample size has been maintained for the 2012 wave of the study. As respondent proportions in this wave of the study are very close to census actuals, the data was not weighted (as was required in the 2011 wave of the study).

Completed Questionnaires by Demographic Variables:

The following table outlines the distribution of telephone interviews or completed online questionnaires by the demographic variables discussed. These proportions are also compared to the 2006 Census data for the City of Saskatoon.

	Telephone Wave		Online Wave		2006 Census*
	Sample size	Proportion	Sample size	Proportion	Proportion
Male	225	44.7%	381	45.7%	47.8%
Female	278	55.3%	452	54.3%	52.2%
18-34	98	19.5%	270	32.4%	33.8%
35-54	201	40.0%	238	39.0%	37.7%
55+	204	40.6%	325	28.6%	28.5%
TOTAL	503	100%	833	100%	100%

* Includes adult population only (aged 18 years or more)

Review of Questionnaire

To maintain the ability to track results with previous years, the questionnaire has remained virtually unchanged. To accommodate the online version of the study, questionnaire wording was adjusted where needed, although the meaning of the questions has remained unchanged.

Data Collection

Telephone:

Data was collected via telephone interviews with randomly selected households within Saskatoon city limits. Household contact information was provided by ASDE Survey Sampler, Inc., a reputable sample firm based in Canada. Trained telephone interviewers contacted potential respondents, asking for their voluntary participation in the study. A total of 503 interviews were completed.

Online:

Randomly selected SaskWatch panel members living within the city were invited to participate in the research study via an email message which included a link to the online survey. Those who did not respond within one week of receiving the invitation were sent a reminder invitation. A total of 833 online questionnaires were completed.

Data was collected between May 14th and 26th, 2012. A total of 503 randomly selected Saskatoon residents completed the telephone survey and 833 completed the online survey. The margin of error for the telephone research is ± 4.4 percentage points at a 95% confidence interval (19 times out of 20). Margins of error of sub-groupings of the sample (such as age or neighbourhood) will be larger. Because the online research is considered a non-probability proportional sampling technique (i.e. not every citizen in the city had an equal opportunity to participate in the research – only those on the panel had an opportunity to participate), a margin of error cannot be provided for the online study. However, this does not detract from the quality or representativeness of the data collected via the online study. Rather, the margin of error metric cannot be applied to this type of research.

Analysis and Reporting

Insightrix has produced this report, which includes frequencies, cross-tabulations, key findings, and additional analysis. Where possible, results have been compared to previous waves of research.

RESEARCH NOTES

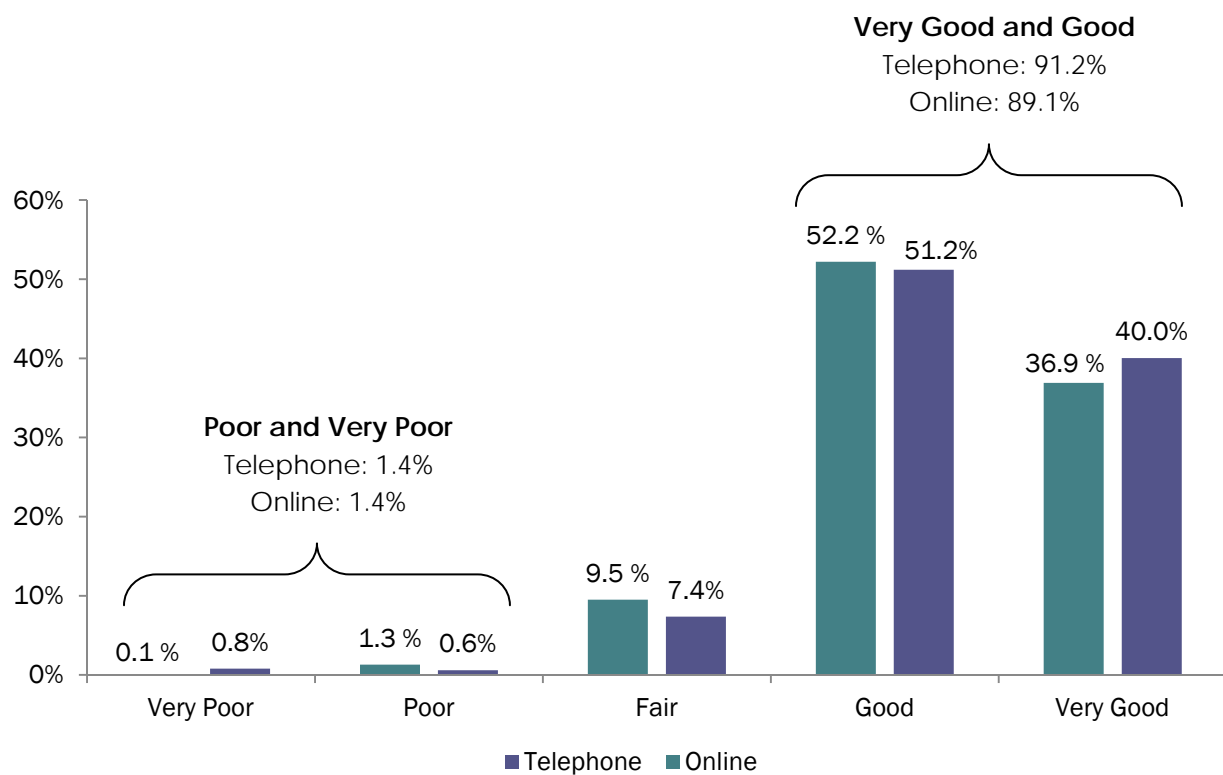
- Each survey question was analyzed by all appropriate demographic variables, including suburban area, age, and gender. Notable differences have been highlighted in this report. A standard alpha value of less than 0.05 is considered statistically significant. This means that there is less than a 5% chance that the results would have occurred by chance.
- Results between the 2012 telephone wave of research and past research waves are directly comparable. However, given the difference in sample distribution between the three telephone and online research waves, along with the mode bias noted earlier (i.e. online respondents tend to offer lower ratings in general) comparisons between the telephone and online research should be interpreted with caution.
- Because of the larger sample size and the objective of transitioning the Saskatoon Civic Services Survey to an online methodology, any demographic cross-tabulation results have been based solely on online respondents.
- Due to rounding, not all results will add to exactly 100%.
- Results for questions with multiple allowed responses may total more than 100%, as respondents are able to choose more than one option.
- Each question includes a base description detailing the number of respondents who answered each question (n=#).
- Open-ended questions have been themed and coded into categories. The percentages from individual codes could total more than 100% as comments from each respondent could be relevant to more than one code.

Study Results

QUALITY OF LIFE AND IMPORTANT ISSUES FACING THE CITY

Current Perceived Quality of Life

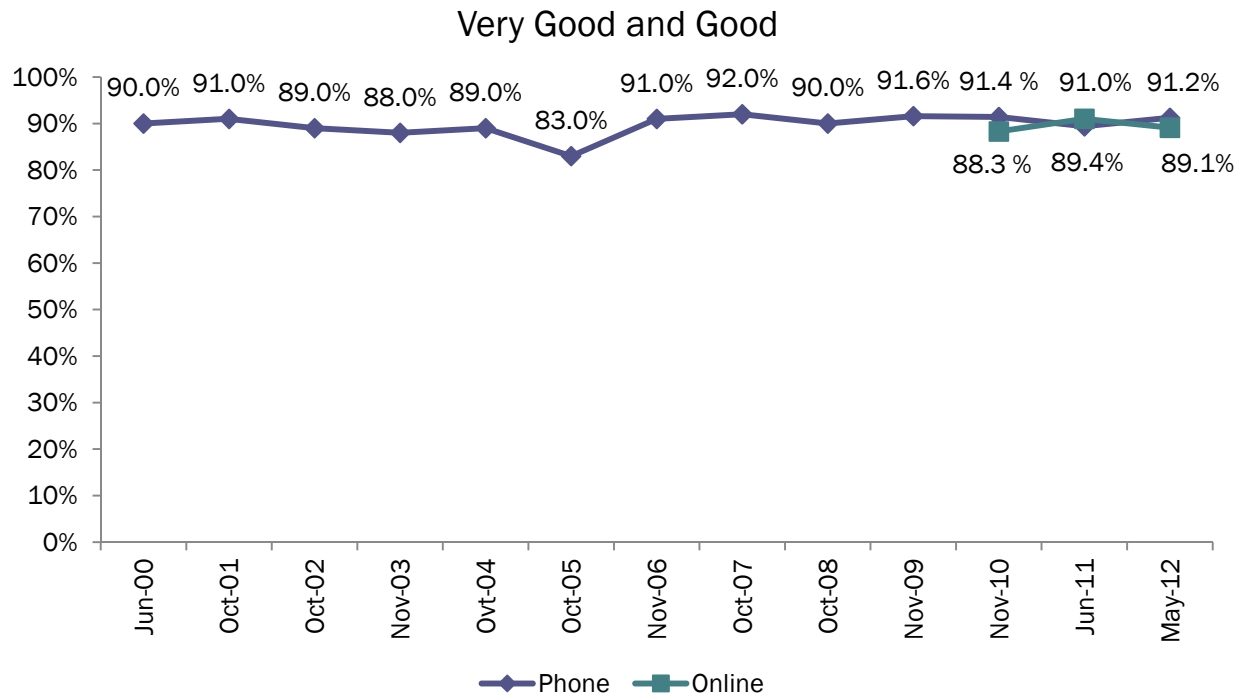
Overall, the vast majority of respondents (phone: 91.2%, online: 89.1%) rate the quality of life in Saskatoon as either good or very good. Less than one in ten rate the quality of life as fair (phone: 7.4%, online 9.5%), and a very small proportion (phone: 1.4%, online: 1.4%) rate it as either poor or very poor.



1. Overall, how would you rate the quality of life in Saskatoon? Base: All respondents excluding “don’t know”, telephone n=502; online n=833.

Tracking Perceptions of Quality of Life

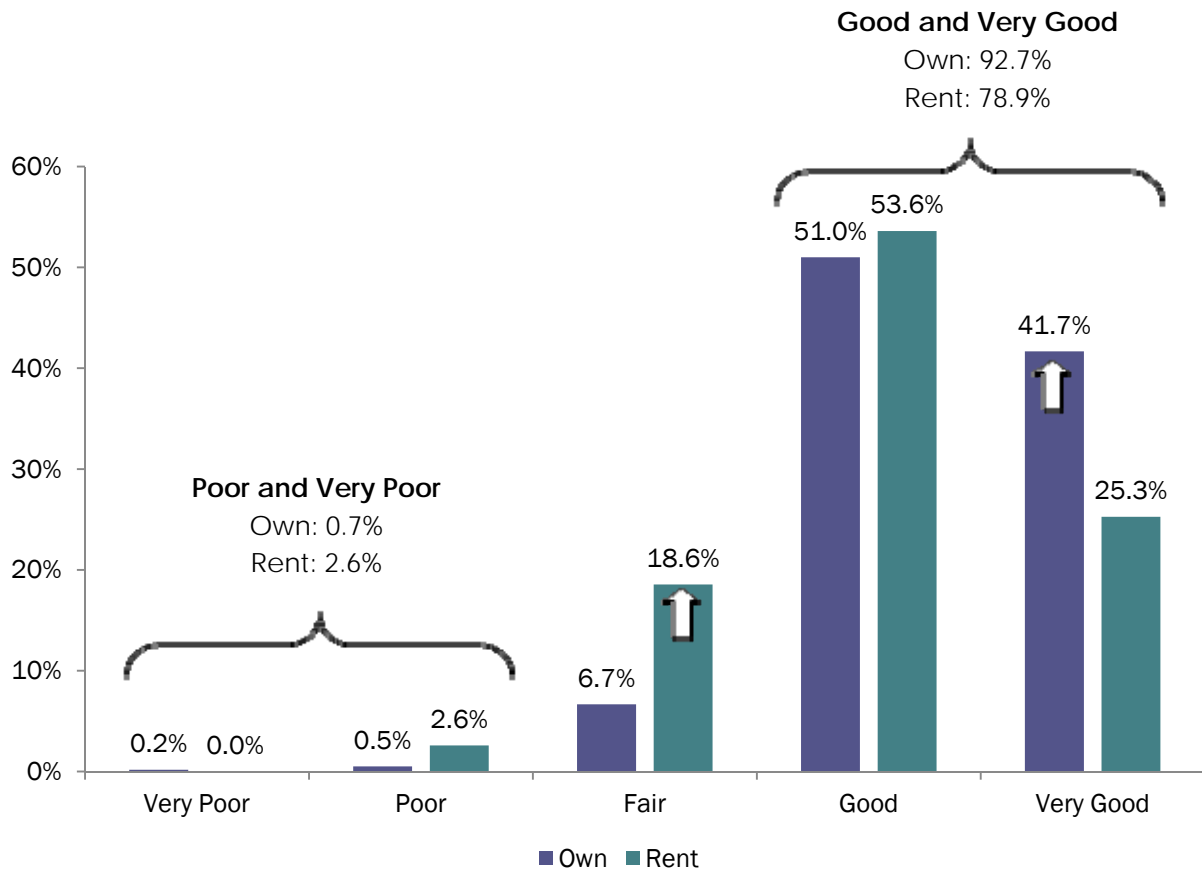
As in previous waves of the study, nearly all respondents rate the quality of life in Saskatoon as either good or very good. Except for a dip in the 2005 study results, about nine in ten respondents have rated the quality of life with this high degree since the inception of the study.



Quality of Life – Demographic Differences (online respondents only)

Quality of Life by Home Ownership

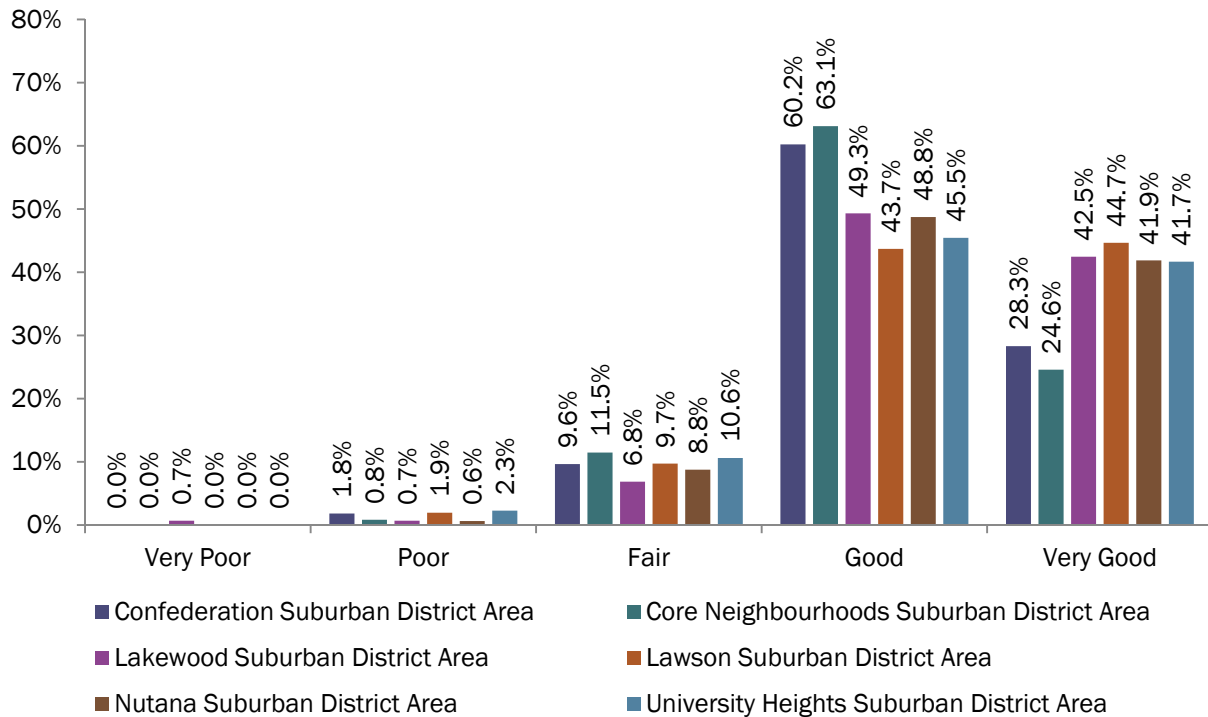
As with results from the 2011 wave of the study, respondents who own their home continue to more commonly rate the quality of life in Saskatoon as very good (41.7%) compared to those respondents who are renting their homes (25.3%); while those who rent more commonly rate the quality of life in Saskatoon as fair (18.6%) compared to those who own their homes (6.7%).



1. Overall, how would you rate the quality of life in Saskatoon? Base: All respondents, online n=833.

Quality of Life by Suburban District Area

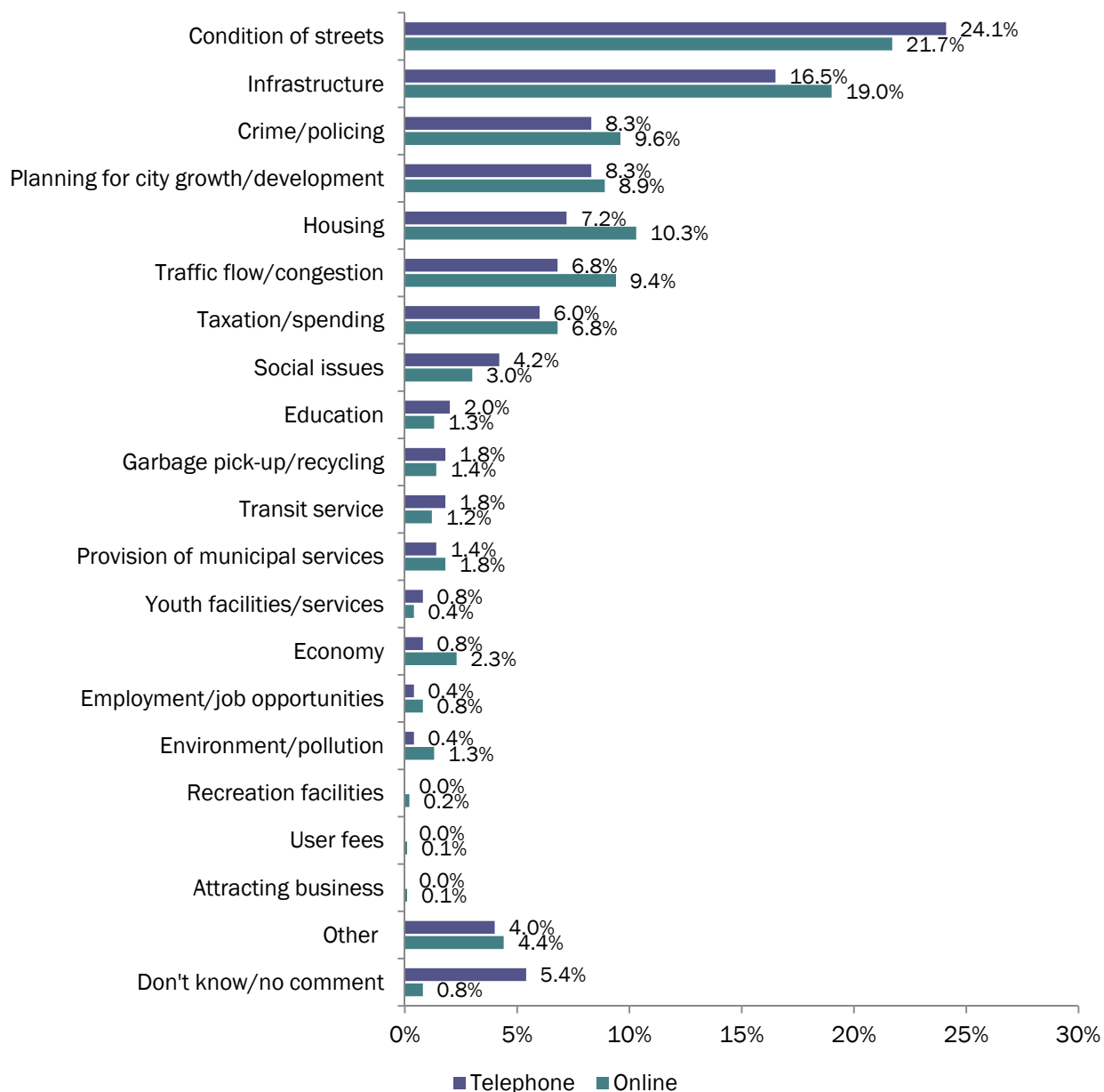
Most neighbourhoods consistently rate the quality of life in Saskatoon as either good or very good, with the exception of the Confederation and the Core Neighbourhoods suburban district areas that are more likely to rate the quality of life as good, opposed to very good.



1. Overall, how would you rate the quality of life in Saskatoon? Base: All respondents, online n=833.

Most Important Issue Facing Saskatoon

While respondents listed a wide variety of issues that they feel should receive the greatest attention, the issues most commonly cited by respondents as the biggest issues facing the City of Saskatoon include the condition of the streets (phone: 24.1%, online: 21.7%) and infrastructure (phone: 16.5%, online: 19.0%). All other issues were indicated as the most important by one in ten or less.



2. In your opinion, what is the single most important issue facing the City of Saskatoon, that is, the one issue you feel should receive the greatest attention? Base: All respondents, telephone n=503; online n=833. Multiple answers possible (some online respondents mentioned more than one issue).

Tracking Most Important Issue Facing Saskatoon

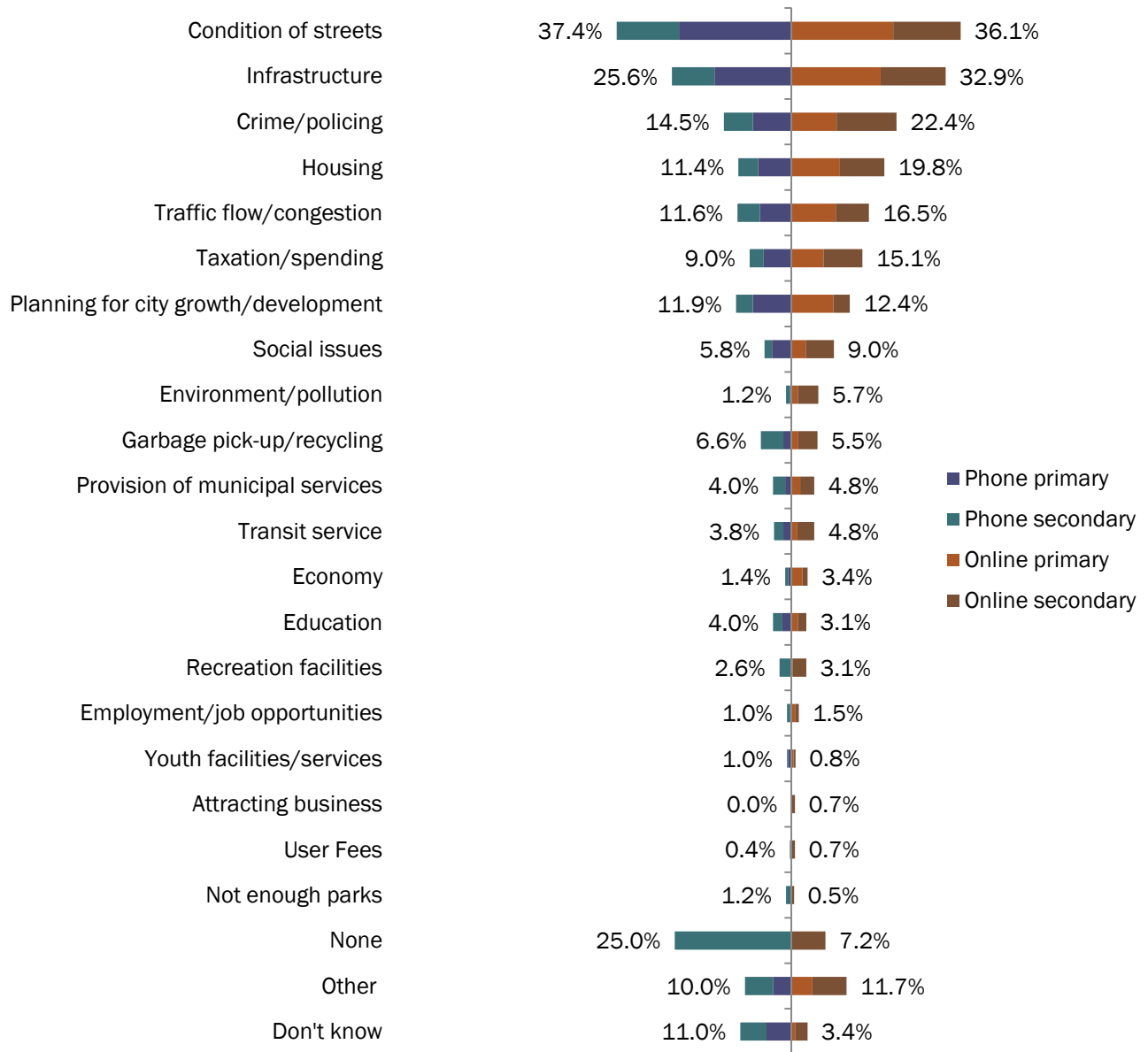
As in the 2011 wave of the survey, the condition of City streets and infrastructure are still the top two issues cited by respondents as the most important issues facing the City of Saskatoon. For reference, data tracking back to 2002 is included in the appendix of this report.

Issues	2008	2009	2010 Phone	2011 Phone	2012 Phone	Phone Difference from 2011	2010 Online	2011 Online	2012 Online	Online Difference from 2011
Condition of streets	8.0%	4.0%	11.0%	18.0%	24.1%	6.1%	3.0%	23.1%	21.7%	-1.4%
Infrastructure/roads	4.0%	6.0%	8.0%	15.8%	16.5%	0.7%	20.0%	13.3%	19.0%	5.7%
Planning for growth/development	18.0%	16.0%	16.0%	11.8%	8.3%	-3.5%	20.0%	11.5%	9.6%	-1.9%
Crime/policing	6.0%	10.0%	7.0%	2.6%	8.3%	5.7%	11.0%	9.5%	8.9%	-0.6%
Housing	13.0%	8.0%	7.0%	9.6%	7.2%	-2.4%	10.0%	11.1%	10.3%	-0.8%
Traffic flow/congestion	9.0%	8.0%	18.0%	7.8%	6.8%	-1.0%	16.0%	11.1%	9.4%	-1.7%
Taxation/spending	9.0%	11.0%	5.0%	4.2%	6.0%	1.8%	6.0%	6.0%	6.8%	0.8%
Social issues	10.0%	4.0%	6.0%	2.4%	4.2%	1.8%	12.0%	6.0%	3.0%	-3.0%

2. In your opinion, what is the single most important issue facing the City of Saskatoon, that is, the one issue you feel should receive the greatest attention? Base: All respondents, telephone n=503; online n=833. Multiple answers possible (some online respondents mentioned more than one issue).

Total Primary and Secondary Issues

Combining both primary and secondary mentions of issues that should be a priority to the City of Saskatoon, the condition of the streets and infrastructure remain as the most commonly mentioned among both groups of respondents.



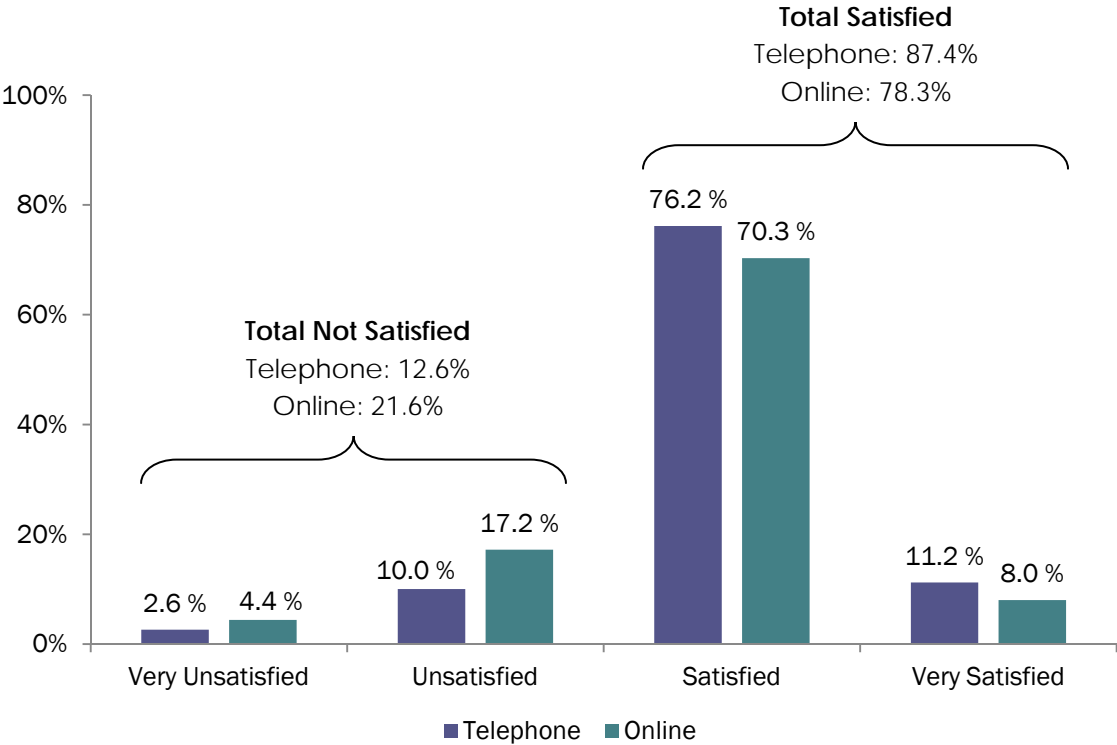
2. In your opinion, what is the single most important issue facing the City of Saskatoon, that is, the one issue you feel should receive the greatest attention? Base: All respondents, telephone n=503; online n=833. Multiple answers possible (some online respondents mentioned more than one issue).

3. Is there any other issue, which you feel is also important, and should receive priority attention? Base: All respondents, n=503; online n=833. Multiple answers possible (some online respondents mentioned more than one issue).

CIVIC SERVICES SATISFACTION

Overall Satisfaction

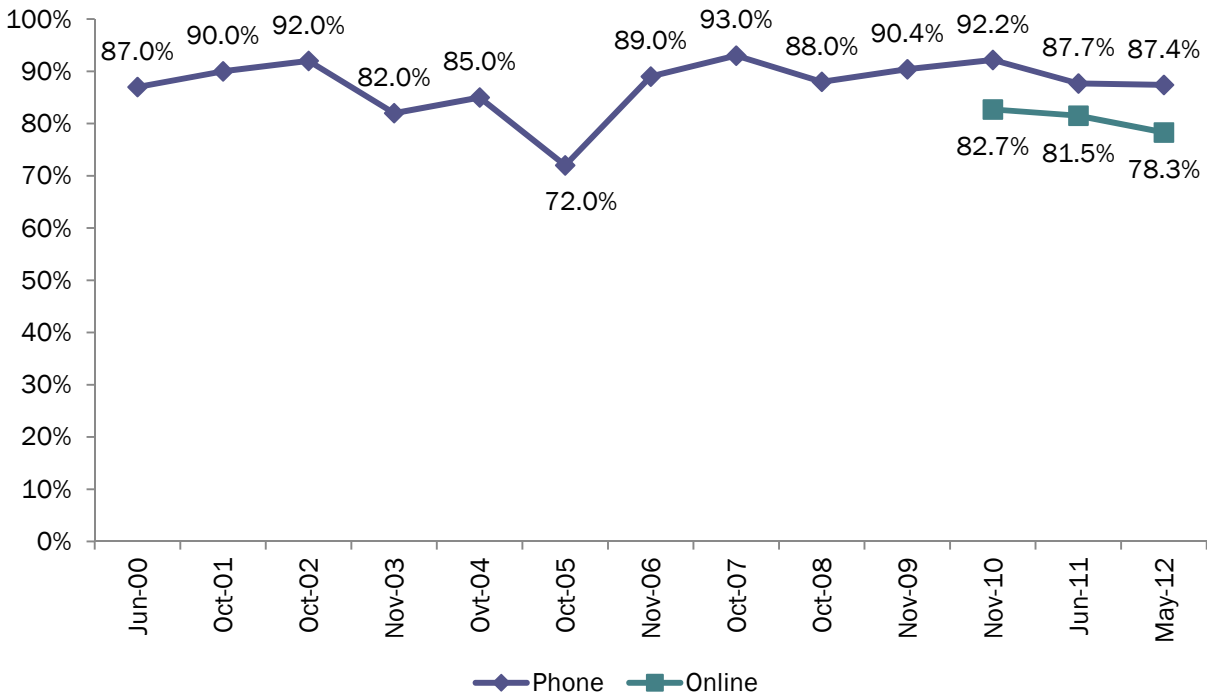
The vast majority of respondents are, generally speaking, either satisfied or very satisfied (phone: 87.4%, online: 78.3%) with the overall level of services provided by the City of Saskatoon. Note that the largest proportion of respondents is satisfied (phone: 76.2%, online: 70.3%) as opposed to very satisfied (phone: 11.2%, online: 8.0%), suggesting that these residents can identify some areas for improvement. Fewer respondents report not being satisfied (phone: 12.6%, online: 21.6%).



6. Generally speaking, how satisfied are you with the overall level of services provided by the City of Saskatoon? Base: All respondents, excluding “don’t know”, telephone, n=499; online, n=833.

Tracking Overall Satisfaction

Overall satisfaction (somewhat and very) has remained consistent between the 2011 and 2012 waves of the study for phone (87.4%) but has softened slightly for online (from 81.5% in 2011 to 78.3% in 2012). Averaged over the course of the study, satisfaction (somewhat and very) with the overall level of services provided by the City of Saskatoon is high at just under nine in ten respondents for phone (87.4%) and just under eight in ten respondents for online (80.8%). Note that the results for 2012 are in line with these results, with phone being the same as the average for 2012, and online being just slightly lower.



6. Generally speaking, how satisfied are you with the overall level of services provided by the City of Saskatoon? Base: All respondents, excluding "don't know", telephone, n=499; online, n=833.

Importance of Specific Civic Services

Respondents were asked to rate the importance of a wide range of civic services available to citizens using a scale from one to ten, where one means that the service is not at all important and should not be given top priority, and ten means the service is extremely important and should be given top priority. A five means the service is neither important nor unimportant. For ease of reporting, these services have been coded for the City department into which it falls.

Infrastructure Services

- street maintenance in your neighbourhood
- sidewalk maintenance in your neighbourhood
- maintenance of major roadways and freeways in the city
- traffic management
- maintenance of city trees
- maintenance of city parks
- accessibility of city parks
- ice and snow management
- repair of water main breaks
- maintenance of back lanes
- parking availability
- mosquito control

Utility Services

- public transportation, buses and bus routes
- quality of drinking water
- treatment of sewage
- garbage collection
- recycling initiatives
- landfill services
- electrical services reliability

Fire and Protective Services

- fire protection services

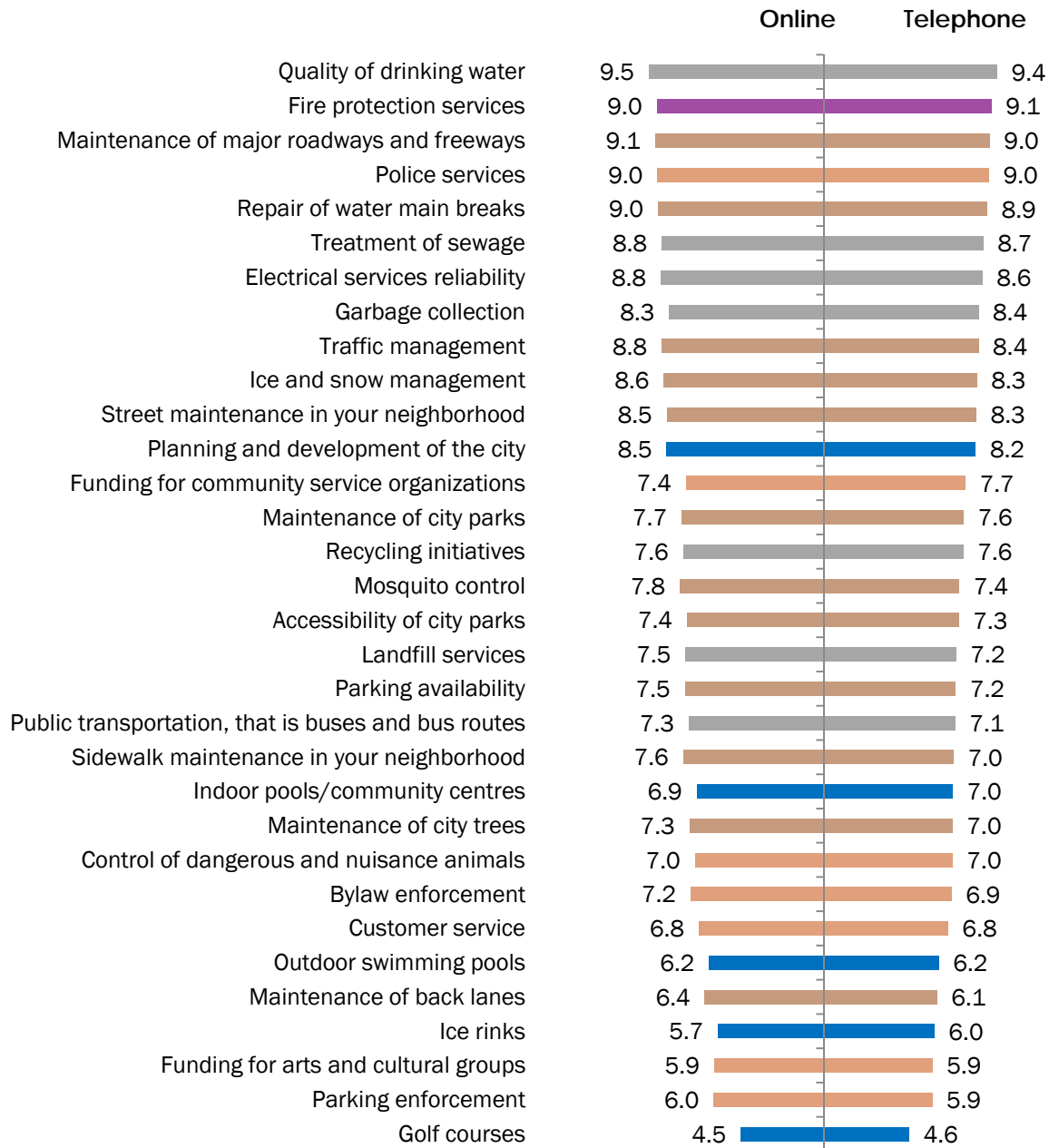
Other

- funding for arts and cultural groups
- funding for community service organizations
- customer service
- control of dangerous and nuisance animals
- parking enforcement
- bylaw enforcement
- police services

Community Services

- outdoor swimming pools
- ice rinks
- golf courses
- indoor pools/community centres
- planning and development of the city

Similar to the previous wave of the study, the services that respondents rated highest in terms of importance include the quality of drinking water, fire protection services, the maintenance of major roadways and freeways in the city, police services, and the repair of water main breaks. For the most part, results are more or less consistent between phone and online respondents.



4. The City of Saskatoon is responsible for providing a variety of different services to you as a resident of the City. I'm going to read you a list of some of these services, and I'd like you to tell me how important each service is to you using a scale of 1 to 10, where 1 means that the service is "not at all important" and should not be given any priority, 10 means the service is "extremely important" and should be given top priority, and 5 means the service is neither important nor unimportant to you. Base: All respondents excluding "don't know" responses. Telephone, n=485-503; Online, n=822-832.

Tracking Importance of Services

The table below outlines the changing importance ratings by civic services. Overall, there is very little change since the 2011 results.

City of Saskatoon Services:	2008	2009	2010 Phone	2011 Phone	2012 Phone	2012 Diff. (Phone)	2010 Online	2011 Online	2012 Online	2012 Diff. (Online)
Outdoor swimming pools	6.4	6.1	6.2	6.2	6.2	0.0	6.2	6.1	6.2	0.1
Repair of water main breaks	9.1	8.8	8.7	8.7	8.9	0.2	9.0	8.9	9.0	0.1
Treatment of sewage	9.5	9.2	8.8	8.5	8.7	0.2	8.8	8.7	8.8	0.1
Traffic management	8.3	8.1	8.4	8.1	8.4	0.3	9.0	8.7	8.8	0.1
Customer service*	8.0	7.2	6.8	6.7	6.8	0.0	6.9	6.7	6.8	0.1
Quality of drinking water	9.6	9.3	9.3	9.2	9.4	0.2	9.5	9.4	9.5	0.1
Maintenance of major roadways and freeways in the city	8.5	8.6	8.7	8.9	9.0	0.1	9.1	9.1	9.1	0.0
Electrical services reliability	9.3	8.7	8.7	8.4	8.6	0.2	8.9	8.8	8.8	0.0
Planning and development of the city	8.7	8.3	8.1	8.0	8.2	0.2	8.6	8.5	8.5	0.0
Street maintenance in your neighbourhood	8.0	8.0	8.2	8.2	8.3	0.1	8.3	8.5	8.5	0.0
Landfill services	8.2	7.5	7.4	7.2	7.2	0.0	7.6	7.5	7.5	0.0
Parking enforcement	6.8	6.4	5.9	5.8	5.9	0.1	6.0	6.0	6.0	0.0
Funding for community service organizations	8.3	7.8	7.8	7.7	7.7	0.0	7.5	7.5	7.4	-0.1
Fire protection services	9.4	9.0	9.1	8.9	9.1	0.2	9.1	9.1	9.0	-0.1
Maintenance of back lanes	7.3	6.4	6.4	6.4	6.1	-0.3	6.5	6.5	6.4	-0.1
Funding for arts and cultural groups	7.0	6.1	6.1	5.9	5.9	0.0	6.1	6.0	5.9	-0.1
Parking availability	7.9	7.2	7.2	7.1	7.2	0.1	7.5	7.6	7.5	-0.1
Ice rinks	6.6	6.2	6.3	5.9	6.0	0.1	6.0	5.8	5.7	-0.1
Recycling initiatives	8.8	8.0	7.9	7.6	7.6	0.0	8.0	7.7	7.6	-0.1
Sidewalk maintenance in your neighbourhood	7.5	7.2	7.2	7.1	7.0	-0.1	7.7	7.7	7.6	-0.1
Bylaw enforcement	7.9	7.4	7.2	7.0	6.9	-0.1	7.2	7.3	7.2	-0.1
Police services	9.4	9.0	9.0	8.8	9.0	0.2	9.1	9.1	9.0	-0.1
Public transportation	6.8	7.2	7.3	7.0	7.1	0.1	7.6	7.4	7.3	-0.1
Maintenance of city parks	8.3	7.8	7.5	7.5	7.6	0.1	7.8	7.8	7.7	-0.1

Mosquito control	8.1	7.2	7.3	7.5	7.4	-0.1	7.7	7.9	7.8	-0.1
Golf courses	5.4	5.4	4.8	4.7	4.6	-0.1	4.6	4.6	4.5	-0.1
Control of dangerous and nuisance animals	6.7	6.9	7.0	6.9	7.0	0.1	7.1	7.1	7.0	-0.1
Maintenance of city trees	8.0	7.3	7.0	7.0	7.0	0.0	7.3	7.4	7.3	-0.1
Indoor pools/community centres	7.7	7.2	7.2	6.8	7.0	0.2	7.0	7.0	6.9	-0.1
Ice and snow management	9.0	8.3	8.5	8.3	8.3	0.0	8.9	8.8	8.6	-0.2
Accessibility of city parks	8.1	7.8	7.4	7.2	7.3	0.1	7.4	7.6	7.4	-0.2
Garbage collection**	-	-	-	-	8.4	-	-	-	8.3	-
Back-lane garbage collection**	7.8	6.5	6.0	6.1	-	-	5.8	5.5	-	-
Front-street garbage collection**	7.4	6.9	6.7	6.7	-	-	6.5	6.5	-	-

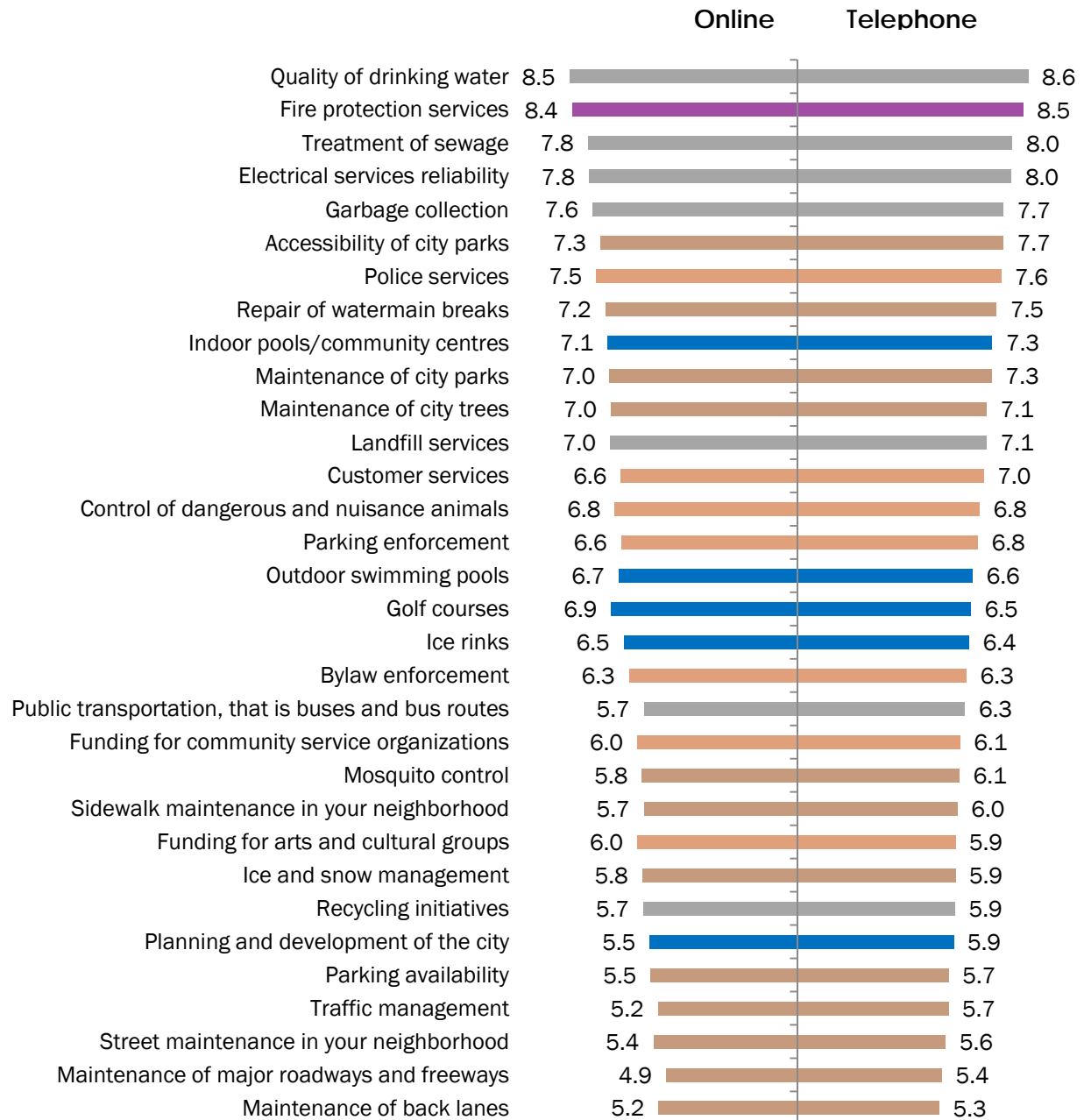
* Examples of customer service provided to respondents included hours of operation, handling of inquiries, and making payments.

**Options for front-lane garbage collection and back-lane garbage collection were deleted and a new option, garbage collection, was added for the 2012 questionnaire.

4. The City of Saskatoon is responsible for providing a variety of different services to you as a resident of the City. I'm going to read you a list of some of these services, and I'd like you to tell me how important each service is to you using a scale of 1 to 10, where 1 means that the service is "not at all important" and should not be given any priority, 10 means the service is "extremely important" and should be given top priority, and 5 means the service is neither important nor unimportant to you. Base: All respondents excluding "don't know" responses. Telephone, n=485-503; Online, n=822-832.

Assessment of City's Performance Delivering Civic Services

In addition to rating civic services by importance, respondents were also asked to rate them according to how well they believe the City is doing in delivering the services. The services that respondents rated highest include the quality of the drinking water, fire protection services, and treatment of sewage.



5. Now I would like you to tell me how the City of Saskatoon is doing in delivering these services. We'll use the same scale of 1 to 10, where 1 means that the service is "very poor", 10 means the service is "excellent" and 5 means the service is "average". Remember, you can pick any number from 1 to 10. Base: All respondents excluding "don't know". Telephone, n=395-502; Online, n=481-826.

Tracking Performance Delivering Services

Overall, satisfaction with the delivery of services has remained more or less consistent since the previous wave of the study. Of note, satisfaction with recycling initiatives has increased since 2011 (phone: +0.8, online: +0.9).

City of Saskatoon Services:	2008	2009	2010 Phone	2011 Phone	2012 Phone	Differences 2011 to 2012	2010 Online	2011 Online	2012 Online	Differences 2011 to 2012
Recycling initiatives	5.5	5.2	5.4	5.1	5.9	0.8	4.9	4.9	5.7	0.9
Ice and snow management	6.1	5.9	5.5	5.5	5.9	0.4	5.0	5.4	5.8	0.4
Mosquito control	6.8	6.7	6.1	5.5	6.1	0.6	5.7	5.5	5.8	0.3
Control of dangerous animals	6.6	6.8	6.8	6.6	6.8	0.2	6.4	6.6	6.8	0.2
Landfill services	6.9	6.8	7.0	6.8	7.1	0.3	6.7	6.8	7.0	0.2
Repair of water main breaks	7.5	7.4	7.4	7.1	7.5	0.4	6.9	7.0	7.2	0.2
Street maintenance in your neighbourhood	5.8	6.2	6.3	5.4	5.6	0.2	5.8	5.2	5.4	0.2
Customer service*	7.4	6.9	7.1	6.8	7.0	0.2	6.4	6.5	6.6	0.1
Maintenance of city parks	7.4	7.3	7.4	7.1	7.3	0.1	7.1	6.9	7.0	0.1
Sidewalk maintenance in your neighbourhood	5.6	6.1	6.1	5.9	6.0	0.1	5.7	5.6	5.7	0.1
Parking enforcement	7.2	6.8	7.0	6.7	6.8	0.1	6.4	6.5	6.6	0.1
Maintenance of city trees	7.5	7.2	7.2	7.1	7.1	0.0	6.8	6.9	7.0	0.1
Outdoor swimming pools	6.5	6.6	6.7	6.6	6.6	0.0	6.5	6.6	6.7	0.1
Maintenance of major roadways and freeways	6.3	6.4	6.0	5.0	5.4	0.4	5.4	4.9	4.9	0.0
Police services	7.7	7.6	7.6	7.5	7.6	0.1	7.1	7.5	7.5	0.0
Planning and development of the city	6.4	6.1	6.2	5.9	5.9	-0.1	5.4	5.5	5.5	0.0
Traffic management	5.7	5.8	5.6	5.5	5.7	0.2	4.8	5.2	5.2	0.0
Treatment of sewage	8.4	7.7	7.9	7.5	8.0	0.5	7.7	7.8	7.8	0.0
Fire protection services	8.7	8.4	8.6	8.4	8.5	0.1	8.3	8.4	8.4	0.0
Funding for arts and cultural groups	6.3	6.1	6.0	6.0	5.9	-0.1	6.0	6.0	6.0	0.0

Golf courses	7.2	7	6.8	6.7	6.5	-0.2	6.9	6.9	6.9	0.0
Bylaw enforcement	7.1	6.5	6.6	6.4	6.3	0.0	6.0	6.3	6.3	0.0
Maintenance of back lanes	5.8	5.7	5.7	5.2	5.3	0.2	5.3	5.2	5.2	0.0
Indoor pools/community centres	7.4	7.4	7.4	7.3	7.3	0.0	7.0	7.1	7.1	0.0
Accessibility of city parks	7.6	7.7	7.8	7.6	7.7	0.1	7.2	7.4	7.3	0.0
Parking availability	6	5.8	6.0	5.6	5.7	0.1	5.5	5.5	5.5	-0.1
Quality of drinking water	8.8	8.5	8.7	8.4	8.6	0.2	8.4	8.6	8.5	-0.1
Funding for community service organizations	6.3	6.3	6.4	6.1	6.1	0.0	5.9	6.1	6.0	-0.1
Public transportation	6.3	6.7	6.6	6.2	6.3	0.0	5.9	5.8	5.7	-0.1
Ice rinks	6.7	6.6	6.5	6.6	6.4	-0.2	6.4	6.6	6.5	-0.1
Electrical services reliability	8.6	8.3	8.4	8.0	8.0	0.0	8.2	8.3	7.8	-0.5
Garbage Collection**	-	-	-	-	7.7	-	-	-	7.6	-
Back-lane garbage collection**	7.4	6.7	6.6	6.2	-	-	6.4	6.1	-	-
Front-street garbage collection**	7.5	7.3	7.5	7.5	-	-	7.3	7.3	-	-

* Examples of customer service provided to respondents included hours of operation, handling of inquiries, and making payments.

**Options for front-lane garbage collection and back-lane garbage collection were deleted and a new option, garbage collection, was added for the 2012 questionnaire.

5. Now I would like you to tell me how the City of Saskatoon is doing in delivering these services. We'll use the same scale of 1 to 10, where 1 means that the service is "very poor", 10 means the service is "excellent" and 5 means the service is "average". Remember, you can pick any number from 1 to 10. Base: All respondents excluding "don't know". Telephone, n=395-502; Online, n=481-826

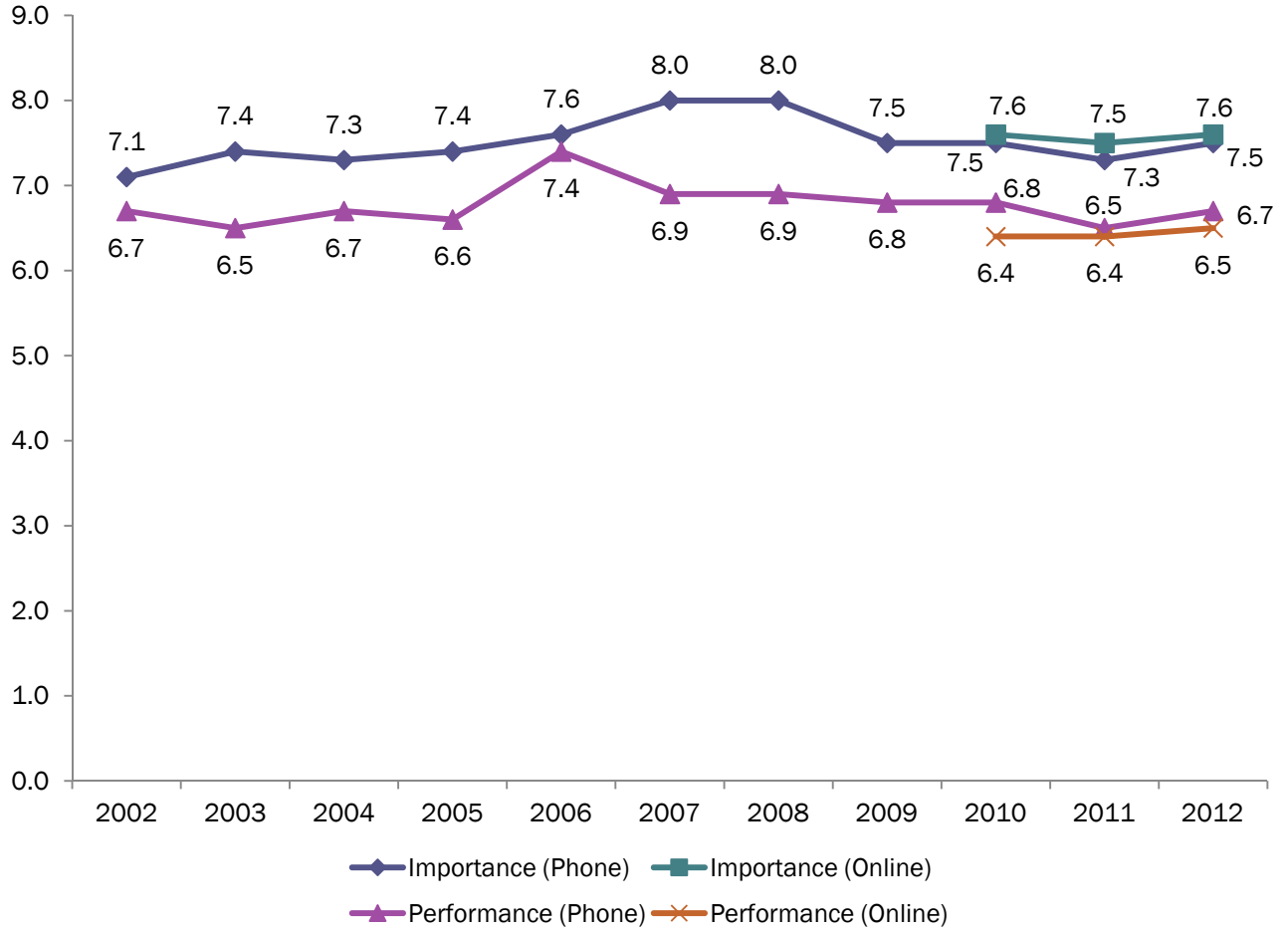
Comparing Importance and Performance

In order to identify areas of perceived performance deficiency, importance and satisfaction ratings have been compared. As with last year, golf courses are rated as lower importance, but with a higher level of satisfaction. Areas with the largest difference between importance and satisfaction include ice and snow management, planning and development of the city, neighbourhood street maintenance, traffic management, and maintenance of major roadways and freeways in the city. As is common, satisfaction ratings among online respondents are slightly lower.

	Telephone Results			Online Results		
	Importance	Performance	Difference	Importance	Performance	Difference
Golf courses	4.6	6.5	1.9	4.5	6.9	2.5
Parking enforcement	5.9	6.8	0.9	6.0	6.6	0.6
Ice rinks	6.0	6.4	0.4	5.7	6.5	0.8
Accessibility of city parks	7.3	7.7	0.4	7.4	7.3	0.0
Outdoor swimming pools	6.2	6.6	0.3	6.2	6.7	0.5
Indoor pools/community centres	7.0	7.3	0.3	6.9	7.1	0.2
Customer services	6.8	7.0	0.2	6.8	6.6	-0.2
Maintenance of city trees	7.0	7.1	0.1	7.3	7.0	-0.3
Funding for arts and cultural groups	5.9	5.9	0.0	5.9	6.0	0.1
Landfill services	7.2	7.1	-0.1	7.5	7.0	-0.5
Control of dangerous and nuisance animals	7.0	6.8	-0.2	7.0	6.8	-0.2
Maintenance of city parks	7.6	7.3	-0.3	7.7	7.0	-0.7
Bylaw enforcement	6.9	6.3	-0.6	7.2	6.3	-0.9
Electrical services reliability	8.6	8.0	-0.6	8.8	7.8	-1.0
Treatment of sewage	8.7	8.0	-0.6	8.8	7.8	-0.9
Fire protection services	9.1	8.5	-0.6	9.0	8.4	-0.6
Garbage collection	8.4	7.7	-0.7	8.3	7.6	-0.7
Quality of drinking water	9.4	8.6	-0.8	9.5	8.5	-0.9
Maintenance of back lanes	6.1	5.3	-0.8	6.4	5.2	-1.2
Public transportation, that is buses and bus routes	7.1	6.3	-0.8	7.3	5.7	-1.6
Sidewalk maintenance in your neighborhood	7.0	6.0	-1.0	7.6	5.7	-1.9
Mosquito control	7.4	6.1	-1.3	7.8	5.8	-2.0
Police services	9.0	7.6	-1.3	9.0	7.5	-1.5
Repair of water main breaks	8.9	7.5	-1.4	9.0	7.2	-1.8
Parking availability	7.2	5.7	-1.5	7.5	5.5	-2.0
Funding for community service organizations that help people in need	7.7	6.1	-1.6	7.4	6.0	-1.5
Recycling initiatives	7.6	5.9	-1.7	7.6	5.7	-1.9
Planning and development of the city	8.2	5.9	-2.4	8.5	5.5	-3.0
Ice and snow management	8.3	5.9	-2.4	8.6	5.8	-2.9
Street maintenance in your neighborhood	8.3	5.6	-2.7	8.5	5.4	-3.1
Traffic management	8.4	5.7	-2.7	8.8	5.2	-3.6
Maintenance of major roadways and freeways in the city	9.0	5.4	-3.6	9.1	4.9	-4.2

Tracking Importance and Performance

Overall averages for importance and performance have remained consistent with previous results.



Quadrant Analysis

To more clearly delineate areas of strength and weakness in the City of Saskatoon service offerings, a quadrant analysis was performed for each service using importance of, and performance with, the service features. Quadrants have been divided based on average importance ratings for all services measured (phone: 7.5, online: 7.6) and a minimum performance average threshold defined by the City of 7.5. The four quadrants are defined as follows:

Critical Weaknesses (Top Left Quadrant)

Critical Weaknesses represent services believed to be of comparatively high importance, yet opinion on performance of such services is comparatively lower. As a result, these are top priority areas in which more effort could be placed to improve performance.

Latent Weaknesses (Bottom Left Quadrant)

Latent Weaknesses represent services believed to be comparatively lower in importance and, at the same time, have lower performance assessments. These issues should be monitored as, if importance in these areas increases, efforts may be required to improve performance.

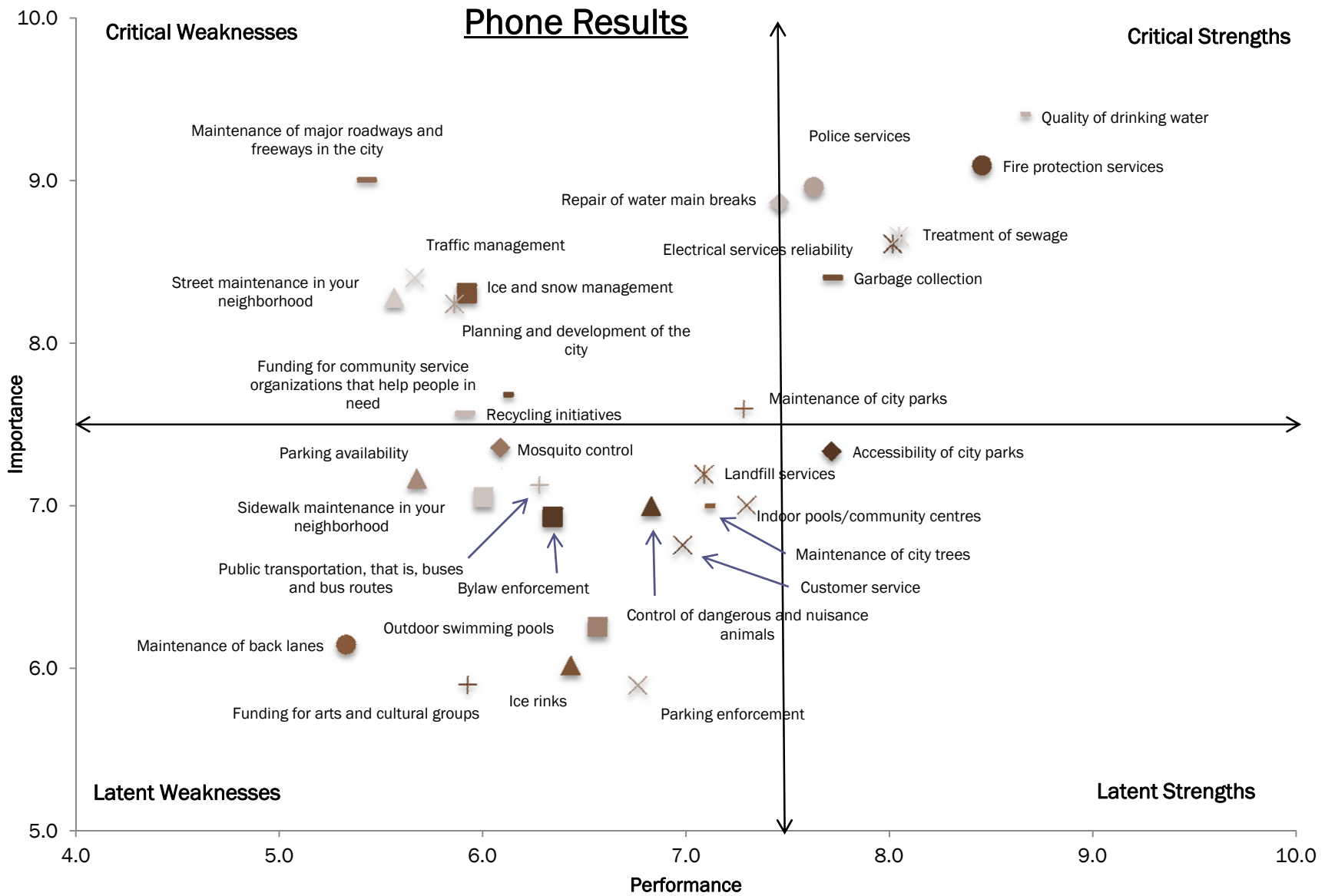
Critical Strengths (Top Right Quadrant)

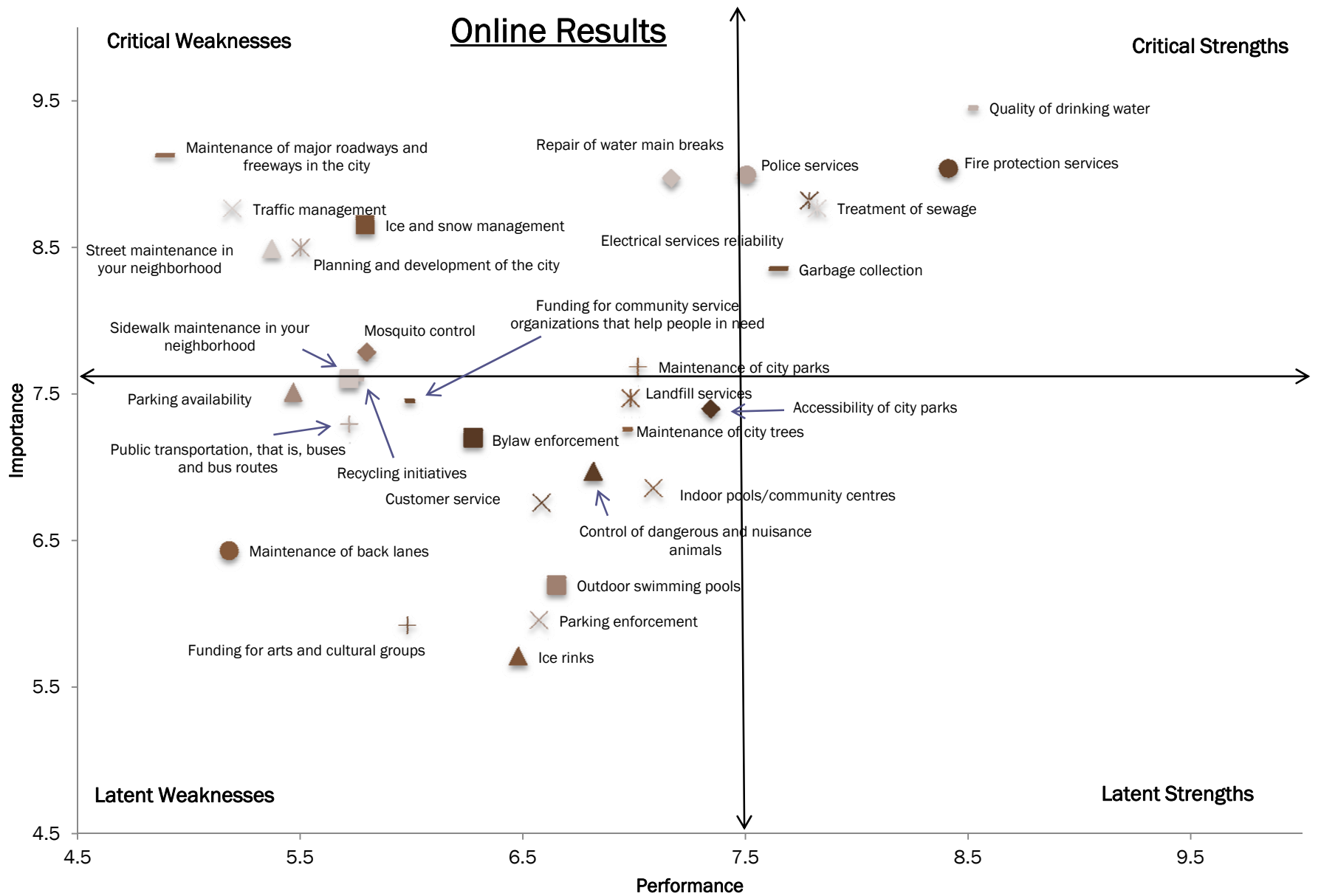
Critical Strengths represent services with both high importance and high performance ratings. Continued strong performance in these areas is essential.

Latent Strengths (Bottom Right Quadrant)

Latent Strengths are areas where the population rate a high degree of performance with services yet they do not see as much relative importance in these areas. Efforts in these areas could potentially be diverted to address critical weaknesses

Due to the two different sampling techniques and methodologies utilized in the 2012 survey, two separate quadrant analyses have been presented (one for phone results and one for online results).





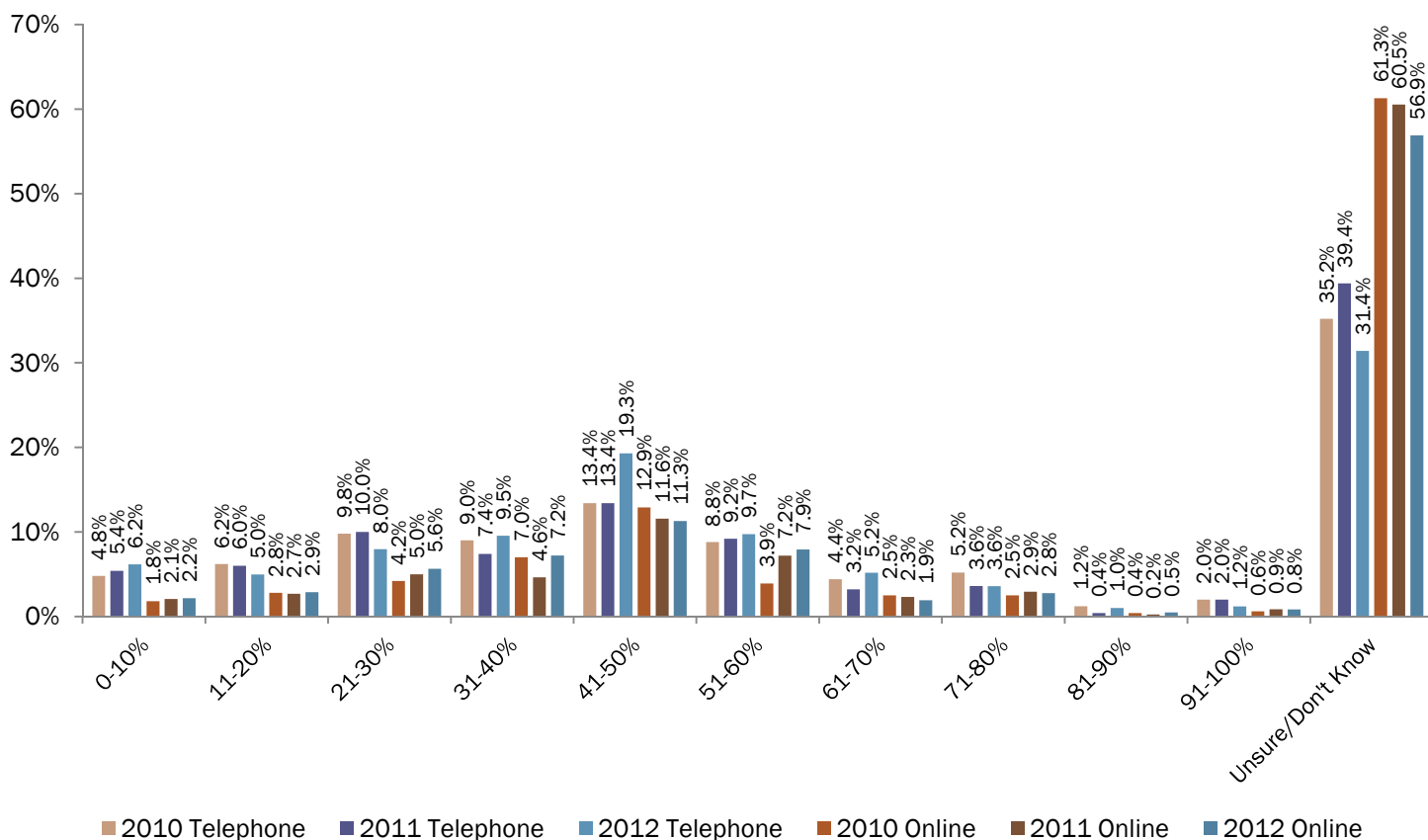
Quadrant Analysis

As noted in the above quadrant analyses, key critical strengths and weaknesses include:

Key Strengths	
Telephone	Online
Quality of Drinking Water	Quality of Drinking Water
Fire Protection Services	Fire Protection Services
Treatment of Sewage	Treatment of Sewage
Electrical Services Reliability	Electrical Services Reliability
Garbage Collection	Garbage Collection
Police Services	Police Services
Repair of Water Main Breaks (Borderline)	
Key Weaknesses	
Telephone	Online
Maintenance of Major Roadways and Freeways	Maintenance of Major Roadways and Freeways
Street Maintenance in your Neighbourhood	Street Maintenance in your Neighbourhood
Traffic Management	Traffic Management
Planning and Development of the City	Planning and Development of the City
Ice and Snow Management	Ice and Snow Management
Maintenance of City Parks	Maintenance of City Parks
Recycling Initiatives	Recycling Initiatives (Borderline)
Repair of Water Main Breaks (Borderline)	Repair of Water Main Breaks
Funding for Community Service Organizations	Sidewalk Maintenance in your Neighborhood (Borderline)
	Mosquito Control

Perceptions of Property Tax Spending

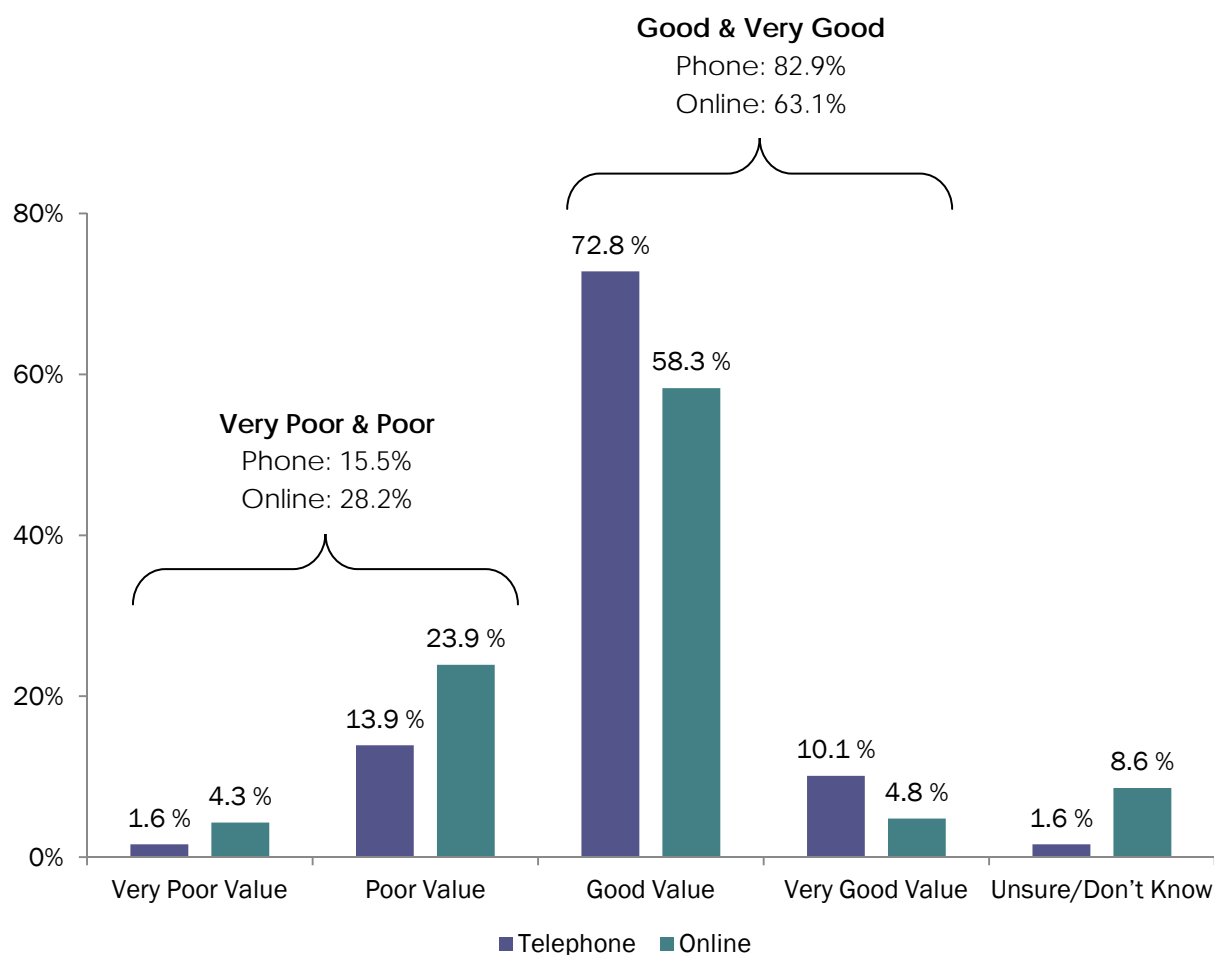
As with findings from 2011, most Saskatoon residents are not well informed about the percentage of property taxes which go to the City of Saskatoon to pay for civic services. Only two in ten phone respondents (19.3%) and one in ten online respondents (11.3%) were able to identify the correct range of 41% to 50%. Three in ten phone respondents (31.4%) didn't know, while just over half of online respondents (56.9%) didn't know. Note that this apparent disparity between phone and online is not unexpected, as phone respondents are often less likely to admit that they don't know an answer.



7. Can you tell me what percentage of property taxes paid by property owners in Saskatoon goes to the City of Saskatoon to pay for civic services? Base: All respondents, telephone n=503; online n=833.

Perceptions of Value for Property Taxes

Once presented with the actual percentage of property taxes that goes toward paying for civic services (currently 50%), most respondents feel (phone: 82.9%, online: 63.1%) that they get good or very good value for the programs and services they receive from the City of Saskatoon. Over one in ten phone respondents (15.5%) and just over one-quarter of online respondents (28.2%) feel that they get either very poor or poor value for the services they receive in relation to the proportion of taxes they pay.

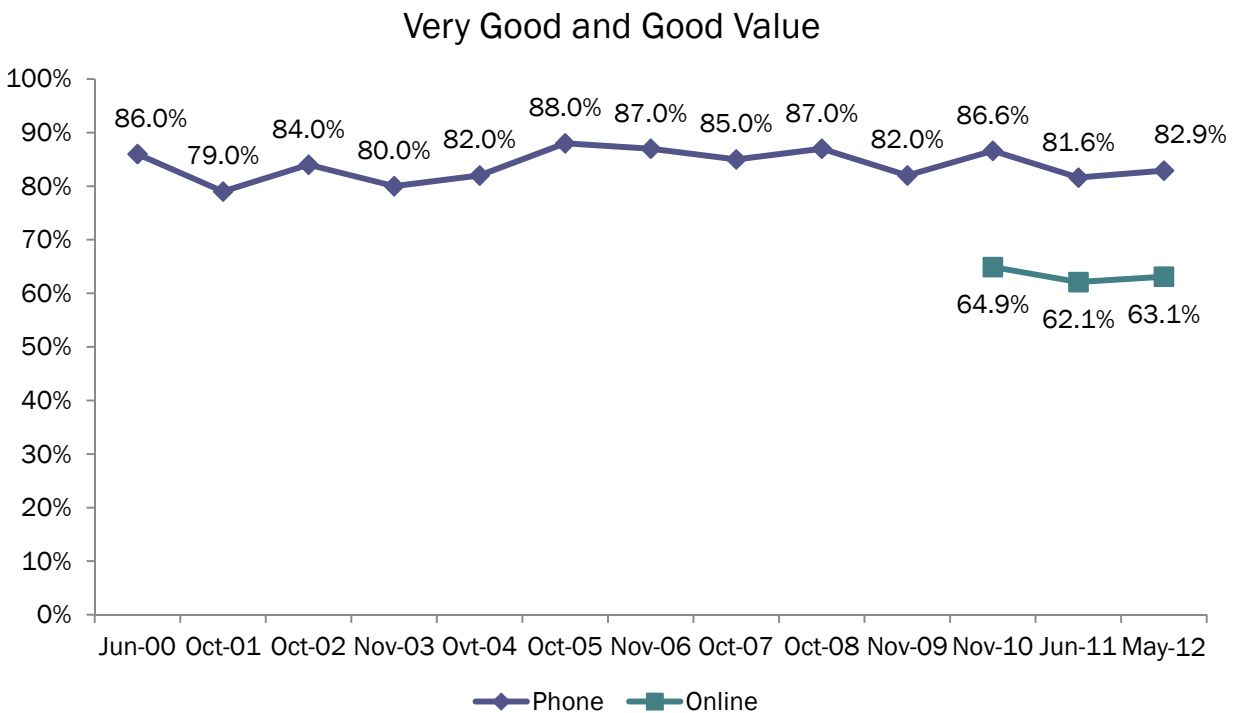


8. About 50% of your property taxes go toward paying for civic services. The remaining 50% goes toward the school boards and library. Thinking now only about the programs and services you received from the City of Saskatoon, would you say that, overall you get... Base: All respondents, telephone n=503; online n=833.

Tracking Value for Property Taxes

The proportion of respondents who feel they get either very good or good value for the programs and services they receive from the City of Saskatoon has remained consistent with the previous wave of the study. As noted on the previous page, online respondents tend to rate the value lower, although these proportions have remained consistent as well.

In years prior to 2012, 46% of property taxes were allocated to civic programs and services. In 2012, this proportion had increased to 50% of property taxes being allocated to such programs and services. This change in allocation has not demonstrated any direct impact on perceptions of value for property taxes.



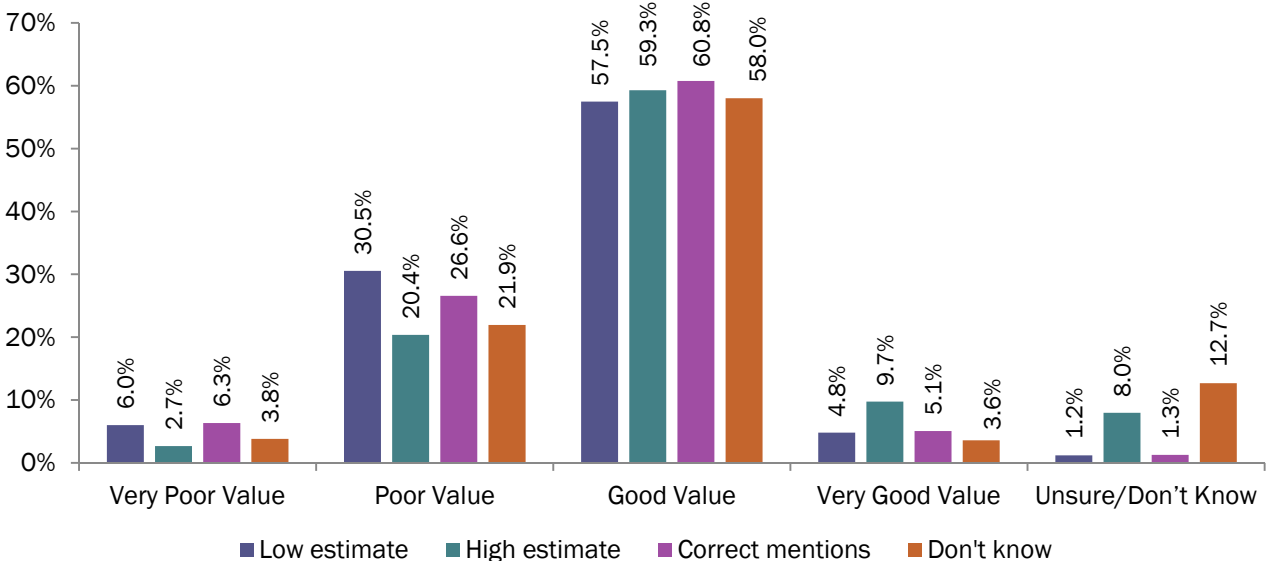
8. About 50% of your property taxes go toward paying for civic services. The remaining 50% goes toward the school boards and library. Thinking now only about the programs and services you received from the City of Saskatoon, would you say that, overall you get... Base: All respondents, telephone n=503; online n=833.

Value of Property Taxes based on Correct Perceptions of Taxes

Based on the estimate of property taxes that were provided by residents in question 7, respondents were coded into providing either a low estimate, high estimate, or a correct estimate based on the distribution below.

	Range	Percent	Base
Low estimate	<46%	20.0%	167
High estimate	>54%	13.6%	113
Correct mentions	46% to 54%	9.5%	79
Don't know		56.9%	474
Total		100.0%	833

Despite their ability to correctly identify the actual proportion of property taxes allocated to programs and services, about six in ten respondents feel that they receive good value for the programs and services they receive. Those who had provided a low estimate originally are somewhat more likely than those who were correct, estimated high or did not know, to say they receive poor value.

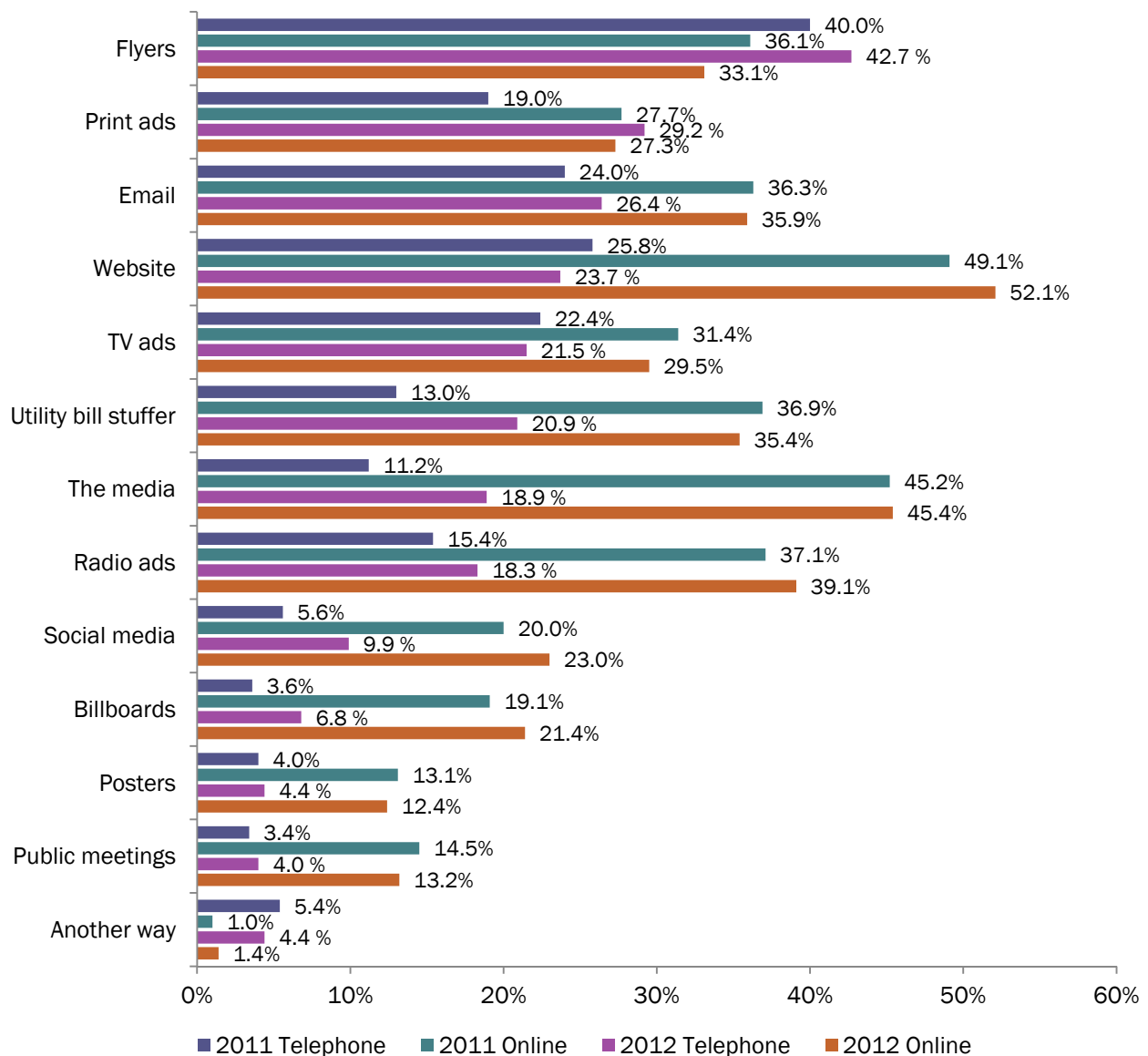


SOCIAL NETWORKING AND RECEIVING INFORMATION FROM THE CITY

Method of Receiving Information Preference

A variety of method preferences for receiving information about City programs and services are indicated by respondents, with phone respondents most commonly preferring flyers (42.7%) and print ads (29.2%) and online respondents most commonly preferring website (52.1%) and the media (45.4%).

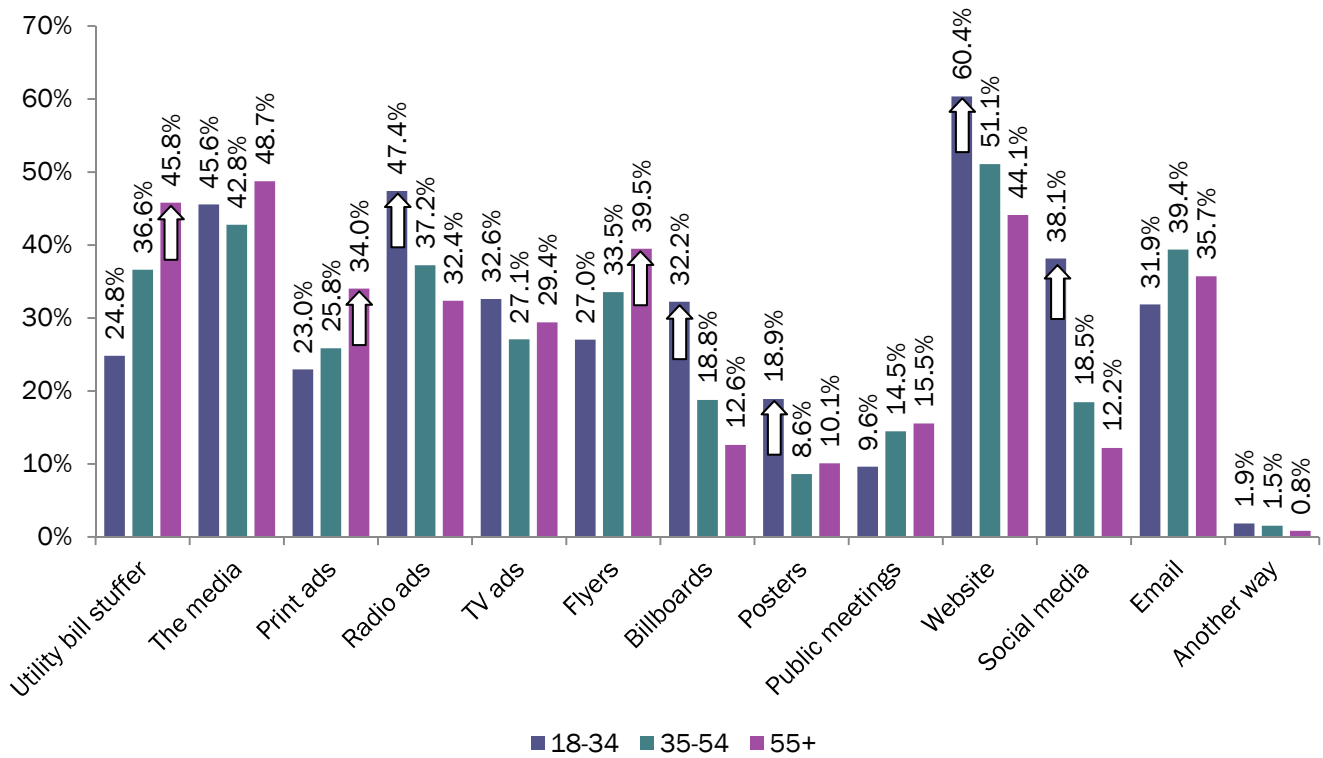
Research note: Online respondents were provided with a list of options and could select as many sources as they like. Telephone respondents were read the list if necessary but were first asked to volunteer options. As such, all options are more frequently selected by online respondents due to having seen the list.



9. Changing topics slightly, how do you prefer to receive information about all types of City of Saskatoon programs and services? Base: All respondents, telephone n=503; online n=833.

Method of Receiving Information Preference – by age (online respondents only)

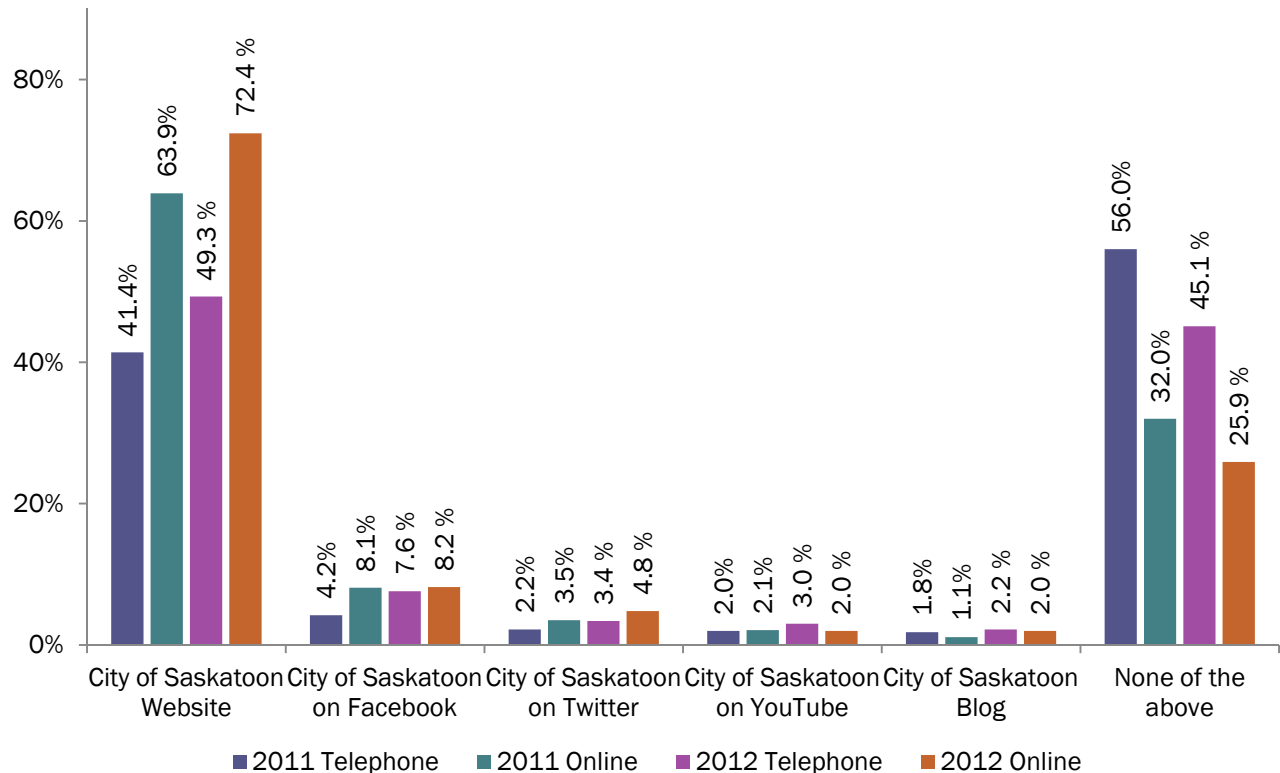
Some differences in preference for receiving information about the City of Saskatoon are evident between age ranges. The younger age range (18-34) is significantly more likely to prefer receiving information via radio ads, billboards, posters, website and social media; where the older age range (55 and up) are significantly more likely to prefer receiving information via utility bill stuffers, print ads, and flyers.



9. Changing topics slightly, how do you prefer to receive information about all types of City of Saskatoon programs and services? Base: All respondents, online n=833.

Using Social Media Tools to Receive Civic Information

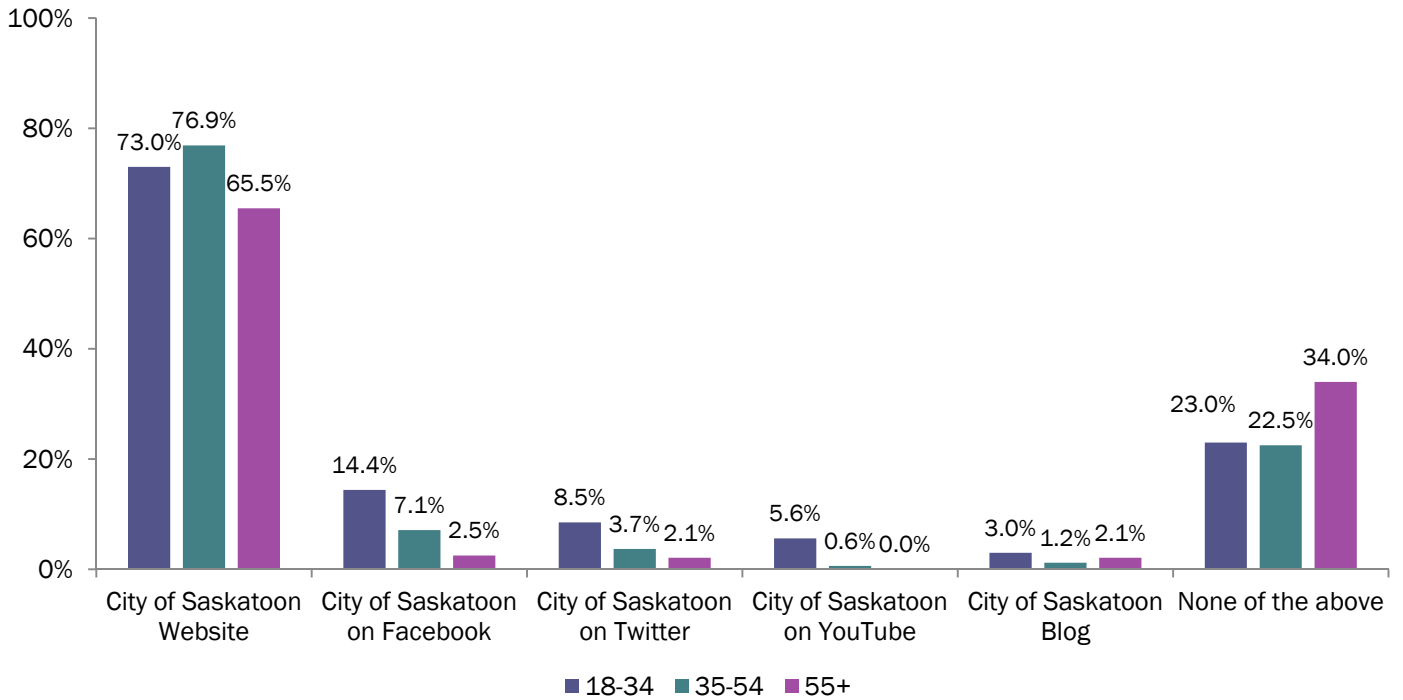
Similar to results from the previous wave of the study, the City of Saskatoon website is the most visited online communication platform (phone: 49.3%, online: 72.4%), with considerably smaller proportions of respondents having visited the City of Saskatoon's Facebook, Twitter, YouTube or Blog sites. A large proportion of respondents have not used any of the communications platforms listed (phone: 45.1%, online: 25.9%).



10. The City of Saskatoon recently introduced various social media tools to better communicate with citizens. This includes introducing a blog, using Twitter, Facebook, and YouTube. In the past six months, which of the following City of Saskatoon social media webpages have you visited? Base: All respondents, telephone n=503; online n=833.

Using Social Media Tools to Receive Civic Information - by age (online respondents only)

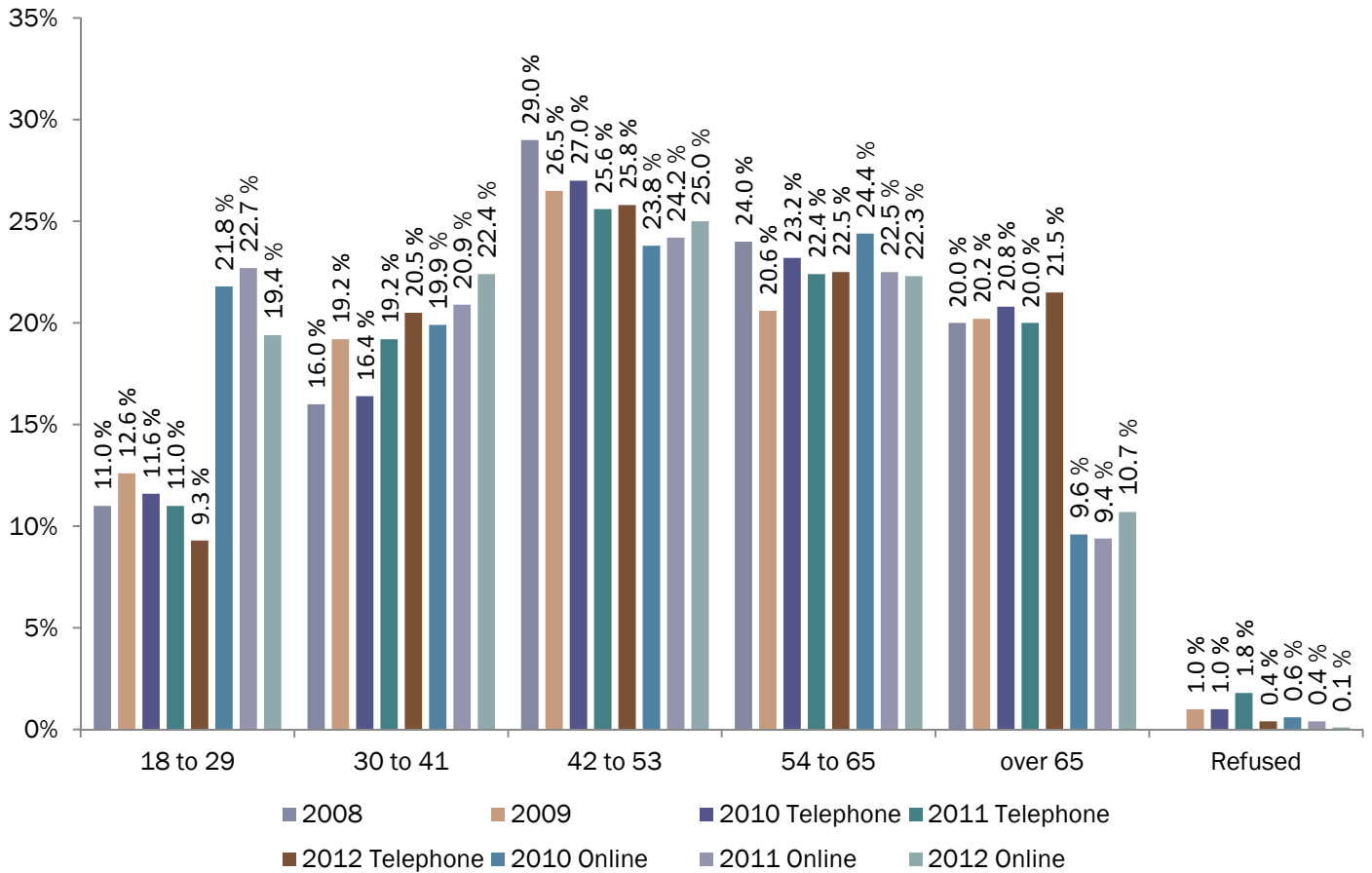
Those respondents aged 18-34 are significantly more likely to have visited the City of Saskatoon Facebook, Twitter, and YouTube sites, while those aged 55 and up are significantly more likely than the other age groups to say they have never visited any of the communications platforms listed.



10. The City of Saskatoon website includes various social media tools to better communicate with citizens. This includes a blog, Twitter, Facebook, and YouTube. In the past six months, which of the following have you visited? Base: All online respondents, n=833.

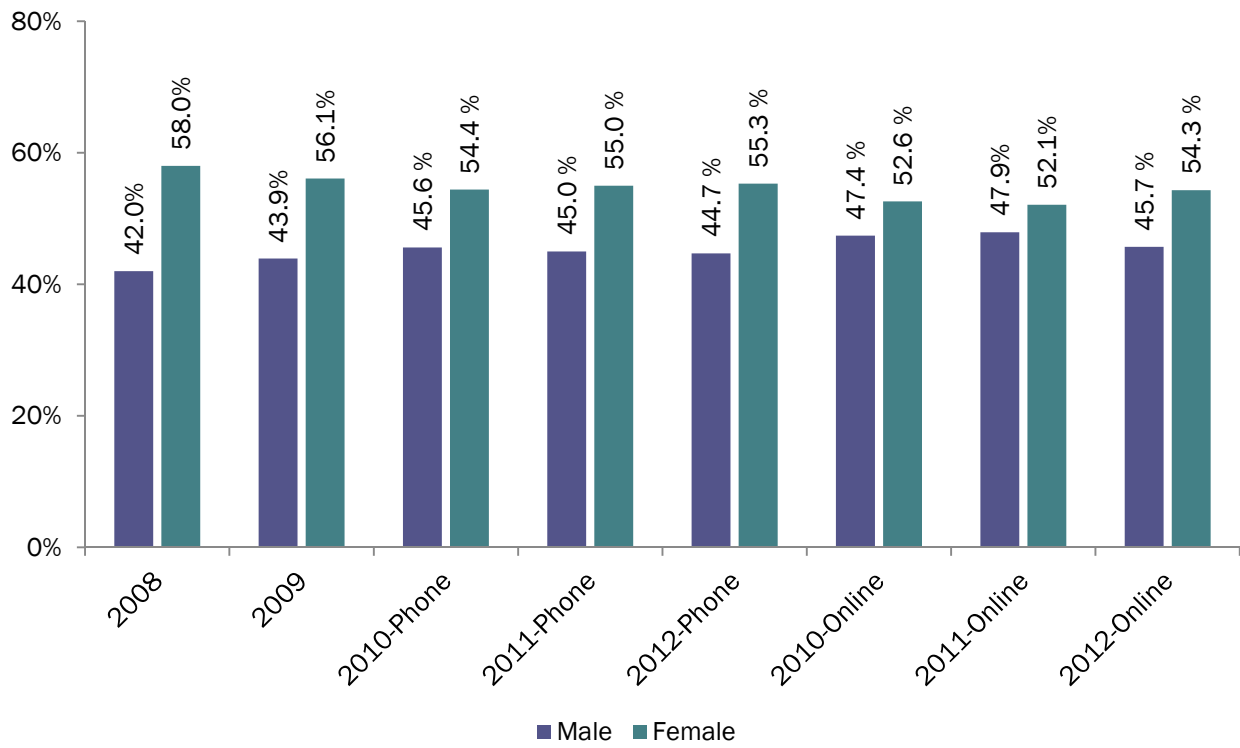
DEMOGRAPHICS

Age Ranges



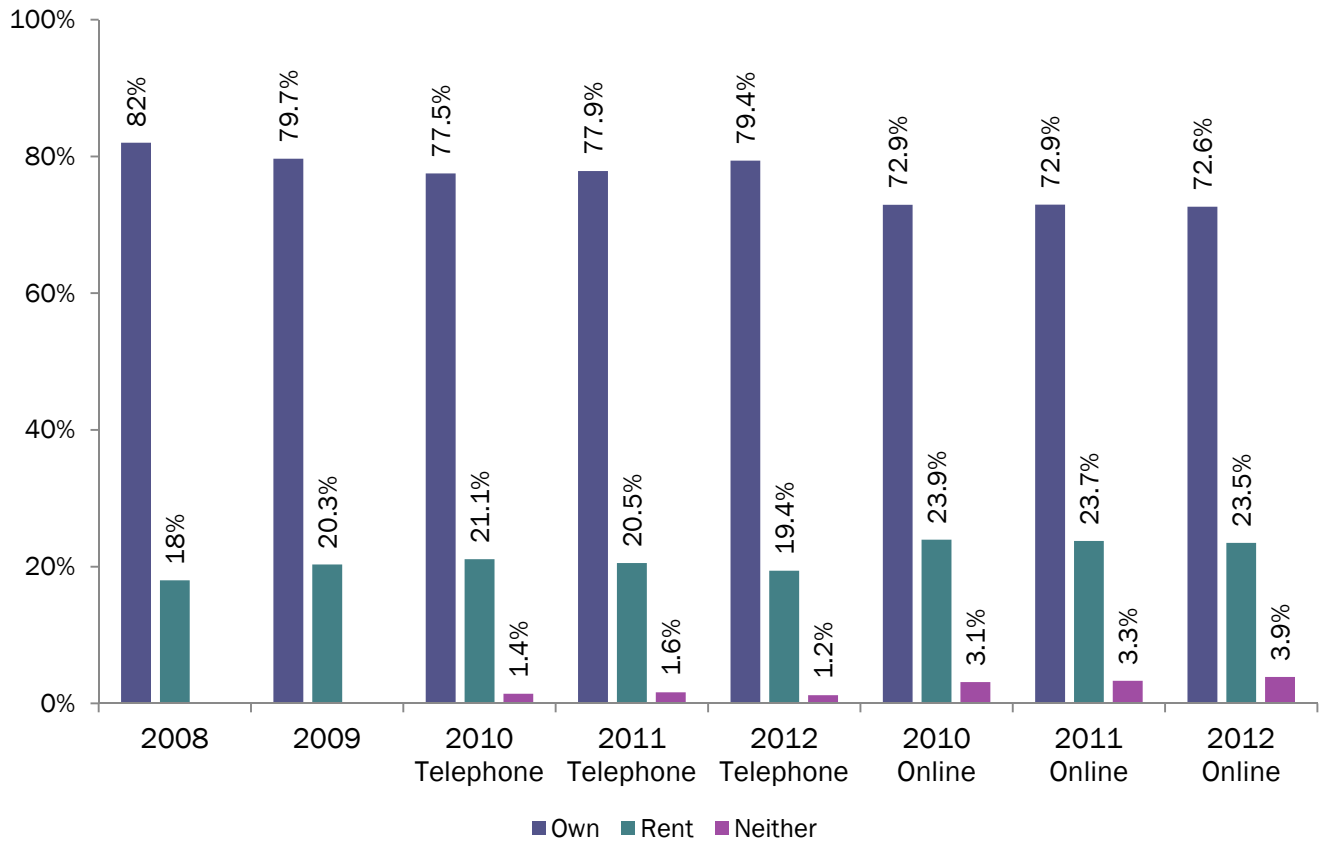
13. Which of the follow age ranges do you fall in? Base: All respondents, telephone, n=503; online, n=833.

Gender



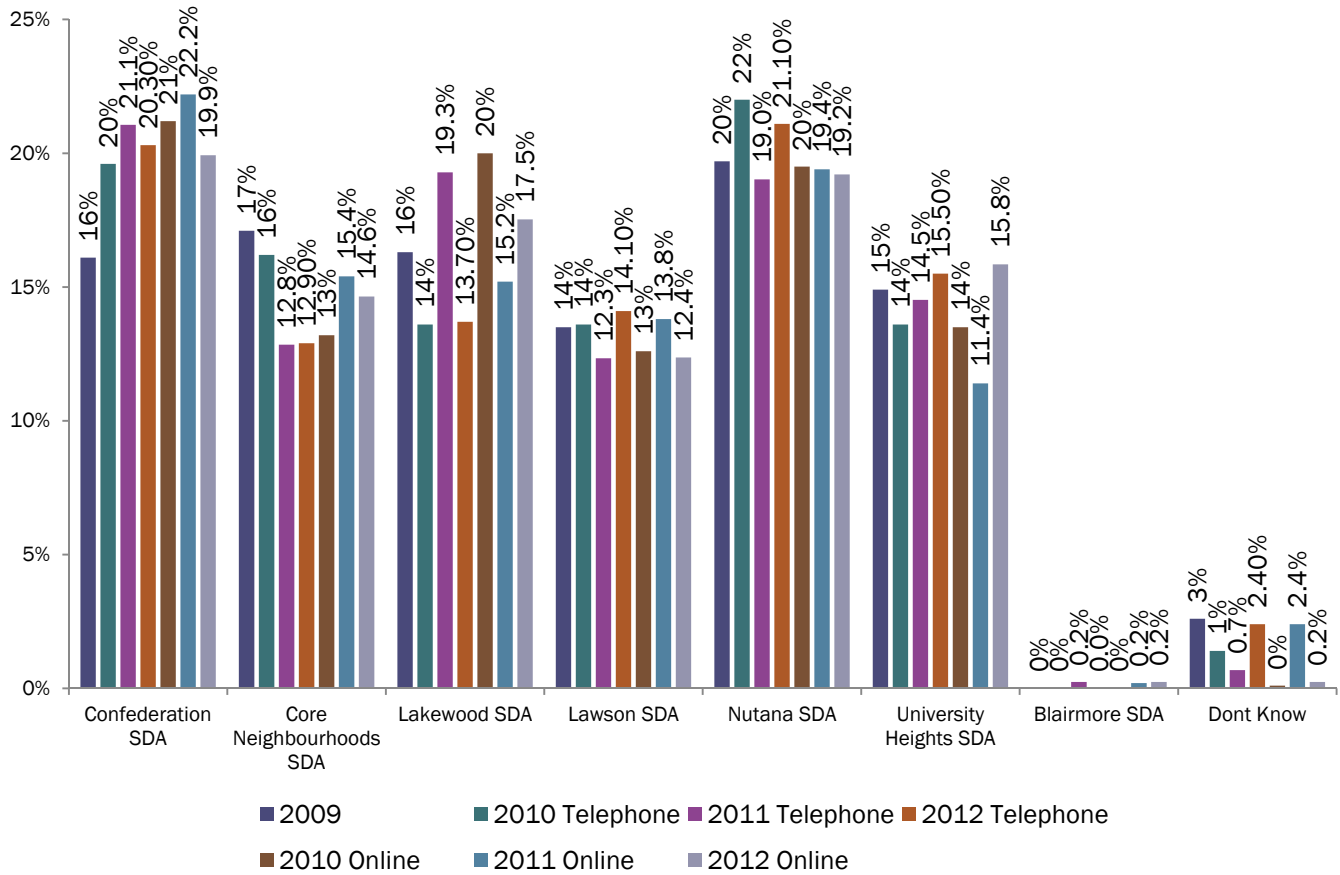
Please indicate your gender. Base: All respondents, telephone, n=503; online, n=833.

Housing Ownership



14. Do you rent or own your accommodations? Base: All respondents excluding "no response", Base: All respondents, telephone, n=500; online, n=826. Note that the option to choose "neither" was introduced in 2010.

Suburban District Area



*See following page for a breakdown of neighbourhoods by Suburban District Area.

15. Which of the following neighbourhoods in Saskatoon do you live? Base: All respondents, telephone, n=503, online, n=833.

Suburban District Areas:

Blairmore SDA

Blairmore Development Area

Confederation SDA

Parkridge
Fairhaven
Confederation Park
Pacific Heights
Dundonald
Hampton Village
Massey Place
Montgomery Place
Westview
Mount Royal
Holiday Park
Meadowgreen
Confederation S.C.
Hudson Bay Park

Core Neighbourhoods SDA

Nutana
Caswell Hill
City Park
Varsity View
Westmount
Central Business District
Pleasant Hill
King George
Riversdale

Lakewood SDA

Wildwood
Lakeview
Briarwood
College Park
Lakeridge
College Park East
Lakewood S.C.
Rosewood

Lawson SDA

Silverwood Heights
Lawson Heights
Mayfair
River Heights
North Park
Kelsey Woodlawn
Richmond Heights

Nutana SDA

Buena Vista
Eastview
Nutana Park
Stonebridge
Holliston
Avalon
Haultain
Queen Elizabeth
Greystone Heights
Adelaide Churchill
Exhibition
Brevoort Park
Grosvenor Park

University Heights SDA

Forest Grove
Silverspring
Sutherland
Erindale
Arbor Creek
Willowgrove
University Heights S.C.
University of Saskatchewan Management Area
University Heights Development Area
Evergreen

APPENDIX A – ADDITIONAL TRACKING DATA

Tracking Importance of Services

City of Saskatoon Services:	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 Telephone	2011 Telephone	2012 Telephone	Difference from 2011	2010 Online	2011 Online	2012 Online	Difference from 2011
Accessibility of city parks	7.7	7.5	7.1	7.5	7.4	7.4	7.5	8.1	8.1	7.8	7.4	7.2	7.3	0.2	7.4	7.6	7.4	-0.2
Back-lane garbage collection	8.2	6.8	6.7	6.8	6.7	6.7	7.4	7.8	7.8	6.5	6.0	6.1	-	-	5.8	5.5	-	-
Bylaw enforcement	7.7	8.9	6.9	7.1	7.1	7.3	7.7	7.8	7.9	7.4	7.2	7.0	6.9	0.0	7.2	7.3	7.2	-0.1
Control of dangerous and nuisance animals	-	-	-	-	-	-	6.3	6.4	6.7	6.9	7.0	6.9	7.0	0.1	7.1	7.1	7.0	-0.1
Customer service	-	-	7.0	7.0	7.3	7.4	7.3	8.0	8.0	7.2	6.8	6.7	6.8	0.1	6.9	6.7	6.8	0.0
Electrical services reliability	9.9	9.9	8.4	8.5	8.6	8.7	8.8	9.2	9.3	8.7	8.7	8.4	8.6	0.2	8.9	8.8	8.8	0.0
Fire protection services	9.2	9.0	8.7	8.8	8.9	8.9	8.8	9.4	9.4	9.0	9.1	8.9	9.1	0.2	9.1	9.1	9.0	0.0
Front-street garbage collection	7.6	6.5	6.2	6.9	6.5	6.6	7.8	7.6	7.4	6.9	6.7	6.7	-	-	6.5	6.5	-	-
Funding for arts and cultural groups	6.1	5.6	5.7	6.0	5.9	5.8	6.3	6.8	7.0	6.1	6.1	5.9	5.9	0.0	6.1	6.0	5.9	-0.1
Funding for community service organizations	8.0	7.4	7.0	7.0	7.7	7.6	7.6	8.2	8.3	7.8	7.8	7.7	7.7	0.0	7.5	7.5	7.4	0.0
Golf courses	-	5.2	5.0	5.0	4.9	4.7	5.5	5.8	5.4	5.4	4.8	4.7	4.6	-0.1	4.6	4.6	4.5	-0.1
Ice and snow management	8.4	8.3	8.0	8.2	8.3	8.5	8.5	8.9	9.0	8.3	8.5	8.3	8.3	0.0	8.9	8.8	8.6	-0.1
Ice rinks	-	5.7	5.7	5.9	5.7	5.5	6.1	6.6	6.6	6.2	6.3	5.9	6.0	0.2	6.0	5.8	5.7	0.0
Indoor pools/community centres	--	6.8	6.5	6.7	6.7	6.6	7.1	7.7	7.7	7.2	7.2	6.8	7.0	0.2	7.0	7.0	6.9	-0.1
Landfill services	7.6	7.1	6.9	7.2	7.1	7.2	7.5	8.3	8.2	7.5	7.4	7.2	7.2	0.0	7.6	7.5	7.5	0.0
Maintenance of back lanes	-	-	-	-	-	-	6.8	7.3	7.3	6.4	6.4	6.4	6.1	-0.3	6.5	6.5	6.4	-0.1

Maintenance of city parks	7.9	7.7	7.4	7.7	7.5	7.6	7.7	8.3	8.3	7.8	7.5	7.5	7.6	0.1	7.8	7.8	7.7	-0.1
Maintenance of city trees	-	-	-	-	-	-	-	-	8.0	7.3	7.0	7.0	7.0	0.0	7.3	7.4	7.3	-0.2
Maintenance of major roadways and freeways in the city	8.3	8.5	8.3	8.3	8.4	8.3	8.6	8.7	8.5	8.6	8.7	8.9	9.0	0.1	9.1	9.1	9.1	0.0
Mosquito control	7.9	7.0	7.2	7.5	7.4	7.7	7.7	8.4	8.1	7.2	7.3	7.5	7.4	-0.1	7.7	7.9	7.8	-0.1
Outdoor swimming pools	-	5.6	5.5	5.8	5.5	5.4	5.9	6.3	6.4	6.1	6.2	6.2	6.2	0.1	6.2	6.1	6.2	0.1
Parking availability	7.7	7.2	7.0	7.2	7.2	7.3	7.3	8.1	7.9	7.2	7.2	7.1	7.2	0.1	7.5	7.6	7.5	0.0
Parking enforcement	6.4	6.0	6.0	6.0	6.1	6.2	6.4	6.9	6.8	6.4	5.9	5.8	5.9	0.1	6.0	6.0	6.0	0.0
Planning and development of the city	8.3	8.1	7.9	8.3	8.3	8.0	8.3	8.8	8.7	8.3	8.1	8.0	8.2	0.2	8.6	8.5	8.5	0.0
Police services	-	7.2	8.9	9.1	9.0	9.2	9.1	9.5	9.4	9.0	9.0	8.8	9.0	0.2	9.1	9.1	9.0	-0.1
Public transportation	6.7	6.3	5.9	6.5	6.3	6.1	6.7	6.8	6.8	7.2	7.3	7.0	7.1	0.1	7.6	7.4	7.3	-0.1
Quality of drinking water	9.4	9.3	9.2	9.3	9.1	9.3	9.2	9.5	9.6	9.3	9.3	9.2	9.4	0.2	9.5	9.4	9.5	0.0
Recycling initiatives	8.2	7.9	7.5	7.7	7.7	7.7	7.7	8.7	8.8	8.0	7.9	7.6	7.6	0.0	8.0	7.7	7.6	-0.1
Repair of water main breaks	-	-	-	-	-	-	8.7	9.1	9.1	8.8	8.7	8.7	8.9	0.2	9.0	8.9	9.0	0.0
Sidewalk maintenance in your neighbourhood	7.1	7.4	6.8	7.2	7.1	7.4	7.1	7.5	7.5	7.2	7.2	7.1	7.0	0.0	7.7	7.7	7.6	-0.1
Street maintenance in your neighbourhood	7.9	8.0	7.6	7.8	7.9	8.1	8.2	8.0	8.0	8.0	8.2	8.2	8.3	0.0	8.3	8.5	8.5	-0.1
Traffic management	8.0	8.0	7.7	7.7	7.7	7.7	8.0	8.3	8.3	8.1	8.4	8.1	8.4	0.3	9.0	8.7	8.8	0.0
Treatment of sewage	9.3	9.2	9.1	9.1	9.1	9.1	9.1	9.4	9.5	9.2	8.8	8.5	8.7	0.1	8.8	8.7	8.8	0.1
Garbage collection	-	-	-	-	-	-	-	-	-	-	-	-	8.4	-	-	-	8.3	-

Tracking Performance Delivering Services

City of Saskatoon Services:	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 Phone	2011 Phone	2012 Phone	Differences 2011 to 2012	2010 Online	2011 Online	2012 Online	Differences 2011 to 2012
Accessibility of city parks	8.2	7.6	7.6	7.4	7.7	7.4	7.8	7.7	7.6	7.7	7.8	7.6	7.7	0.1	7.2	7.4	7.3	0.0
Back-lane garbage collection	9.2	7	7	6.6	6.9	6.7	8.3	7.2	7.4	6.7	6.6	6.2	-	-	6.4	6.1	-	-
Bylaw enforcement	7.7	6.7	6.5	6.4	6.7	6.5	7.7	6.7	7.1	6.5	6.6	6.4	6.3	0.0	6.0	6.3	6.3	0.0
Control of dangerous animals	-	-	-	-	-	-	7.5	6.6	6.6	6.8	6.8	6.6	6.8	0.2	6.4	6.6	6.8	0.2
Customer service	-	-	7.1	6.8	7.1	7	7.8	7.3	7.4	6.9	7.1	6.8	7.0	0.2	6.4	6.5	6.6	0.1
Electrical services reliability	9.1	9.7	8.1	8	8.2	8.3	8.5	8.6	8.6	8.3	8.4	8.0	8.0	0.0	8.2	8.3	7.8	-0.5
Fire protection services	8.6	8.1	8.2	8.1	8.2	8.3	8.6	8.7	8.7	8.4	8.6	8.4	8.5	0.1	8.3	8.4	8.4	0.0
Front-street garbage collection	8.4	7.5	7.5	7	7.3	6.9	8.4	7.8	7.5	7.3	7.5	7.5	-	-	7.3	7.3	-	-
Funding for arts and cultural groups	7.7	6	6	5.7	6.1	5.9	7.4	6.4	6.3	6.1	6.0	6.0	5.9	-0.1	6.0	6.0	6.0	0.0
Funding for community service organizations	7.9	6.4	6.2	6	6	6	7.2	6.4	6.3	6.3	6.4	6.1	6.1	0.0	5.9	6.1	6.0	-0.1
Golf courses	--	7.1	7	6.8	6.9	6.4	8.3	7.3	7.2	7	6.8	6.7	6.5	-0.2	6.9	6.9	6.9	0.0
Ice and snow management	6.5	6.1	6.4	6.3	6	6	5.8	5.6	6.1	5.9	5.5	5.5	5.9	0.4	5.0	5.4	5.8	0.4
Ice rinks	-	6.7	6.4	6.5	6.7	6.1	7.9	6.8	6.7	6.6	6.5	6.6	6.4	-0.2	6.4	6.6	6.5	-0.1
Indoor pools/community centres	-	7.4	7.3	7.1	7.4	6.9	7.9	7.5	7.4	7.4	7.4	7.3	7.3	0.0	7.0	7.1	7.1	0.0
Landfill services	8.1	6.7	6.7	6.3	6.6	6.4	7.7	7	6.9	6.8	7.0	6.8	7.1	0.3	6.7	6.8	7.0	0.2
Maintenance of back lanes	-	-	-	-	-	-	6.9	5.6	5.8	5.7	5.7	5.2	5.3	0.2	5.3	5.2	5.2	0.0
Maintenance of city parks	7.5	7.3	7.3	7.1	7.4	7.3	7.4	7.4	7.4	7.3	7.4	7.1	7.3	0.1	7.1	6.9	7.0	0.1
Maintenance of city trees	-	-	-	-	-	-	-	-	7.5	7.2	7.2	7.1	7.1	0.0	6.8	6.9	7.0	0.1
Maintenance of major roadways and freeways	6.2	6.6	6.4	6.5	6.4	6.5	6.6	6	6.3	6.4	6.0	5.0	5.4	0.4	5.4	4.9	4.9	0.0
Mosquito control	6.9	6.3	5.7	5.8	6.6	6.4	6.9	6.2	6.8	6.7	6.1	5.5	6.1	0.6	5.7	5.5	5.8	0.3
Outdoor swimming pools	-	6.6	6.7	6.6	6.8	6.2	8.1	6.9	6.5	6.6	6.7	6.6	6.6	0.0	6.5	6.6	6.7	0.1

Parking availability	-	-	-	5.6	6	6	6.1	5.9	6	5.8	6.0	5.6	5.7	0.1	5.5	5.5	5.5	-0.1
Parking enforcement	7.9	7.1	7	6.8	7	6.9	7.2	7.3	7.2	6.8	7.0	6.7	6.8	0.1	6.4	6.5	6.6	0.1
Planning and development of the city	6.8	6.2	6	5.8	6.2	6.2	6.5	6.1	6.4	6.1	6.2	5.9	5.9	-0.1	5.4	5.5	5.5	0.0
Police services	-	7.3	7.4	6.3	7	7	7.5	7.4	7.7	7.6	7.6	7.5	7.6	0.1	7.1	7.5	7.5	0.0
Public transportation	8.2	6.8	6.4	6.4	6.5	6.3	7.6	6.2	6.3	6.7	6.6	6.2	6.3	0.0	5.9	5.8	5.7	-0.1
Quality of drinking water	8.6	8	8	8.1	8.2	8.3	8.5	8.8	8.8	8.5	8.7	8.4	8.6	0.2	8.4	8.6	8.5	-0.1
Recycling initiatives	6.1	5.7	5.9	5.5	5.6	5.6	6.1	5.2	5.5	5.2	5.4	5.1	5.9	0.8	4.9	4.9	5.7	0.9
Repair of water main breaks	-	-	-	-	-	-	7.5	7.6	7.5	7.4	7.4	7.1	7.5	0.4	6.9	7.0	7.2	0.2
Sidewalk maintenance in your neighbourhood	6.2	5.7	5.8	5.6	5.3	5.7	5.3	5.5	5.6	6.1	6.1	5.9	6.0	0.1	5.7	5.6	5.7	0.1
Street maintenance in your neighbourhood	5.6	6.2	6.3	6.1	5.9	6.3	5.7	5.7	5.8	6.2	6.3	5.4	5.6	0.2	5.8	5.2	5.4	0.2
Traffic management	6	5.9	5.7	5.8	5.7	5.8	6.2	5.6	5.7	5.8	5.6	5.5	5.7	0.2	4.8	5.2	5.2	0.0
Treatment of sewage	8.8	7.8	7.8	7.7	7.9	7.9	8.5	8.3	8.4	7.7	7.9	7.5	8.0	0.5	7.7	7.8	7.8	0.0
Garbage collection	-	-	-	-	-	-	-	-	-	-	-	-	7.7	-	-	-	7.6	

Tracking Most Important Issue Facing Saskatoon

	2002	2003	2004	2005	2006	2007	2008	2009	2010 Phone	2011 Phone	2012 Phone	Phone Difference from 2011	2010 Online	2011 Online	2012 Online	Online Difference from 2011
Condition of streets	5.0%	4.0%	8.0%	9.0%	16.0%	8.0%	8.0%	4.0%	11.0%	18.0%	24.1%	6.1%	3.0%	23.1%	21.7%	-1.4%
Planning for growth/development	--	--	--	3.0%	9.0%	6.0%	6.0%	10.0%	7.0%	2.6%	8.3%	5.7%	11.0%	9.5%	8.9%	-0.6%
Social issues	7.0%	3.0%	4.0%	4.0%	4.0%	5.0%	10.0%	4.0%	6.0%	2.4%	4.2%	1.8%	12.0%	6.0%	3.0%	-3.0%
Taxation/spending	11.0%	7.0%	8.0%	6.0%	5.0%	11.0%	9.0%	11.0%	5.0%	4.2%	6.0%	1.8%	6.0%	6.0%	6.8%	0.8%
Infrastructure/roads	--	--	--	--	1.0%	5.0%	4.0%	6.0%	8.0%	15.8%	16.5%	0.7%	20.0%	13.3%	19.0%	5.7%
Traffic flow/congestion	4.0%	--	7.0%	5.0%	6.0%	10.0%	9.0%	8.0%	18.0%	7.8%	6.8%	-1.0%	16.0%	11.1%	9.4%	-1.7%
Housing	--	--	--	1.0%	2.0%	14.0%	13.0%	8.0%	7.0%	9.6%	7.2%	-2.4%	10.0%	11.1%	10.3%	-0.8%
Crime/policing	11.0%	43.0%	30.0%	32.0%	35.0%	19.0%	18.0%	16.0%	16.0%	11.8%	8.3%	-3.5%	20.0%	11.5%	9.6%	-1.9%

His Worship the Mayor and City Council
The City of Saskatoon

LEGISLATIVE REPORTS

Section A – OFFICE OF THE CITY CLERK

**A1) Establishment of Special/Mobile/Hospital Polls
2012 Local Government Elections
(File No. CK. 265-1)**

RECOMMENDATION: 1) that City Council approve the establishment of Special Polls on Wednesday, October 17, 2012, as follows:

Villa Royale	9:30 a.m. – 11:30 a.m.
King Edward Place	12:30 p.m. – 2:30 p.m.
Central Haven/Central Place	3:30 p.m. – 4:30 p.m.
Saskatoon Convalescent Home	9:00 a.m. – 10:00 a.m.
Kiwanis Manor	11:00 a.m. – 12:00 p.m.
St. George’s Senior Citizens’ Residence	1:00 p.m. – 2:00 p.m.
Sutherland House	3:00 p.m. – 4:00 p.m.
Oliver Lodge/Oliver Place	9:00 a.m. – 12:00 p.m.
St. Joseph’s Home	1:00 p.m. – 2:00 p.m.
Porteous Lodge/Harry Landa Court/ Fairview Court/Mount Royal Court	3:00 p.m. – 5:00 p.m.
Luther Heights/Luther Intermediate Care Home	9:00 a.m. – 12:00 p.m.
Bethany Manor/Court/Tower/Villa/ Place	1:00 p.m. – 4:00 p.m.
Luther Special Care Home/Luther Tower	9:00 a.m. – 12:00 p.m.
Riverside Terrace	1:00 p.m. – 4:00 p.m.
Shepherd Apartments/McNaughton Place	8:30 a.m. – 11:30 a.m.
The Pallisades	12:30 p.m. – 2:30 p.m.
Clinkskill Manor	3:30 p.m. – 4:30 p.m.
Ilarion Village	9:30 a.m. – 11:30 a.m.
Scott Tower/Forget Tower	1:00 p.m. – 4:00 p.m.
Cheshire Homes	5:30 p.m. – 6:30 p.m.
St. Ann’s Senior Citizens’ Village	9:00 a.m. – 12:00 p.m.

Columbian Manor	1:00 p.m. – 4:00 p.m.
Stensrud Lodge/Eamer Court/ Cosmopolitan Court	9:30 a.m. – 11:30 a.m.
St. Volodymyr Villa	1:00 p.m. – 4:00 p.m.
Elmwood Residence (Kinsmen Manor)	5:30 p.m. – 6:30 p.m.
Sherbrooke Community Centre/ Veterans Village	9:00 a.m. – 12:00 p.m.
Circle Drive Care Home/Circle Drive Place	1:00 p.m. – 3:00 p.m.
Legion Manor	4:00 p.m. – 5:00 p.m.
The Bentley	9:00 a.m. – 12:00 p.m.
McClure Place	1:00 p.m. – 4:00 p.m.

- 2) that City Council approve the establishment of Hospital/Special Polls on Wednesday, October 24, 2012, as follows:

St. Paul's Hospital	9:00 a.m. – 4:00 p.m.
City Hospital	9:00 a.m. – 4:00 p.m.
Royal University Hospital	9:00 a.m. – 4:00 p.m.
Parkridge Centre	9:00 a.m. – 4:00 p.m.

- 3) that City Council approve the establishment of a Mobile Poll on Wednesday, October 24, 2012; and
- 4) that the Returning Officer be authorized to make any changes or additions that may become necessary to accommodate the needs of the Special and Hospital Polls.

Section 22 of *The Local Government Election Act* states that Council may establish a polling place in a hospital, personal care facility or similar institution at which an elector who is receiving care in that institution may vote. Section 92(4.1) provides for the establishment of an advance poll in a personal care facility.

Section 22.1 of *The Local Government Election Act* provides that City Council may establish a "mobile poll" in order to accommodate electors who are unable to leave their residence because of physical disability or limited mobility, as well as their resident care givers.

Legislative Report No. 8-2012
Section A – Office of the City Clerk
Monday, June 18, 2012
Page 3

PUBLIC NOTICE

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

Section B – OFFICE OF THE CITY SOLICITOR

B1) The Meat Inspection Bylaw (File No. CK. 185-1)

RECOMMENDATION: that City Council consider Bylaw 9035, a Bylaw to repeal The Meat Inspection Bylaw No. 5469.

SUMMARY

Effective January 1, 2014, Federal Government inspectors will no longer perform inspection services at animal slaughter facilities in Saskatchewan. The Meat Inspection Bylaw No. 5469 requires that meat sold or offered for sale in Saskatoon must be inspected by Federal Government inspectors. With the change that has been announced, Bylaw No. 5469 will be redundant, and the Medical Health Officer for Saskatoon District Health is recommending that Bylaw No. 5469 be repealed.

REPORT

At the present time, The Meat Inspection Bylaw No. 5469 provides that “no meat or poultry shall be distributed or sold through a public market or retail outlet unless it is approved by an inspector appointed by the Government of Canada.”

This City regulation dovetails with the Provincial regime. Saskatchewan Agriculture contracts with the Canadian Food Inspection Agency (“CFIA”) to provide ante and post-mortem inspection services. However, CFIA has announced that effective January 1, 2014, it will no longer provide these services.

The Administration has been in discussions with Saskatchewan Agriculture and the Saskatoon Health Region regarding the future of Bylaw No. 5469. The Saskatoon Health Region is of the view that Bylaw No. 5469 “may be repealed with no significant risk to the health of the public.” Public Health Inspectors will continue to inspect meat handling facilities, and there are Provincial regulations that provide that all meat and poultry offered for sale must have been slaughtered in a licensed facility. In other words, there is a regulatory regime in place to control retail and public market or ‘tailgate’ sales of meat or poultry.

Saskatoon is one of the last Saskatchewan municipalities to have such a bylaw. Others had made the decision to repeal the various similar bylaws many years ago, typically when the Provincial public health inspection regime was established.

Bylaw No. 5469 is the most recent City regulation of this area. It dates back to 1975, however, earlier versions of such City regulation date back to the time of incorporation when such matters as public health were entirely a City responsibility.

The progression of such City regulation included the following:

- in 1906, 1907 and 1915, the City's health bylaws were enacted which regulated the sanitation of slaughter houses and butcher shops;
- in 1914, the City Market was established and gave the Market Master the power to inspect and approve meat offered for sale at the Market;
- in 1922, various bylaws were consolidated and gave City officials inspection and approval powers;
- in 1934, the City attempted to impose by bylaw that no meat that had not been federally inspected could be sold here, but this was declared invalid in court;
- in 1948, Bylaw No. 3066 regulated the area and provided that meat sold in the Market had to be City approved unless it had been federally inspected; and
- in 1974, Bylaw No. 3066 was reconsidered, the national and provincial regulatory regime had changed and the City no longer had its own veterinarian, therefore, the Medical Health Officer of the day recommended that the current Bylaw No. 5469 be drafted so that all meat sold in Saskatoon would be subject to some inspection.

All of the previous Bylaws, outlined above, were passed at a time when the City had a public health department and a regulatory role in this area. Now, the Province has jurisdiction over public health matters in relation to food safety and these are addressed locally by the Medical Health Officer for the Saskatoon Health Region.

In conclusion, this area has been and will remain regulated with or without Bylaw No. 5469, and by January 2014 it will be impossible for anyone to comply with the provisions of Bylaw No. 5469.

PUBLIC NOTICE

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

ATTACHMENT

1. Bylaw No. 9035, A Bylaw to Repeal The Meat Inspection Bylaw No. 5469.

B2) The Saskatoon Licence Appeal Board Bylaw, 2012
(File No. CK. 175-56)

RECOMMENDATION: that City Council consider Bylaw No. 9036.

BACKGROUND

The Cities Act grants a city the power to pass bylaws respecting businesses, business activities and persons engaged in business. This power includes the power to:

- a) regulate or prohibit;
- b) provide for a system of licences, inspections, permits or approvals;
- c) establish fees for a licence;
- d) prohibit any business until a licence has been granted or an inspection performed;
- e) impose terms and conditions on any licence;
- f) impose any conditions that must be met before a licence is granted or renewed;
- g) provide for the duration of licences and their suspension or cancellation for failure to comply with a term or condition of the bylaw or for any other reason specified in the bylaw; and
- h) provide for an appeal, the body that is to decide the appeal and related matters.

Historically, if a licence was refused, suspended or revoked, the aggrieved party had the right to appear before Council and to be heard as to why the decision should not be reversed. Council was bound to hear the matter, exercise its discretion in good faith, without discrimination and in the public interest, and to give written reasons for any refusal, suspension or revocation. Council became the appeal body to hear these appeals.

In more recent years, Council has established independent tribunals to hear appeals under various bylaws. For example, Council established the Property Maintenance Appeal Board to hear appeals dealing with dilapidated buildings, overgrown grass and weeds, untidy and unsightly property, junked vehicles, open excavations and demolitions.

Independent tribunals have several advantages:

- a) they are independent of Council and the administration;
- b) their proceedings are less formal and easier for the unrepresented appellant;
- c) the members of the tribunal have particular expertise in the matters before them;
and
- d) Council's time can be spent on other matters.

REPORT

We are pleased to submit for Council's consideration *The Saskatoon Licence Appeal Board Bylaw, 2012*.

The Bylaw establishes the Licence Appeal Board. It provides how the Board will be constituted. No member of Council is eligible to sit as a member of the Appeal Board. It is proposed that the members of the Board of Revision will be appointed to sit on the Licence Appeal Board. These individuals are experienced in how to conduct a hearing, and in writing decisions. We do not anticipate that this dual role will interfere with their work on assessment appeals.

The Board will have the exclusive jurisdiction to hear appeals relating to any business licence issued by the City. This would include licences issued under *The Business Licence Bylaw, 2002*, *The Licence Bylaw*, and *The Adult Services Licensing Bylaw, 2012*. If Council adopts a new taxi bylaw, licensing appeals under that bylaw will be heard by this Board.

The Bylaw sets out in some detail the appeal process and the proceedings before the Board. These rules are similar to the procedures used by the Board of Revision in assessment appeals. The goal is to ensure that all appeals are dealt with consistently and fairly.

The Bylaw removes the right to appeal to Council presently contained in *The Licence Bylaw* and *The Business Licence Bylaw, 2002*. It also amends *The Council and Committee Procedure Bylaw, 2003* to provide that delegations wishing to speak on a matter regarding the refusal, suspension or cancellation of a licence shall be referred to the secretary of the Licence Appeal Board.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 9036, *The Saskatoon Licence Appeal Board Bylaw, 2012.*

**B3) Urban Reserve Creation - Yellow Quill First Nation
Parking Lot adjacent to 224 Fourth Avenue South
(File No. CK. 4000-4)**

- RECOMMENDATION:**
- 1) that City Council approve the Municipal Services and Compatibility Agreement attached; and
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement.

Yellow Quill First Nation owns the office building located at 224 Fourth Avenue South, as well as the parking lot which is immediately to the south of that building. A Municipal Services and Compatibility Agreement already exists for 224 Fourth Avenue South, although the process to transfer the land to reserve status has not been completed at this time.

Yellow Quill First Nation also wishes to have the parking lot dedicated as an urban reserve. It has therefore entered into negotiations for a Municipal Services and Compatibility Agreement for the parking lot. This is the Agreement which is now before City Council for approval.

The Agreement is very similar to the Agreements which exist for the other urban reserves in Saskatoon.

The Agreement has two main features. Firstly, the City agrees to provide all regular City services to the property in return for an annual fee-for-service payment from Yellow Quill. This payment will be calculated to be the same amount in each year as would be paid in municipal and library property taxes if the land was subject to municipal taxation.

Secondly, the Agreement provides for bylaw compatibility. It is agreed that the occupation, use, development and improvement of the property will, at all times, be essentially the same as similarly zoned properties in Saskatoon. Because the property is vacant land, the Agreement contains specific compatibility provisions to ensure that any new building on the property will meet the City's development standards and building standards.

The Yellow Quill First Nation has approved and signed the Agreement. Yellow Quill has also approved and signed a Police Services Agreement for the property. This Agreement has been sent to the Saskatoon Board of Police Commissioners for approval.

There is a standing instruction from City Council that before a Municipal Services and Compatibility Agreement is brought to City Council for approval, there must be a City-led notification process in the immediate neighbourhood to let the community know that an urban reserve is being created.

The Partnership has sent an email to the Downtown businesses advising them of this proposed reserve creation. The businesses were invited to call or email the Planning and Development Branch with any questions. At the time of writing, there have not been any enquiries received.

PUBLIC NOTICE

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

ATTACHMENT

1. Copy of Municipal Services and Compatibility Agreement as between Yellow Quill First Nation and The City of Saskatoon.

B4) 2010 Annexation - Assessment and Taxation (File No. CK. 4060-1, x 1620-1)

RECOMMENDATION: that City Council consider Bylaw No. 9029 and Bylaw No. 9030.

At its meeting on May 9, 2011, City Council passed the following motion:

“that the Administration be directed to pursue Farm Land Agreements with eligible owners, that is, those where farming is the principal occupation of the assessed owner, the farmed land is in excess of eight hectares in area (19.78 acres), and the land has not been subdivided into lots.”

Effective August 1, 2010, the City annexed lands from the Rural Municipality of Corman Park (the “RM”). As a result of the annexation, the affected properties are now subject to taxation based on the City’s rate of taxation as opposed to the RM’s rate of taxation. *The Cities Act* S.S. 2002, c. C-11.1, does however recognize an ability to treat farm land differently where the property owner meets the specified statutory criteria. The result of applying *The Cities Act*

provisions is to essentially permit the owner's of annexed farm lands to pay property tax amounts similar to those which were paid prior to the annexation under *The Municipalities Act*, S.S. 2005, c. M-36.1.

The Assessment Branch, in conjunction with the Solicitor's Office contacted all property owners of the annexed land who it identified as potentially being eligible to enter into a Farm Land Fixed Taxation Rate Agreement based on the statutory size criteria of the land. Of the property owners contacted, two have executed a Statutory Declaration swearing that they meet all of the statutory criteria required for eligibility to enter into the Agreement.

In that regard, we are pleased to enclose, for Council's consideration, Bylaw No. 9029, *The Mary Theresa Duh Farm Land Fixed Rate of Taxation Bylaw, 2012* and Bylaw No. 9030, *The George Bradford Riddell Farm Land Fixed Rate of Taxation Bylaw, 2012*. These Bylaws authorize His Worship the Mayor and the City Clerk to sign the Farm Land Fixed Taxation Rate Agreements appended as Schedule "A" to the respective Bylaws. The Agreements provide that Ms. Duh's property and Mr. Riddell's property will be taxed at a fixed rate, so that the tax levy after applying the fixed rate of taxation will be similar to the taxes that would be payable on the property if the dwelling and other improvements used exclusively in connection with the agricultural operation were exempt from taxation on terms and conditions similar to section 293 of *The Municipalities Act*. In other words, the current taxes payable will be more similar to the taxes payable prior to the annexation. Both Ms. Duh and Mr. Riddell have been provided with copies of the proposed Agreement in draft, subject to Council's approval of Bylaw Nos. 9029 and 9030.

PUBLIC NOTICE

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

ATTACHMENTS

1. Proposed Bylaw No. 9029, *The Mary Theresa Duh Farm Land Fixed Rate of Taxation Bylaw, 2012*.
2. Proposed Bylaw No. 9030, *The George Bradford Riddell Farm Land Fixed Rate of Taxation Bylaw, 2012*.

Legislative Report No. 8-2012
Section B – Office of the City Solicitor
Monday, June 18, 2012
Page 8

Respectfully submitted,

Janice Mann, City Clerk

Theresa Dust, City Solicitor

His Worship the Mayor and City Council
The City of Saskatoon

LEGISLATIVE REPORTS

Section B – OFFICE OF THE CITY SOLICITOR

B5) Multi-Unit Recycling Program **(File No. CK 7830-5)**

- RECOMMENDATION:**
- 1) that the Memorandum of Understanding (“MOU”) between the City and Cosmopolitan Industries Ltd. (“Cosmo”) with respect to Multi-Unit Dwellings (“MUD”) recycling be approved; and
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the MOU under the Corporate Seal.

At its meeting on May 28, 2012 City Council resolved, in part:

- “1) that the Administration be instructed to negotiate a Memorandum of Understanding with Cosmopolitan Industries (Cosmo) in accordance with the general principles of Option #1 from the Administrative Report;”

Attached please find a MOU with Cosmo. This MOU sets out the intention of the parties to negotiate an Agreement for the provision of a MUD recycling program by Cosmo.

The MOU sets out the following principles upon which the Agreement will be negotiated:

1. The curbside recycling program for MUD’s will be a source-separated, multi-stream recycling program that will require all MUD’s to pay and accept bins.
2. The curbside recycling program will include options with respect to how the service will be provided.
3. Cosmo will be responsible for the customer call centre, collection and processing of recyclables.
4. MUD’s with current recycling contracts will be given a period of time, which is yet to be decided by City Council, to join the City’s program.

5. The terms of the Agreement will be generally based on the Agreement for single-family residential curbside recycling.
6. The length of the Agreement must be based on a commercially reasonable business plan and agreed by the parties.
7. Cosmo must undertake public community consultations prior to implementation of the MUD recycling program.

The MOU states that the parties will commence negotiations with the intention of having an Agreement in place by no later than January 1, 2014. The MOU also clearly states that any Agreement negotiated is subject to Council approval which includes budget approval of the MUD recycling program.

The City Manager and the General Manager of Utility Services have reviewed the MOU and are in an agreement with its terms. Cosmo has also reviewed the MOU, and has expressed to our Office their approval.

PUBLIC NOTICE

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

ATTACHMENT

1. Draft Memorandum of Understanding as between The City of Saskatoon and Cosmopolitan Industries Ltd.

Respectfully submitted,

Theresa Dust, City Solicitor

BI

BYLAW NO. 9035

The Meat Inspection Repeal Bylaw

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Meat Inspection Repeal Bylaw.

Purpose

2. The purpose of this Bylaw is to repeal a Bylaw of The City of Saskatoon to prohibit the sale and distribution through a public market or a retail outlet of any meat or poultry that is not approved by the Government of Canada under *The Meat Inspection Act*, Bylaw No. 5469.

Repeal of Bylaw No. 5469

3. Bylaw No. 5469 is hereby repealed.

Coming Into Force

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

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

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

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

Mayor

City Clerk

BYLAW NO. 9036

The Saskatoon Licence Appeal Board Bylaw, 2012

Whereas under the provisions of clause 8(1)(h) of *The Cities Act*, a city has the general power to pass any bylaws that it considers expedient in relation to businesses, business activities and persons engaged in business;

And whereas under the provisions of subsection 8(3) of *The Cities Act*, the power to pass bylaws includes the power to:

- regulate or prohibit;
- provide for a system of licences, inspections, permits or approvals;
- establish fees for the licence;
- prohibit any business until a licence has been granted or an inspection performed;
- impose terms and conditions on any licence;
- impose conditions that must be met before a licence is granted or renewed;
- provide for the duration of licences and their suspension or cancellation for failure to comply with a term or condition of the bylaw or for any other reason specified in the bylaw;
- provide for an appeal, the body that is to decide the appeal and related matters;

And whereas The City of Saskatoon desires to pass a bylaw to establish an appeal body to hear appeals from the refusal, suspension or cancellation of any business licence issued by the City;

Now therefore The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Saskatoon Licence Appeal Board Bylaw, 2012.

Definitions

2. In this Bylaw:
 - (a) "appeal board" means the Saskatoon Licence Appeal Board;
 - (b) "City" means The City of Saskatoon;
 - (c) "Council" means the council of The City of Saskatoon;

- (d) "Mayor" means the mayor of The City of Saskatoon; and
- (e) "person" means an individual, proprietorship, partnership, corporation, association, or other legal identity.

Appeal Board Established

- 3. (1) The appeal board is hereby established.
- (2) Council shall appoint not less than five persons to constitute the appeal board for the City.
- (3) No member of Council is eligible to sit as a member of the appeal board.
- (4) No member of the appeal board shall hear or vote on any decision that relates to a matter with respect to which the member has a pecuniary interest within the meaning of section 115 of *The Cities Act*.
- (5) Council shall prescribe:
 - (a) the term of office of each member of the appeal board;
 - (b) the manner in which vacancies are to be filled; and
 - (c) the remuneration and expenses, if any, payable to each member.
- (6) Council shall appoint a secretary of the appeal board, and prescribe the term of office and the duties of the secretary.
- (7) No member of the appeal board shall carry out any power, duty or function of that office until he or she has taken an official oath in the form prescribed in Schedule "A".
- (8) The members of the appeal board shall choose a chairperson from among themselves.
- (9) The chairperson of the appeal board may:
 - (a) appoint panels of not less than three members of the appeal board; and
 - (b) appoint a chairperson for each panel.

- (10) Each panel appointed pursuant to subsection (9) may hear and rule on appeals concurrently as though it were the appeal board in every instance.
- (11) A majority of the members of the appeal board or of a panel constitutes a quorum for the purposes of sitting or hearing or of conducting the business of the board or panel.
- (12) A decision of the majority of the members of the appeal board or of a panel is the decision of the appeal board.
- (13) The Mayor may appoint a person as an acting member of the appeal board if any member is unable to attend a hearing of the board.

Jurisdiction of Appeal Board

- 4. The appeal board shall have the exclusive jurisdiction to hear an appeal from the imposition of any condition on a licence, or the denial, suspension or cancellation of a business licence issued by the City pursuant to any City bylaw.

Appeal Procedure

- 5. (1) A licence appeal may only be taken by a person who:
 - (a) has applied for a licence and been denied, or holds a licence that has been suspended or cancelled, or holds a licence upon which conditions have been imposed; and
 - (b) believes that an error has been made by the City in the decision to deny, suspend or cancel a licence, or to issue a licence with conditions.
- (2) A notice of appeal must be in writing in the form prescribed in Schedule "B" and must:
 - (a) set out the reasons for the appeal and the material facts upon which the appeal is based; and
 - (b) include the mailing address of the appellant.
- (3) An appellant may withdraw his or her appeal for any reason by notifying the secretary of the appeal board at least seven days before the day on which the appeal is to be heard by the appeal board.

Filing Notice of Appeal

6. (1) A notice of appeal, together with the filing fee prescribed in section 7, must be filed with the secretary of the appeal board within 30 days after the date the appellant is served or is deemed to have been served with the decision of the City.
- (2) The appellant shall give notice of appeal pursuant to this section by personal service, by registered mail or by ordinary mail.
- (3) On receiving a notice of appeal, the secretary of the appeal board shall, as soon as is reasonably practicable, provide the City with a copy of the notice of appeal.
- (4) An appeal pursuant to subsection (1) does not operate as a stay of the denial, suspension or cancellation appealed from unless the appeal board, on an application by the appellant, decides otherwise.
- (5) If an appellant fails to file an appeal within the time prescribed by subsection (1), the secretary of the appeal board shall refuse to file the notice of appeal, unless the appeal board, on application by the appellant, extends the time for filing the notice of appeal.

Fees

7. (1) An appellant who files a notice of appeal shall, at the time of filing the appeal, pay a fee of \$50.00 in respect of each notice of appeal.
- (2) A notice of appeal shall not be considered as having been filed unless the notice of appeal and the applicable fee have been received by the secretary of the appeal board within the time prescribed in subsection 6(1).
- (3) The fees referred to in this section are non-refundable and may not be waived or reduced under any circumstances.

Notice of Hearing

8. (1) The secretary of the appeal board shall set the date, time and location for the hearing before the appeal board, which hearing shall be held no later than 60 days after the date the notice of appeal is filed.
- (2) The secretary of the appeal board shall, at least 30 days before the hearing, serve on the appellant and the City a notice stating:
 - (a) the date, time and location of the hearing; and

- (b) that, if the appellant fails to appear at the hearing, the hearing may proceed in the appellant's absence, at which time the appeal may be dismissed.
- (3) The secretary of the appeal board may give notice pursuant to this section by personal service, by registered mail, or by ordinary mail to the appellant:
 - (a) at the address for service indicated on the notice of appeal; or
 - (b) if no address is given in the notice of appeal, at the address entered on the appellant's licence application.
- (4) After notice has been served pursuant to subsection (3), the appellant, the City and the secretary of the appeal board may agree to an earlier hearing date for the appeal, if necessary.
- (5) The secretary of the appeal board shall not set a hearing date for an appeal unless, in the secretary's opinion, the appellant has complied with all the requirements set out in section 5.
- (6) If, in the opinion of the secretary of the appeal board, the notice of appeal does not comply with section 5, the secretary shall:
 - (a) notify the appellant of the deficiencies in the notice of appeal; and
 - (b) grant the appellant one 14-day extension to perfect the notice of appeal.
- (7) If the appellant does not comply with the notice given pursuant to subsection (6), the secretary of the appeal board may refuse to file the notice of appeal, which action is deemed to be a refusal by the appeal board to hear the appeal.

Disclosure of Evidence

- 9. (1) If an appellant intends to make use of any report, document, record or other written evidence on the hearing of an appeal, at least 20 days before the date set for the hearing, the appellant shall:
 - (a) file a copy of the materials with the secretary of the appeal board; and
 - (b) serve a copy of the materials on the City.
- (2) If the City intends to make use of any report, document, record or other written evidence on the hearing of an appeal, at least 10 days before the date set for the hearing, the City shall:
 - (a) file a copy of the materials with the secretary of the appeal board; and

- (b) serve a copy of the materials on the appellant.
- (3) If an appellant intends to make use of any report, document, record or other written evidence on the hearing of the appeal in response to materials served on him or her pursuant to subsection (2), at least five days before the date set for the hearing the appellant shall:
 - (a) file a copy of the materials with the secretary of the appeal board; and
 - (b) serve a copy of the materials in response on the City.
- (4) If a party does not comply with any of subsections (1), (2) or (3), the appeal board may:
 - (a) accept and consider the material sought to be filed; or
 - (b) refuse to accept or consider the material sought to be filed.
- (5) At least 10 days before the date set for the hearing, the City shall file with the secretary of the appeal board and serve on the appellant:
 - (a) a copy of the appellant's licence, if any; and
 - (b) a copy of the notice from the City informing the appellant that his or her licence had been refused, suspended or cancelled, or that the licence has been issued conditionally.
- (6) The time limits referred to in subsections (1), (2) and (3) shall apply only to documentary evidence, and nothing in this section shall preclude a party from filing a written submission, including legal argument, with the appeal board at the beginning of or prior to the hearing of the appeal.

Public Hearings

- 10. (1) Subject to subsections (2), (3) and (4), the appeal board shall conduct its hearings in public.
- (2) The appeal board may, on the application of any party to an appeal, close all or part of its hearing to the public, if the matter to be discussed:
 - (a) is within one of the exemptions in Part III of *The Local Authority Freedom of Information and Protection of Privacy Act*; or

- (b) refers to personal information of a party which, if disclosed, could result in an invasion of privacy that clearly outweighs the public interest in disclosure.
- (3) The appeal board may deliberate and make its decisions in meetings closed to the public.
- (4) If the appeal board closes a hearing to the public, it may also make all or any of the following orders:
 - (a) an order that personal information for an individual licensee that forms part of a report, study, transcript or decision be purged or masked before the report, study, transcript or decision is released to the public; or
 - (b) any other order respecting procedures to be followed by the parties to the appeal respecting the disclosure or release of any information arising from the appeal.

Proceedings before Appeal Board

- 11. (1) The appeal board is not bound by the rules of evidence or any other law applicable to court proceedings and has the power to determine the admissibility, relevance and weight of any evidence.
- (2) The appeal board may require any person giving evidence before it to do so under oath, or by affirmation.
- (3) All oaths or affirmations necessary to be administered to witnesses may be administered by any member of the appeal board hearing the appeal.
- (4) The appeal board may make rules to govern its proceedings that are consistent with *The Cities Act*, this Bylaw and with the duty of fairness.

Witnesses

- 12. (1) A party to an appeal may testify, and may call witnesses to testify, at the hearing before the appeal board.
- (2) For the purposes of a hearing before the appeal board, a party may request the secretary of the appeal board to issue a subpoena to any person:
 - (a) to appear before the appeal board;

- (b) to give evidence; and
 - (c) to produce any documents and things that relate to the matters at issue in the appeal.
- (3) The party requesting the secretary of the appeal board pursuant to subsection (2) to issue a subpoena shall serve the subpoena on the person to whom it is directed.
- (4) For the purposes of subsection (3), service of a subpoena is to be effected by:
- (a) personal service on the person to whom it is directed; or
 - (b) registered mail sent to the address of the person to whom it is directed.
- (5) Subject to subsection (6), no person who is served with a subpoena pursuant to subsection (3) shall:
- (a) without just excuse fail to attend at the time and place specified in the subpoena; or
 - (b) refuse to testify or produce documents as required under the subpoena.
- (6) If a person who is not a party is required by a subpoena to attend at a hearing of an appeal, the person is relieved of the obligation to attend unless, at the time of service of the subpoena, attendance money calculated in accordance with *The Queen's Bench Rules* is paid or tendered to the person.
- (7) Unless the appeal board otherwise orders, the party responsible for service of a subpoena is liable for payment of attendance money pursuant to subsection (6).

Evidence

13. Any party to an appeal shall tender all of the evidence on which he or she relies at the appeal board hearing.

Failure to Appear

14. If an appellant fails to appear either personally or by agent at the appeal board hearing, the board may:
- (a) hear and decide the appeal in the absence of the party; or
 - (b) dismiss the appeal without a hearing.

Amending Notice of Appeal

15. (1) On application made by an appellant appearing before it, an appeal board may, by order, grant leave to the appellant to amend his or her notice of appeal so as to add a new ground on which it is alleged that error exists.
- (2) An order made pursuant to subsection (1) may be made subject to any terms and conditions that the appeal board considers appropriate.
- (3) An order made pursuant to subsection (1) must be in writing.

Decisions

16. (1) Subject to subsection (2), after hearing an appeal, the appeal board may, as the circumstances require and as the board considers just and expedient:
 - (a) confirm, revoke or vary the City's decision to impose conditions or to refuse, suspend or cancel a licence; or
 - (b) substitute its own decision for the decision appealed from.
- (2) In determining an appeal under subsection (1), the appeal board:
 - (a) is bound by the provisions of the bylaw pursuant to which a licence is refused, suspended, cancelled or issued conditionally; and
 - (b) may confirm, revoke or vary the City's decision only if the appeal board's decision would not:
 - (i) contradict the purpose and intent of the licensing bylaw;
 - (ii) grant the appellant a special privilege inconsistent with the restrictions on other persons under the same licensing bylaw; or
 - (iii) amount to a relaxation of the provisions of the licensing bylaw so as to contradict the purposes and intent of the licensing bylaw.
- (3) After a decision is made pursuant to subsection (1), the secretary of the appeal board shall, by ordinary mail, send a copy of the decision together with written reasons, if any, for the decision to each party in the appeal.

- (4) Every decision of the appeal board is final and not open to question or review in any court, and no decision of the appeal board shall be restrained by injunction, prohibition, *mandamus*, *quo warranto*, *certiorari* or other process or proceeding in any court or be removeable by application for judicial review or otherwise into any court on any grounds.

Service of Documents

17. (1) Any notice or other document that is given or served personally is deemed to have been given or served on the date of actual of service.
- (2) Any notice or other document dealing with an appeal that is given or served by registered or ordinary mail is deemed to have been given or served on the fifth business day after the date of its mailing unless the person to whom the notice or other document was sent establishes that, through no fault of his or her own, the person did not receive the notice or other document or received it at a later date.

Consequential Amendments

18. (1) Bylaw No. 6066, *The License Bylaw* is amended:
 - (a) by repealing section 8; and
 - (b) by repealing section 13 and substituting the following:

“13. The denial, suspension or cancellation of a license issued under this bylaw may be appealed to the Saskatoon Licence Appeal Board, pursuant to the provisions of The Saskatoon Licence Appeal Board Bylaw, 2012.”
- (2) Bylaw No. 8075, *The Business License Bylaw, 2002* is amended by repealing subsection 16(3) and substituting the following:

“(3) The denial, suspension or cancellation of a license issued under this Bylaw may be appealed to the Saskatoon Licence Appeal Board, pursuant to the provisions of *The Saskatoon Licence Appeal Board Bylaw, 2012.*”

(3) Bylaw No. 8198, *The Council and Committee Procedure Bylaw, 2003* is amended by adding the following after subsection 25(7):

“(8) Delegations wishing to speak to Council on a matter regarding the refusal, suspension or cancellation of a licence under a city bylaw shall be referred to the Secretary of the Saskatoon Licence Appeal Board.”

Coming Into Force

19. 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"

Declaration of Member of Saskatoon Licence Appeal Board

I, _____, having been appointed to the office of
 _____ of the Saskatoon Licence Appeal Board for The City of
 Saskatoon,
(members/secretary)

do solemnly promise and declare that:

1. I will truly, faithfully and impartially, to the best of my knowledge and ability, perform the duties of this office;
2. I have not received and will not receive any payment or reward, or promise of payment or reward, for the exercise of any corrupt practice or other undue execution of this office;
3. I am not for any reason disqualified from holding this office.

Declared before me at _____)
 _____, Saskatchewan,)
 this _____ day of _____, 20____)
 _____)
 _____)

Signature of Declarant

A Commissioner for Oaths/A Notary Public
 in and for the Province of Saskatchewan
 My appointment expires _____
 - or - Being a Solicitor

Schedule "B"



Notice of Appeal – Licence Saskatoon Licence Appeal Board

To the Secretary of the Saskatoon Licence Appeal Board:

Personal Information		
Name of Appellant	Agent Name (If applicable)	Date Received Stamp
Street Address (for notification purposes)		(Office Use Only)
City	Province	
Residential Phone # ()	Business Phone # ()	Postal Code
Email Address		

License/Application Particulars						
License Number (if applicable)	License Type (e.g. taxi, pawnshop)	Please pick <u>one</u> of the following:				
		Licence Expiry Date			Licence Application Date	
		YYY	MM	DD	YYY	MM DD
Location of Business (if applicable)						

My Licence Was: (Check <u>one</u> box only)
<input type="checkbox"/> Refused <input type="checkbox"/> Suspended <input type="checkbox"/> Cancelled <input type="checkbox"/> Made Conditional

Reasons For Appeal
Explain your reasons for appeal and state the material facts upon which this appeal is based. Be specific and provide as much detail as possible.
(Attach a separate page if necessary)

This personal information is collected under the authority of *The Local Authority Freedom of Information and Protection of Privacy Act*. This information will be used for processing your appeal and will become part of a public agenda. If you have any questions regarding the collection of this information, please contact the Saskatoon Licence Appeal Board at (306) 975-8002 or 222 – 3rd Avenue North, Saskatoon SK, S7K 0J5.

Signature of Appellant/Agent	Date
	YYY MM DD

FOR OFFICE USE ONLY															
Final Date of Appeal	YYY	MM	DD	SLAP Appeal Number	Fee Paid	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Hearing Date	YYY	MM	DD	Date Appellant Notified	YYY	MM	DD

Municipal Services and Compatibility Agreement

B3

Between:

Yellow Quill First Nation ("Yellow Quill")

- and -

The City of Saskatoon ("the City")

Purpose

1. The purpose of this Agreement is to establish a long-term relationship of practical cooperation between the parties which recognizes and respects Yellow Quill's separate jurisdiction, but which also recognizes the need for ongoing compatibility and coordination between the parties, particularly as to land use, building and fire standards, public health and safety, and business regulation, because of the close proximity of the Land to other downtown land and businesses.

Introduction

2. Article 9 of the Saskatchewan Treaty Land Entitlement Framework Agreement entered into between Her Majesty the Queen in Right of Canada, Her Majesty the Queen in Right of Saskatchewan and the Entitlement Bands, dated September 22, 1992 (the "TLE Agreement") provides, in part, that where an Entitlement Band purchases land and improvements within the boundaries of an urban municipality, the land and improvements will not be set apart as an Entitlement Reserve until an agreement has been entered into between the Entitlement Band and the affected urban municipality.
3. Yellow Quill, through its wholly-owned and controlled corporation Yellow Quill Holdings Inc., has acquired the land described as Lots 1, 2, 3, 4, 5 and 6, Block 162, Saskatoon, Saskatchewan Plan (Q2) C195 (the "Land"). The Land is currently used as a parking lot adjacent to 224 Fourth Avenue South, Saskatoon, Saskatchewan.
4. The Land is situated within the boundaries of the City of Saskatoon in the downtown area. Yellow Quill intends to have the Land set apart as an Entitlement Reserve pursuant to the TLE Agreement. Yellow Quill further intends to designate by way of a conditional surrender which is not absolute to the Crown, the right or interest of Yellow Quill in the Entitlement Reserve, for the purpose of leasing the Land to a wholly-owned and controlled band entity or other such Yellow Quill public body performing the functions of Yellow Quill government on behalf of Yellow Quill.

5. The City specifically agrees to the Land being set apart as an Entitlement Reserve on the condition that the terms of this Agreement, as amended from time to time, shall apply to the Land so long as it remains reserve land. "Reserve land" shall, for the purposes of this Agreement, mean reserve land as defined by the *Indian Act*, R.S.C. 1985, c. I-5, and shall include designated land, conditionally surrendered land, and land of a similar status under any successor legislation replacing the *Indian Act*, including land which Yellow Quill controls pursuant to the *First Nation Land Management Act* S.C. 1999, c.24.
6. The purpose of this Agreement is to set out the undertakings which each party has given to the other.

Joint Meeting of Councils

7. Yellow Quill and the City agree that their respective Councils, and/or their representatives, will meet together at least once in each calendar year to discuss such matters as may have arisen between them, and to keep open the lines of communication.

City Services

8. The parties agree that the City shall provide all normal City services to the Land and the occupants of the Land (the "services"). The type and level of services supplied to the Land and the occupants of the Land shall be the same as the City supplies to similarly zoned lands within the City of Saskatoon, which are in a similar state of development and shall specifically include policing by the Saskatoon Board of Police Commissioners. The services shall not include services provided by the Board of Education of the Saskatoon School Division No. 13, the Board of Education for Saskatoon Catholic Schools or the Saskatoon District Health Board.

Payment for City Services

9. (1) Yellow Quill agrees to pay the City, in consideration for the services, an annual amount which equals the municipal and library portion of the property tax levy for any given year that would have been levied on the Land, if the Land were not reserve land, less any applicable vacancy adjustment. An equivalent amount for the school portion of the property tax levy is not included in the annual cost of the services.

- (2) If Yellow Quill receives grants in lieu of taxes from a corporation whose land, improvements or business is exempt from taxation or from the Government of Canada or the Government of Saskatchewan or any agency of those governments with respect to the Land or any portion of the Land, Yellow Quill shall pay to the City, in addition to the amount required to be paid under subsection (1), an annual amount equal to the municipal and library portion of any such grants in lieu.
- (3) Yellow Quill agrees to annually pay, in addition to the amount required to be paid under subsection (1):
 - (a) any local improvements charged against the Land;
 - (b) any Business Improvement District levies charged against the Land;
and
 - (c) any special charges levied against the Land which are of the same nature and amount as would be charged were the Land not reserve land.
- (4) Notwithstanding any other provision of this Agreement, it is understood and agreed that the annual amounts to be paid by Yellow Quill under subsections (1) and (2) shall not cover those services which are normally provided by the City in consideration for a direct charge or user fee payable by the party to whom such services are provided. Such services include, without limitation, the supply of water, the disposal of sewage, the supply of electricity and the removal of garbage. The charges for these services shall be paid by Yellow Quill or by the occupant of the Land to whom the service is supplied, in the same manner as any other party to whom such services are provided. Such payment will include, if required by law, any tax imposed by Federal or Provincial legislation in relation to the provision of such services.

Invoicing

10. The City shall invoice Yellow Quill for the services at the same time that the City sends out tax notices in each year. The invoice for the services is payable in full on or before June 30 in each year.

Discounts and Penalties

11. (1) If the invoice for the services is not paid in full by June 30, any unpaid amount shall be subject to the same additional percentage charges that the City imposes on unpaid property taxes and arrears of property taxes.
- (2) Yellow Quill shall have the right in any year to prepay all or a part of the cost of the services. The same discount rates allowed by the City for prepayment of property taxes shall apply to any prepayment made by Yellow Quill.

Supplemental Invoice

12. (1) If construction of a building is commenced on the Land in any year and construction is completed in the same year, the City may assess the building from the date the building is occupied or used or is reasonably fit for occupancy or use, and may send a supplemental invoice to Yellow Quill to reflect the resulting change in the cost of services.
- (2) If construction of a building is commenced on the Land in any year but is not completed in the same year, the City may assess, in the following years, the building while under construction. If a building is assessed while under construction, and the building is occupied or used or is reasonably fit for occupancy or use before December 1 in any year, the City may add to the assessment roll a sum representing the increase in value to the building, and the City may send a supplemental invoice to Yellow Quill to reflect the resulting change in the cost of services.
- (3) A supplemental invoice sent to Yellow Quill under this section must be paid by Yellow Quill before December 31 in that year. If any portion of a supplemental invoice remains unpaid after December 31, it shall be subject to the same additional percentage charges that the City imposes on arrears of property taxes.

Remedies for Non-Payment

13. If any invoice for services has not been paid in full by December 31 of the year in which it was issued, the City may, upon 30 days' notice, suspend or withdraw any or all of the services which it provides to the Land and/or the occupants of the Land until the invoice plus penalties has been paid in full. The City's right to suspend or withdraw services shall be without prejudice to any other remedy which may be available to the City.

Assessment Information

14. Yellow Quill agrees to allow the assessor for the City to have access to the Land, upon reasonable notice, for the purpose of collecting the assessment information necessary to prepare the invoice for services as set out in paragraphs 10 and 12. The City agrees to provide Yellow Quill, upon request, the assessment information and data collected.

Liability for Disruption of Services

15. In the event that services are disrupted for reasons other than suspension or withdrawal pursuant to paragraphs 13 and 16 of this Agreement, the City shall have no greater liability for such disruption than it has to the owners and occupants of other lands within the City of Saskatoon. All defences available to the City under *The Cities Act* shall be available to the City as if incorporated in this Agreement. The City shall have no liability for a suspension or withdrawal of services pursuant to paragraphs 13 and 16 of this Agreement.

Land Use

16. (1) Yellow Quill agrees that it will take all steps and do all things as may be necessary, including passing and enforcing compatible bylaws, as acts of Yellow Quill governance, to ensure that, at all times, the occupation, use, development and improvement of the Land is essentially the same as the occupation, use, development and improvement of the Land which would be allowed if the Land were not reserve land. Yellow Quill agrees to particularly ensure such compatibility in regard to land use, building and fire standards, public health and safety, and business regulation.
- (2) If, at any time the occupation, use, development and/or improvement of the Land is not essentially the same as the occupation, use, development and/or improvement of the Land which would be allowed if the Land were not reserve land, and such condition of breach continues for a period of 30 days following written notification by the City to Yellow Quill of such breach, the City may, at its option, and without prejudice to any other remedy which may be available, suspend or withdraw any or all of the services which it provides to the Land, and/or the occupants of the Land, until the condition of breach has been remedied.

Development of Land

17. (1) Yellow Quill agrees that any subdivision of the Land or portion of the Land, including leases or subleases with a term exceeding ten years, will be carried out in such a manner so as to be in accordance with the subdivision requirements then in effect for non-reserve land in the City of Saskatoon.
- (2) Yellow Quill agrees that the Land will be developed in accordance with the City development standards then in effect for similarly zoned non-reserve land in the City of Saskatoon, and that it will pay to the City all offsite and/or redevelopment levies then in effect for similarly zoned and developed non-reserve land in the City of Saskatoon.
- (3) Yellow Quill agrees that no building or improvement will be constructed on the Land unless and until the necessary plans are submitted to the City and the City confirms that it would issue a building permit were the building or improvement on non-reserve land.
- (4) Yellow Quill agrees to allow City inspectors onto the Land during any construction for the purpose of inspecting the building or improvement in accordance with the City's standard inspections then in effect for similar buildings or improvements on non-reserve land. Yellow Quill agrees to ensure that any defects or safety hazards noted by City inspectors are remedied in the same time frame and manner as would be in effect on non-reserve land. Yellow Quill agrees to ensure that the City is paid its actual costs for plan examination and site inspections.
- (5) Yellow Quill agrees that the City is not required to provide connections to the Land or to begin supplying City services to the Land, unless and until the requirements of subsections (1), (2), (3) and (4) hereof have been met.
- (6) Nothing in this section shall be construed so as to diminish, derogate from or prejudice the constitutional, treaty or other rights of either party.

Danger to Public Safety

18. Yellow Quill agrees that where, in the opinion of the Fire Chief of the City, a condition exists on the Land which is an imminent danger to the public safety, the Fire Chief and/or his agents may enter upon the Land and take any reasonable emergency action to eliminate the danger. The Fire Chief shall, whenever it is reasonably possible to do so, notify Yellow Quill of any actions in advance.

Authority to Tax

19. The City and Yellow Quill agree that, as between the parties, Yellow Quill shall be the sole taxing authority for the Land and the improvements, occupants and businesses located on the Land; provided however, and it is understood and agreed, that by entering into this Agreement, Yellow Quill is not acknowledging that the City does have the power to be a taxing authority on the Land, and the City is not acknowledging that it does not have the power to be a taxing authority on the Land.

Compatible Taxation Bylaws

20. (1) Yellow Quill agrees that any taxation bylaw which it may pass as an act of Yellow Quill governance, regarding the Land and/or the improvements, businesses and occupants of the Land, shall impose an amount of taxation on the Land and the improvements, business and occupants of the Land, which is not less than the amount of taxation which the City would have levied against the Land, improvements, businesses and occupants if the Land was not reserve land. Such equivalent amount of taxation shall include that portion of taxes levied by the City on behalf of the Saskatoon Public Library Board, the Board of Education of the Saskatoon School Division No. 13, the Board of Education for Saskatoon Catholic Schools and the levy on behalf of the Downtown Business Improvement District.
- (2) The City agrees that Yellow Quill has the same right as the City to grant individual exemptions, abatements, forgiveness, grants or rebates of taxes in furtherance of Yellow Quill's government policies.

Applicability of Laws

21. (1) The parties both acknowledge that, subject to Section 35 of the *Constitution Act 1982*, all provincial laws of general application, including municipal bylaws, which are not in conflict with the provisions of the *Indian Act*, or any Band bylaw enacted thereunder, apply to the Land and may be enforced on the Land.
- (2) The parties agree to appoint representatives to meet at least once per year to discuss practical solutions to enforcement issues which may be of interest to both parties, particularly in the area of public safety.
- (3) In the event that legal proceedings are commenced by either party to determine whether a provincial law or municipal bylaw is a law of general

application which applies to the Land and may be enforced by the City on the Land, the parties agree that nothing in this section shall be construed to diminish, derogate from or prejudice the constitutional, treaty or other rights of either party, nor affect their legal position in the matter.

Term of Agreement

22. Yellow Quill and the City agree that the term of this Agreement shall be for the same duration as the Land remains reserve land as defined in Section 5 hereof. This Agreement shall commence upon the Land becoming an Entitlement Reserve.

Amendments

23. If, at any time during the continuance of this Agreement, the parties shall deem it necessary or expedient to make any alteration or addition to this Agreement, they may do so by means of a written agreement between them which shall be supplemental and form part of this Agreement.

Arbitration

24. (1) In the event of any dispute with regard to the interpretation or enforcement of this Agreement, the matter may, with the consent of both parties, be referred to binding arbitration. The arbitration shall be held in the City of Saskatoon, in the Province of Saskatchewan. The panel shall consist of one representative appointed by Yellow Quill, one representative appointed by the City and a Chair mutually agreed to by the two representatives. In the event that the two representatives cannot reach agreement on a Chair, the Chair shall be appointed by the Dean of Law, University of Saskatchewan.
- (2) The arbitration shall be conducted in accordance with *The Arbitration Act, 1992*, Ch. A-24.1, S.S. and the laws of the Province of Saskatchewan. Each party shall bear its own legal costs, the cost of its own representative and its proportionate share of the cost of the Chair and the proceedings. The arbitration panel's decision shall be final and binding and have the same force and effect as a final judgment in a court of competent jurisdiction. If either party fails to abide by the decision or award of the arbitrator, then the opposing party shall have the right to apply to the appropriate court or courts to obtain an order compelling the enforcement of the decision or award of the arbitrator.

Additional Agreement

25. Yellow Quill agrees to ensure that a term and condition of the designation of the Land by way of surrender to the Crown, and subsequent lease of the Land by the Crown to a Yellow Quill entity, shall be a requirement that the Yellow Quill entity enter into an agreement with the City in the form annexed as Schedule "C" hereto.

Notices

26. Any notice given or required to be given under this Agreement shall be in writing and shall be deemed to have been given when mailed by registered mail, postage prepaid, to the other party at the address stated below or at the latest changed address given by the party to be notified as hereinafter specified:

Yellow Quill First Nation
P. O. Box 40
Yellow Quill, SK S0A 3A0

The City of Saskatoon
222 Third Avenue North
Saskatoon, SK S7K 0J5
Attention: City Clerk

Either party may, at any time, change its address for the above purpose by mailing, as aforesaid, a notice stating the change and setting forth a new address.

Council Authorizations

27. The Yellow Quill Band Council has approved this Agreement. It did so by a Band Council resolution passed at a meeting of the Council held January 12, 2012. A certificate of the resolution is attached to this Agreement as Schedule "A".
28. Saskatoon City Council has approved this Agreement. It did so at its meeting held on _____, 2012. A copy of the City Council resolution is attached to this Agreement as Schedule "B".

Non-Performance

29. The failure on the part of either party to exercise or enforce any right conferred upon it under this Agreement shall not be deemed to be a waiver of any such right or operate to bar the exercise or enforcement thereof at any time or times thereafter.

Invalidity of Particular Provision

30. It is intended that all provisions of this Agreement shall be fully binding and effective between the parties, but in the event that any particular provision or provisions or a part of one is found to be void, voidable or unenforceable for any reason whatsoever, then the particular provision or provisions or part of the provision shall be deemed severed from the remainder of this Agreement and all other provisions shall remain in full force.

Reasonable Assurances

31. The parties hereto shall at all times and upon every reasonable request provide all further assurances and do such further things as are necessary for the purpose of giving full effect to the covenants and provisions contained in this Agreement.

Signed by Yellow Quill First Nation this 15th day of May, 2012.

Yellow Quill First Nation

Witness

Harvey Carbone
Chief

Witness

John Wechuck
Councillor

Witness

Jay Amundson
Councillor

Witness

Keith [Signature]
Councillor

Witness

[Signature]
Councillor

Witness

[Signature]
Councillor

Witness

[Signature]
Councillor

Witness

Donna Poorman
Councillor

Witness

Councillor

Witness

Councillor

Witness

Councillor

Signed by The City of Saskatoon this _____ day of _____, 2012.

The City of Saskatoon

Mayor

c/s

City Clerk



YELLOW QUILL BAND #90

RESOLUTION

DISTRICT: Saskatchewan Region AMOUNT REQUESTED

ADDRESS: Room 200 1 First Nations Way CAPITAL \$ _____

PROVINCE: Saskatchewan POSTAL CODE: S4S 7K5 PROGRAM \$ _____

PLACE OF MEETING: City of Saskatoon SUPPORT ONLY _____

DATE: 12 / 01 / 2012

2012-01-21-07
TLE - Parking lot

DO HEREBY RESOLVE

WHEREAS The Yellow Quill First Nation have entered into a Frame Work Agreement and Trust Agreement for the purchase of land under the Treaty Land Entitlement process.

AND WHEREAS the Yellow Quill First Nation has purchased land in the City of Saskatoon, the land being: Lot No's-1; 2, 3, 4, 5 and 6, Block 162, Saskatoon, Saskatchewan, Plan No. (Q2) C195.

AND WHEREAS Pursuant to the Framework Agreement and the Additions to Reserve Policy for the Treaty Land Entitlement process, the band must enter into a Municipal Services and Compatibility Agreement, and Police Services Agreement with the City of Saskatoon.

AND WHEREAS the Chief and Council have approved the Agreements as per this Band Council Resolution referred to as Schedule "A" in the agreements.

THEREFORE BE IT RESOLVED that the undersigned are the duly authorized Chief and Council for the Yellow Quill First Nation and are the proper signing authority for the attached agreements.

This BCR replaces BCR No. 2011-01-22 dated January 22, 2011.

5
Quorum

[Signature] CHIEF

[Signature] COUNCILLOR

[Signature] COUNCILLOR

[Signature] COUNCILLOR

[Signature] COUNCILLOR

[Signature] COUNCILLOR

[Signature] COUNCILLOR

Schedule "C"

Agreement

The City of Saskatoon ("the City")

- and -

Yellow Quill _____ (the "Yellow Quill
entity")

Introduction

1. The land described as Lots 1, 2, 3, 4, 5 and 6, Block 162, Saskatoon, Saskatchewan Plan (Q2) C195 (the "Land"), currently used as a parking lot adjacent to 224 Fourth Avenue South, Saskatoon, Saskatchewan, has been set apart by the Crown for the use and benefit of the Yellow Quill First Nation ("Yellow Quill") and is reserve land as defined by the *Indian Act*, R.S.C. 1985, c. I-5.
2. The Yellow Quill entity is wholly-owned and controlled by Yellow Quill.
3. Yellow Quill intends to designate by way of conditional surrender to the Crown which is not absolute its interest in the Land for the purpose of leasing the Land to a Yellow Quill entity.
4. The Land is situated within the boundaries of the City of Saskatoon in the downtown area. Yellow Quill and the City have entered into a Municipal Services and Compatibility Agreement (the "Agreement") to provide for City services to the Land and occupants, and to provide for ongoing compatibility and coordination of the occupation, use, development and improvement of the Land.

City Services

5. (1) The Yellow Quill entity acknowledges and agrees that all normal City services are provided to the Land and to the occupants of the Land pursuant to the terms and conditions of the Agreement.
- (2) The Yellow Quill entity acknowledges and agrees that the City has the right, pursuant to the Agreement, to suspend or withdraw any or all of the services which it provides to the Land and/or the occupants of the Land.

Land Use

6. The Yellow Quill entity agrees that it will take all steps and do all things as may be necessary, to ensure that, at all times, the occupation, use, development and improvement of the Land is essentially the same as the occupation, use, development and improvement of the Land which would be allowed if the Land were not reserve land. The Yellow Quill entity agrees to particularly ensure such compatibility in regard to land use, building and fire standards, public health and safety, and business regulation.

Accessibility

7. The Yellow Quill entity agrees to allow the employees and agents of the City to have access to the Land, upon reasonable notice, for the purpose of carrying out their duties in accordance with the provisions of the Agreement.

Signed by Yellow Quill _____ this _____ day of _____,
2012.

Yellow Quill _____

c/s

Signed by The City of Saskatoon this _____ day of _____, 2012.

The City of Saskatoon

Mayor

c/s

City Clerk

BYLAW NO. 9029

**The Mary Theresa Duh Farm Land
Fixed Rate of Taxation Bylaw, 2012**

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Mary Theresa Duh Farm Land Fixed Rate of Taxation Bylaw, 2012*.

Purpose

2. The purpose of this Bylaw is to authorize the City to enter into an Agreement with Mary Theresa Duh providing for a fixed rate of taxation on the assessed value of certain property owned by the said Mary Theresa Duh in the City of Saskatoon.

Fixed Rate of Taxation

3. The property hereinafter described, being used exclusively for farming purposes and owned by a person whose principal occupation is farming, shall be subject to the fixed rate of taxation described in the Agreement appended as Schedule "A" to this Bylaw, for the period commencing January 1, 2011 and expiring March 30, 2012. The property to which this Bylaw applies is described as:

Parcel Number: 135917747

Title Number: 110447591

Reference Land Description: NW Sec 17 Twp 37 Rge 04 W3 Extension 12

As described on Certificate of Title 94S09982, description 12

Parcel Number: 135917770

Title Number: 110447647

Reference Land Description: Blk/Par A Plan No 101478821 Extension 15

As described on Certificate of Title 67S05085, description 15

Agreement Forms Part of Bylaw

4. The Farm Land Fixed Taxation Rate Agreement between Mary Theresa Duh and The City of Saskatoon appended as Schedule "A" to this Bylaw shall form part of this Bylaw.

Execution of Agreement

5. The Mayor and City Clerk are hereby authorized to sign the Agreement appended as Schedule "A" to this Bylaw on behalf of The City of Saskatoon.

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

Schedule "A"

Farm Land Fixed Taxation Rate Agreement

This Agreement made the _____ day of _____, 2012.

Between:

Mary Theresa Duh, of the City of Saskatoon, in the Province of Saskatchewan (the "Owner")

-and-

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

Whereas:

A. The Owner is the registered and assessed owner of the property described as:

Parcel Number: 135917747
Title Number: 110447591
Reference Land Description: NW Sec 17 Twp 37 Rge 04 W3 Extension 12
As described on Certificate of Title 94S09982,
description 12

Parcel Number: 135917770
Title Number: 110447647
Reference Land Description: Blk/Par A Plan No 101478821 Extension 15
As described on Certificate of Title 67S05085,
description 15

(collectively the "Property");

B. There are improvements located on the Property consisting of a dwelling and other agriculturally related outbuildings;

C. In addition to the Property, the Owner is also the registered and the assessed owner of the property described as:

Parcel Number: 118558187
Title Number: 110249063
Reference Land Description: SW Sec 20 Twp 37 Rge 04 W3 Extension 0
As described on Certificate of Title 94S09980

Parcel Number: 118557782
Title Number: 108989533
Reference Land Description: SW Sec 09 Twp 37 Rge 04 W3 Extension 0
As described on Certificate of Title 92S07406

(collectively the "Adjoining Saskatoon Property");

- D. In addition to the Property and the Adjoining Saskatoon Property, the Owner is also the registered and the assessed owner of the property described as:

Parcel Number: 118558165
Title No.: 110249029
Reference Land Description: NE Sec 19 Twp 37 Rge 04 W3 Extension 0
As described on Certificate of Title 73S25669

Parcel Number: 118558176
Title Number: 110448042
Reference Land Description: SE Sec 20 Twp 37 Rge 04 W3 Extension 0
As described on Certificate of Title
01SA19762

Parcel Number: 118558222
Title Number: 109825948
Reference Land Description: SW Sec 21 Twp 37 Rge 04 W3 Extension 0
As described on Certificate of Title 86S30204

Parcel Number: 118975135
Title Number: 110197504
Reference Land Description: SE Sec 25 Twp 37 Rge 05 W3 Extension 0
As described on Certificate of Title
01SA19761

(collectively the "Adjoining RM Property");

- E. The City annexed the Property and the Adjoining Saskatoon Property into its corporate limits effective August 1, 2010;
- F. The Owner sold the Property, the Adjoining Saskatoon Property and Parcel Numbers 118558176 and 118975135 of the Adjoining RM Property to the City with a closing date for the sale of March 30, 2012;

- G. The 2010 taxes levied on the Property and the Adjoining Saskatoon Property were collected by the Rural Municipality of Corman Park and remitted to the City;
- H. The 2011 taxes levied on the Property and the Adjoining Saskatoon Property were calculated in accordance with the City's taxation rate and have been paid in full;
- I. The Property is used exclusively for farming purposes;
- J. The Owner's principal occupation is farming;
- K. The Owner occupies the dwelling that is situated on the Property;
- L. Prior to the annexation, the dwelling was exempt to the extent of the combined assessed value of the owner's farmland pursuant to section 293 of *The Municipalities Act*, S.S. 2005, c. M-36.1;
- M. Prior to the annexation, the other improvements used exclusively in connection with the agricultural operation situated on the Property were exempt from taxation pursuant to section 293 of *The Municipalities Act*;
- N. There is no equivalent exemption in *The Cities Act*;
- O. The City believes that the Owner should not be unduly prejudiced by the annexation of the Property and desires to place the Owner in a similar property tax situation as she was in prior to the annexation;
- P. The Adjoining Saskatoon Property and the Adjoining RM Property consist only of agriculturally assessed land which would not be eligible for exemption from taxation pursuant to section 293 of *The Municipalities Act* and therefore the Adjoining Saskatoon Property and the Adjoining RM Property assessments do not require adjustment; and
- Q. The assessment of the Property on which the dwelling and other improvements used exclusively in connection with the agricultural operation are situated will be modified by the Adjoining Saskatoon Property and the Adjoining RM Property's assessments in recognition of the exemptions contained in section 293 of *The Municipalities Act* provided that the Owner continues to be the registered and the assessed owner of the Adjoining Properties.

Now therefore in consideration of the premises and mutual covenants contained in this Agreement, the parties hereto covenant and agree as follows:

Fixed Rate of Taxation

1. (1) Subject to the terms hereof, the City agrees that during the term of this Agreement, the assessed value of the Property shall be equivalent to the assessed value of the Property if the dwelling and other improvements used exclusively in connection with the agricultural operation were exempt from taxation on terms and conditions similar to section 293 of *The Municipalities Act*.
- (2) Subject to the terms hereof, the Owner agrees that during the term of this Agreement, a fixed rate of taxation, calculated in accordance with the City's taxation rate shall be placed on the assessed value of the Property so that the tax levy, after applying the fixed rate of taxation is similar to the taxes that would be payable if the dwelling and other improvements used exclusively in connection with the agricultural operation were exempt from taxation in accordance with section 293 of *The Municipalities Act*.

Conditions

2. (1) Notwithstanding anything contained herein, this Agreement is deemed to have been terminated and is void on:
 - (a) the placing, erecting or constructing of any additional improvement on the land to which this Agreement applies after the date on which this Agreement became effective, unless the improvement is used exclusively in connection with the agricultural operation that is owned or operated by the Owner;
 - (b) the use of any part of the Property for any purpose other than farming;
 - (c) the Owner ceasing to own a part of the Property that results in reducing the Owner's ownership to less than eight hectares;
 - (d) the subdivision of the Property or any portion of the Property into lots; or
 - (e) the Owner ceasing to be assessed with respect to the Property.

- (2) In the event of termination pursuant to subsection (1), the tax rate and the amount of taxes levied on the Property for the year in which termination occurs shall be adjusted to correspond with the portion of the year following the date on which this Agreement was terminated.

Term

3. The term of this Agreement shall commence on January 1, 2011, and terminate on March 30, 2012.

2011-2012 Taxes

4. (1) The City acknowledges receipt of \$4,874.01 as payment in full of the 2011 taxes levied on the Property. The 2011 taxes levied and adjusted to reflect the fixed rate of taxation herein described would have amounted to \$638.88. The City agrees that the Owner is entitled to a refund of the difference between the 2011 taxes levied on the Property and paid in full and the 2011 taxes levied and adjusted to reflect the fixed rate of taxation herein described.
- (2) The Owner agrees that the 2012 taxes adjusted to reflect the fixed rate of taxation herein described and prorated to reflect amounts owing for January through March 30, 2012, amount to \$162.92.
- (3) The City agrees that upon execution of this Agreement, the City shall offset the amounts owed pursuant to paragraphs (1) and (2) and refund to the Owner \$4,072.21.

Waiver

5. No party is to be deemed to have waived the exercise of any right that the party holds under this Agreement unless such waiver is made in writing. No waiver made with respect to any instance involving the exercise of any such right is to be deemed to be a waiver with respect to any other instance involving the exercise of the right or with respect to any other such right.

Assignment

6. This Agreement is not assignable without the prior written consent of the City. Any attempt to assign any of the rights, duties, or obligations of this Agreement without written consent is void.

Time

7. Time is of the essence of this Agreement and no extension or variation of this Agreement operates as a waiver of this provision.

Notices

8. (1) Any notice or consent required or permitted to be given by either party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission or other electronic communication to the applicable address set forth below:

- (a) in the case of the Owner:

Mary Theresa Duh
PO Box 7, Site 600, RR 6
Saskatoon SK. S7K 3J9

- (b) in the case of the City:

The City of Saskatoon
Attn: Accounting Control/Support Services Manager
222 3rd Avenue North
Saskatoon SK. S7K 0J5
Facsimile: (306) 975-7975

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.

- (4) Any notice sent by facsimile transmission or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Any party to this Agreement may, from time to time by notice given to the other party, change the party's address for service under this Agreement.

Entire Agreement

- 9. This Agreement supersedes and invalidates all other commitments, representations and warranties relating to the subject matter hereof which may have been made by the parties either orally or in writing prior to the date hereof, and all of which become null and void from the date this Agreement is signed.

Severability

- 10. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability attaches only to such provision and the remaining terms and provisions of this Agreement remain in full force and effect.

Amendment

- 11. No change or modification of this Agreement is valid unless it is in writing and signed by each party.

Headings

- 12. The headings in this Agreement are for ease of reference only and are not to be taken into account in the construction or interpretation of any provision to which they refer.

Governing Law

13. This Agreement is governed by and is to be construed in accordance with the laws of the Province of Saskatchewan and the laws of Canada applicable therein and treated in all respects as a Saskatchewan contract. The parties to this Agreement hereby irrevocably and unconditionally attorn to the exclusive jurisdiction of the courts of the Province of Saskatchewan and all courts competent to hear appeals therefrom.

Further Assurances

14. Each party shall at any time and from time to time, upon each request by the other party, execute and deliver such further documents and do such further acts and things as the other party may reasonably request to evidence, carry out and give full effect to the terms, conditions, intent and meaning of this Agreement

Binding Effect and Enurement

15. This Agreement enures to the benefit of and is binding upon the parties hereto and their respective successors and permitted assigns.

Signed by the Owner, Mary Theresa Duh, this ____ day of _____, 2012.

Signed, Sealed and Delivered in the presence of)	
)	
)	
)	_____
)	Mary Theresa Duh
_____)	
Witness)	

Signed by The City of Saskatoon this ____ day of _____, 2012.

The City of Saskatoon

Mayor

c/s

City Clerk

Affidavit of Execution

Canada)
Province of Saskatchewan)
To Wit:)

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

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

Sworn before me at the City of)
Saskatoon, in the Province of)
Saskatchewan, this _____ day of)
_____, 2012.)
_____)
A Commissioner for Oaths in and for)
the Province of Saskatchewan.)
My Commission expires)
_____)
(or) Being a Solicitor.)

BYLAW NO. 9030

The George Bradford Riddell Farm Land Fixed Rate of Taxation Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The George Bradford Riddell Farm Land Fixed Rate of Taxation Bylaw, 2012*.

Purpose

2. The purpose of this Bylaw is to authorize the City to enter into an Agreement with George Bradford Riddell providing for a fixed rate of taxation on the assessed value of certain property owned by the said George Bradford Riddell in the City of Saskatoon.

Fixed Rate of Taxation

3. The property hereinafter described, being used exclusively for farming purposes and owned by a person whose principal occupation is farming, shall be subject to the fixed rate of taxation described in the Agreement appended as Schedule "A" to this Bylaw, for a period of five years beginning in the 2011 taxation year. The property to which this Bylaw applies is described as:

Parcel Number: 164288032

Title Number: 136670171

Reference Land Description: Blk/Par A Plan No 101955720 Extension 0

Agreement Forms Part of Bylaw

4. The Farm Land Fixed Taxation Rate Agreement between George Bradford Riddell and The City of Saskatoon appended as Schedule "A" to this Bylaw shall form part of this Bylaw.

Schedule "A"

Farm Land Fixed Taxation Rate Agreement

This Agreement made the _____ day of _____, 2012.

Between:

George Bradford Riddell, of the City of Saskatoon, in the Province of Saskatchewan (the "Owner")

-and-

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

Whereas:

A. The Owner is the registered and assessed owner of the property described as:

Parcel Number: 164288032
Title Number: 136670171
Reference Land Description: Blk/Par A Plan No 101955720 Extension 0

(the "Property");

B. There are improvements located on the Property consisting of a dwelling and other agriculturally related outbuildings;

C. In addition to the Property, the Owner is also the registered and the assessed owner of the property described as:

Parcel Number: 164288043
Title Number: 136670182
Reference Land Description: SE Sec 23 Twp 37 Rge 05 W3 Extension 19
As shown on Plan 101955720

Parcel No. : 135806047
Title No.: 127535047
Reference Land Description: SW Sec 23 Twp 37 Rge 05 W3 Extension 14
As described on Certificate of Title 60S08384,
description 14

(collectively the "Adjoining Property");

Page 2

- D. The City annexed the Property and the Adjoining Property into its corporate limits effective August 1, 2010;
- E. The 2010 taxes levied on the Property and the Adjoining Property were collected by the Rural Municipality of Corman Park and remitted to the City;
- F. The 2011 taxes levied on the Property and the Adjoining Property were calculated in accordance with the City's taxation rate and have been paid in full;
- G. The Property is used exclusively for farming purposes;
- H. The Owner's principal occupation is farming;
- I. The Owner occupies the dwelling that is situated on the Property;
- J. Prior to the annexation, the dwelling was exempt to the extent of the combined assessed value of the owner's farmland pursuant to section 293 of *The Municipalities Act*, S.S. 2005, c. M-36.1;
- K. Prior to the annexation, the other improvements used exclusively in connection with the agricultural operation situated on the Property were exempt from taxation pursuant to section 293 of *The Municipalities Act*;
- L. There is no equivalent exemption in *The Cities Act*;
- M. The City believes that the Owner should not be unduly prejudiced by the annexation of the Property and desires to place the Owner in a similar property tax situation as he was in prior to the annexation;
- N. The Adjoining Property consists only of agriculturally assessed land which would not be eligible for exemption from taxation pursuant to section 293 of *The Municipalities Act* and therefore the Adjoining Property assessments do not require adjustment; and
- O. The assessment of the Property on which the dwelling and other improvements used exclusively in connection with the agricultural operation are situated will be modified by the Adjoining Property's assessments in recognition of the exemptions contained in section 293 of *The Municipalities Act* provided that the Owner continues to be the registered and the assessed owner of the Adjoining Property.

Now therefore in consideration of the premises and mutual covenants contained in this Agreement, the parties hereto covenant and agree as follows:

Fixed Rate of Taxation

1. (1) Subject to the terms hereof, the City agrees that during the term of this Agreement, the assessed value of the Property shall be equivalent to the assessed value of the Property if the dwelling and other improvements used exclusively in connection with the agricultural operation were exempt from taxation on terms and conditions similar to section 293 of *The Municipalities Act*.
- (2) Subject to the terms hereof, the Owner agrees that during the term of this Agreement, a fixed rate of taxation, calculated in accordance with the City's taxation rate shall be placed on the assessed value of the Property so that the tax levy after applying the fixed rate of taxation is similar to the taxes that would be payable if the dwelling and other improvements used exclusively in connection with the agricultural operation were exempt from taxation in accordance with section 293 of *The Municipalities Act*.

Conditions

2. (1) Notwithstanding anything contained herein, this Agreement is deemed to have been terminated and is void on:
 - (a) the placing, erecting or constructing of any additional improvement on the land to which this Agreement applies after the date on which this Agreement became effective, unless the improvement is used exclusively in connection with the agricultural operation that is owned or operated by the Owner;
 - (b) the use of any part of the Property for any purpose other than farming;
 - (c) the Owner ceasing to own a part of the Property that results in reducing the Owner's ownership to less than eight hectares;
 - (d) the subdivision of the Property or any portion of the Property into lots; or
 - (e) the Owner ceasing to be assessed with respect to the Property.
- (2) In the event of termination pursuant to subsection (1), the tax rate and the amount of taxes levied on the Property for the year in which termination occurs shall be adjusted to correspond with the portion of the year following the date on which this Agreement was terminated.

Term

3. The term of this Agreement shall be for five years commencing on January 1, 2011, and terminating on December 31, 2015.

2011 Taxes

4. The City acknowledges that the 2011 taxes levied on the Property have been paid in full. The City agrees that upon execution of this Agreement, the City shall refund to the Owner the difference between the 2011 taxes paid and the 2011 taxes adjusted to reflect the fixed rate of taxation herein described.

Renewal

5. Upon the expiration of the term hereof, this Agreement may be renewed from time to time for periods not exceeding five years each; provided however, that the decision to renew this Agreement shall be in the absolute discretion of the City.

Waiver

6. No party is to be deemed to have waived the exercise of any right that the party holds under this Agreement unless such waiver is made in writing. No waiver made with respect to any instance involving the exercise of any such right is to be deemed to be a waiver with respect to any other instance involving the exercise of the right or with respect to any other such right.

Assignment

7. This Agreement is not assignable without the prior written consent of the City. Any attempt to assign any of the rights, duties, or obligations of this Agreement without written consent is void.

Time

8. Time is of the essence of this Agreement and no extension or variation of this Agreement operates as a waiver of this provision.

Notices

9. (1) Any notice or consent required or permitted to be given by either party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission or other electronic communication to the applicable address set forth below:
 - (a) in the case of the Owner:

Mr. George Bradford Riddell
PO Box 9046
Saskatoon SK S7K 7E7
 - (b) in the case of the City:

The City of Saskatoon
City Hall
Attn: Accounting Control/Support Services Manager
222 3rd Avenue North
Saskatoon SK S7K 0J5
Facsimile: (306) 975-7975
- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile transmission or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Any party to this Agreement may, from time to time by notice given to the other party, change the party's address for service under this Agreement.

Entire Agreement

10. This Agreement supersedes and invalidates all other commitments, representations and warranties relating to the subject matter hereof which may have been made by the parties either orally or in writing prior to the date hereof, and all of which become null and void from the date this Agreement is signed.

Severability

11. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability attaches only to such provision and the remaining terms and provisions of this Agreement remain in full force and effect.

Amendment

12. No change or modification of this Agreement is valid unless it is in writing and signed by each party.

Headings

13. The headings in this Agreement are for ease of reference only and are not to be taken into account in the construction or interpretation of any provision to which they refer.

Governing Law

14. This Agreement is governed by and is to be construed in accordance with the laws of the Province of Saskatchewan and the laws of Canada applicable therein and treated in all respects as a Saskatchewan contract. The parties to this Agreement hereby irrevocably and unconditionally attorn to the exclusive jurisdiction of the courts of the Province of Saskatchewan and all courts competent to hear appeals therefrom.

Further Assurances

15. Each party shall at any time and from time to time, upon each request by the other party, execute and deliver such further documents and do such further acts and things

as the other party may reasonably request to evidence, carry out and give full effect to the terms, conditions, intent and meaning of this Agreement.

Binding Effect and Enurement

16. This Agreement enures to the benefit of and is binding upon the parties hereto and their respective successors and permitted assigns.

Signed by the Owner, George Bradford Riddell, this ____ day of _____, 2012.

Signed, Sealed and Delivered in the presence of)	
)	
)	
)	_____
)	George Bradford Riddell
_____)	
Witness)	

Signed by The City of Saskatoon this _____ day of _____, 2012.

The City of Saskatoon

Mayor

c/s

City Clerk

Affidavit of Execution

Canada)
Province of Saskatchewan)
To Wit:)

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

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

Sworn before me at the City of
Saskatoon, in the Province of
Saskatchewan, this _____ day of
_____, 2012.

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

(or) Being a Solicitor.

BS)

Memorandum of Understanding

This Memorandum bearing effective date 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

Cosmopolitan Industries Ltd., a non-profit charitable corporation with a registered office in the City of Saskatoon, in the Province of Saskatchewan ("Cosmo")

(collectively referred to as the "Parties")

Whereas:

- A. The City intends to create a curbside recycling program for multi-unit dwellings ("MUD's").
- B. Cosmo has supported individuals with intellectual disabilities by providing recycling services in the City of Saskatoon for several decades.
- C. The City wishes to encourage the work of Cosmo in the provision of vocational opportunities for individuals with intellectual disabilities.
- D. Cosmo wishes to obtain the contract for curbside MUD recycling in the City of Saskatoon to allow it to continue and grow its program of providing vocational opportunities for individuals with intellectual disabilities.

Therefore, the City and Cosmo express their common understanding as follows:

Purpose of Memorandum

1. The purpose of this Memorandum of Understanding is to confirm the commitment by the City and Cosmo to negotiate an agreement (the "Agreement") for the provision of curbside recycling for MUD's and to provide a framework for those negotiations.

Principles and Objectives

2. The negotiations between the Parties and the Agreement resulting from those negotiations will recognize and contain the following principles and objectives:
 - (a) the curbside recycling program for MUD's will be a source-separated, multi-stream recycling program that will apply to all MUD's in the City of Saskatoon. Payment and receipt of bins will be mandatory for MUD's as part of the program;
 - (b) the curbside recycling program for MUD's will include options with respect to how the service will be provided in order to accommodate the physical limitations of individual MUD sites;
 - (c) Cosmo will be responsible for the customer call centre and collection and processing of recyclables from the MUD recycling program similar to the services being provided by Loraas Recycle under the single-family residential curbside recycling program;
 - (d) MUD's with current recycling contracts will be given a period of time, which is yet to be decided by City Council, before being required to join the City's MUD recycling program;
 - (e) the terms of the Agreement will generally be based on the terms of the Agreement between the City and Loraas Recycle for the single-family residential curbside recycling program;
 - (f) the length of the Agreement will be as agreed to by the Parties but must be based on a commercially reasonable business plan; and
 - (g) Cosmo must undertake public community consultations prior to implementation of a MUD recycling program.

Time Frame

3. The Parties will commence negotiations of the Agreement with the intention of having an Agreement in place by no later than January 1, 2014.

Agreement Subject to City Council Approval

4. Any Agreement negotiated by the Parties is subject to Council approval which includes budget approval of the MUD recycling program.

In Witness Whereof this Memorandum of Understanding has been executed on behalf of the City and Cosmo by the proper officers in that behalf.

The City of Saskatoon

Mayor

c/s

City Clerk

Cosmopolitan Industries Ltd.

c/s

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor C. Clark, Chair
Councillor P. Lorje
Councillor R. Donauer
Councillor B. Dubois
Councillor M. Loewen

1. Modifications to Street Signs – Local Street Name Blades
(Files CK. 6280-1 and IS. 6295-9-6)

RECOMMENDATION: that the standard for local street name blades as outlined in the report of the General Manager, Infrastructure Services, dated May 8, 2012, be approved.

Attached is a report of the General Manager, Infrastructure Services Department dated May 8, 2012 recommending changes to the standard for local street names blades.

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

2. Servicing Agreements
Echo Properties Inc., Jancy Holdings Ltd. and
Perception Properties Ltd.
52nd Street – Hudson Bay Industrial
(Files CK. 3500-1 and IS. 4111-01)

RECOMMENDATION: 1) that the Servicing Agreements (Attachments 1-3 to the May 28, 2012 report of the General Manager, Infrastructure Services Department) with Echo Properties Inc., Jancy Holdings Ltd. and Perception Properties Ltd., for 52nd Street to cover Lot B, Block 863; and Lots A & B, Block 864, all in Registered Plan No. 84-S-41976, be approved; and

- 2) that His Worship the Mayor and the City Clerk be authorized to execute the Ag reements under the corporate seal.

Attached is a repor t of the General M anager, Infrastructure Services Department dated May 28, 2012 with respect to the above matter.

Your Committee has reviewed the report with the Administration and is supporting approval of the proposed servicing agreements, as set out in the above recommendations.

**3. Servicing Agreement
North Ridge Development Corporation – 11th Street West
Montgomery Neighbourhood
Subdivision No. 75/11
(Files CK. 4300-011-75 and IS. 4111-33)**

- RECOMMENDATION:**
- 1) that the Servicing Agreement (Attachment 1 to the May 31, 2012 report of the General Manager, Infrastructure Services Department) with North Ridge Developm ent Corporation, for a portion of the Montgom ery Neighbourhood to cover Parcels E & F, all in S ection 25, Township 36, Range 5, West of the 3rd meridian, be approved; and
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.

Attached is a repor t of the General M anager, Infrastructure Services Department dated May 31, 2012 with respect to the above matter.

Your Committee has reviewed the report with the Administration and is supporting approval of the proposed servicing agreement, as set out in the above recommendations.

**4. Proposed Pedestrian Crossing
Avenue W South between 11th Street West and Dudley Street
(Files CK. 6150-1 and IS. 6150-1)**

RECOMMENDATION: that an Active Pedestrian Corridor, supplemented with traffic calming devices, be installed mid-block on Avenue W South between 11th Street West and Dudley Street according to the attached plan identified as Permanent Traffic Calming: Avenue W Midblock between 11th Street and Dudley Street (Attachment 2).

Attached is a report of the General Manager, Infrastructure Services Department dated May 30, 2012 regarding the above-noted proposed pedestrian crossing.

Your Committee has reviewed the report with the Administration and with representatives of Cameco. As pointed out in the report, Cameco will be responsible for the cost of the installation of the traffic calming devices.

**5. Capital Project 1036 – Traffic Signals New Locations
Installation of Traffic Signals - 2012
(Files CK. 6250-1; IS. 6280-01)**

RECOMMENDATION: that the information be received.

Attached is a report of the General Manager, Infrastructure Services Department dated May 30, 2012 regarding the above matter.

Your Committee has reviewed the report with the Administration and it is being forwarded to City Council for its information.

**6. Riversdale Local Area Plan (LAP)
19th Street West from Avenue D to Avenue K
(Files CK. 4000-13, CK. 6320-1, IS. 6150-1, and IS. 6350-1)**

RECOMMENDATION:

- 1) that the information be received; and
- 2) that the Administration conduct a traffic study and report in the fall, 2012 on the installation of pedestrian actuated signals at Avenue F and 19th Street East.

Attached is a report of the General Manager, Infrastructure Services Department dated May 31, 2012 regarding the above matter.

Your Committee has reviewed the report with the Administration and continues to be concerned with respect to pedestrian safety along this section of 19th Street East. It is therefore being recommended that the Administration conduct a traffic study and report in the fall, 2012 on the installation of pedestrian actuated signals at Avenue F and 19th Street East.

**7. Condition of Back Lane of 1100 Block McMillan Avenue
(Files CK. 6315-1 and IS. 6000-9 and IS. 6315-1)**

RECOMMENDATION: that the information be received.

Attached is a report of the General Manager, Infrastructure Services Department dated June 4, 2012 regarding the above matter.

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

**8. Award of Contract – Stantec Consulting Ltd.
City Centre Plan - Phase 3
(Files CK. 4130-1 and PL. 4130-22)**

RECOMMENDATION:

- 1) that Stantec Consulting Ltd. be awarded the contract for the City Centre Plan – Phase 3 for a total of \$220,508, including applicable P.S.T.; and
- 2) that the City Solicitor be instructed to prepare the necessary agreement for execution by His Worship the Mayor and the City Clerk, under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated May 22, 2012 regarding the above matter.

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

**9. Equity Building Program Eligibility Requirements
(Files CK. 750-4 and PL. 952-10)**

RECOMMENDATION: that the eligibility requirements for the Equity Building Program be changed to include a maximum household income of \$75,000 and a maximum home purchase price of \$300,000.

Attached is a report of the General Manager, Community Services Department dated May 25, 2012 regarding the above-noted program.

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

**10. New Rental Construction Land Cost Rebate Program
Broadstreet Properties Ltd. – 3130 11th Street West
(Files CK. 750-4 and PL. 952-6-15)**

RECOMMENDATION:

- 1) that the application for funding of \$756,507 received from Broadstreet Properties Ltd. (for the construction of 192 new purpose-built rental housing units, located at 3130 11th Street West) be approved;
- 2) that a five-year tax abatement of the incremental taxes be applied to the subject properties, commencing the next taxation year, following the completion of construction; and
- 3) that the City Solicitor be instructed to prepare the necessary Incentive and Tax Abatement Agreements, and that His Worship the Mayor and the City Clerk be authorized to execute the agreements on behalf of the City of Saskatoon.

Attached is a report of the General Manager, Community Services Department dated June 4, 2012 regarding the above program.

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

**11. Innovative Residential Inc. - Innovative Housing Incentives – Affordable Rental Units and New Rental Construction Land Cost Rebate Program – 118 Shillington Crescent
(Files CK., 750-4, PL. 951-113 and PL. 952-616)**

- RECOMMENDATION:**
- 1) that funding of \$360,000 for 20 affordable rental units by Innovative Residential Inc. at 118 Shillington Crescent be approved under Innovative Housing Incentives Policy No. C09-002;
 - 2) that the application for funding of \$94,062 for 20 purpose-built market rental units to be built by Innovative Residential Inc. at 118 Shillington Crescent be approved under the New Rental Construction Land Cost Rebate Program;
 - 3) that a five-year tax abatement on the incremental taxes be applied to the subject property commencing the next taxation year following completion of the project; and
 - 4) that the City Solicitor be requested to prepare the necessary agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated May 28, 2012 regarding the above matter.

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

Respectfully submitted,

Councillor C. Clark, Chair

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services Department
DATE: May 8, 2012
SUBJECT: Modifications to Street Signs – Local Street Name Blades
FILE: CK. 6280-1 and IS. 6295-9-6

RECOMMENDATION: that the following report be submitted to City Council recommending that the standard for local street name blades be as outlined in this report.

REPORT

New residential neighbourhoods are comprised of multiple pods. A pod is a collection of streets with the same name but different suffixes (i.e. Paton Crescent, Lane, Place, Terrace, Avenue, Bay, and Way) with no duplication of block numbers (i.e. if there is a 100 block of Paton Crescent, there would not be a 100 block of Paton Lane). There are typically two to three entrances to a pod off of a collector street.

Currently, signing on residential roadways in new neighbourhoods consists of a four foot by four foot (4x4) sign located at the collector street, which includes the pod name, the block numbers and the suffixes, as shown on Attachment 1. Signs within the pod include the block numbers and the suffix.

With the increase in the size of pods and the shift to a modified grid road network in some residential areas, concerns have been raised about the ability to continue to clearly sign residential streets using this method, due to the amount of information that needs to be included.

In addition, the following concerns with respect to the current signing method exist:

- The 4x4 signs are large and heavy, and therefore, suffer from wind load, resulting in the need for ongoing maintenance and/or replacement;
- Many signs are located on the corner of private property, which, because of their size, are intrusive;
- The signs can contain more information than drivers are able to process; and
- Because of their size, they are often difficult to install.

In order to address these concerns, the Administration is recommending that the 4x4 pod signs be replaced with signs similar to those used in the older grid neighbourhoods. They would be much smaller (six to nine inches in height); no block numbers would be included; and the text and font would be changed so that they are easier to read, as shown in Attachment 2. Also attached is a plan showing how the street name signs would look when there are multiple names of streets within a pod (Attachment 3).

If approved, it is the Administration's intent to transition to this new method of signing in the Evergreen and Rosewood areas, including modifying the signage in the one or two pods within

these two neighbourhoods which have already been signed. The other neighborhoods which have the 4x4 signs would not be modified.

FINANCIAL IMPACT

The modifications, as outlined in this report, would reduce the initial capital costs required to sign a new neighborhood. As an example, using the current method to sign Paton Crescent would cost approximately \$155 per sign. Using the new signing method, it is estimated that the cost would be approximately \$30 per sign. In addition, because the signs would be much smaller, shorter posts and less manpower would be required for installation, and there would be a reduction in maintenance and replacement costs, due to less wind load.

STAKEHOLDER CONSULTATION

The Administration provided the proposed modifications to Fire and Protective Services, Saskatoon Police Services and M.D. Ambulance to discuss any potential impact they may have on their operations. No concerns were raised from Fire and Protective Services or the Saskatoon Police Services, as with new technology, the reliance on street signs is diminishing.

Detailed discussions were held with M.D. Ambulance, who expressed concerns regarding the removal of the block numbers from the signs at the entrances to the pods. If approved, the Administration will continue to work with them to address concerns as specific situations arise.

COMMUNICATION PLAN

A communications plan is not required.

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. Street Name Signs – Existing Single Name Pod;
2. Street Name Signs – Proposed Single Name Pod; and
3. Street Name Signs – Proposed Multi-Name Pod.

Written by: Leslie Logie-Sigfusson, Traffic Technologist
Transportation Branch

Approved by: Angela Gardiner, Manager
Transportation Branch

Approved by: “Mike Gutek”
Mike Gutek, General Manager
Infrastructure Services Department
Dated: “May 9, 2012”

Approved by: “Murray Totland”
Murray Totland
City Manager
Dated: “May 12, 2012”

Council LL street signs



300 CR

6" BLADE WITH 4" CLEARVIEW HWY TEXT



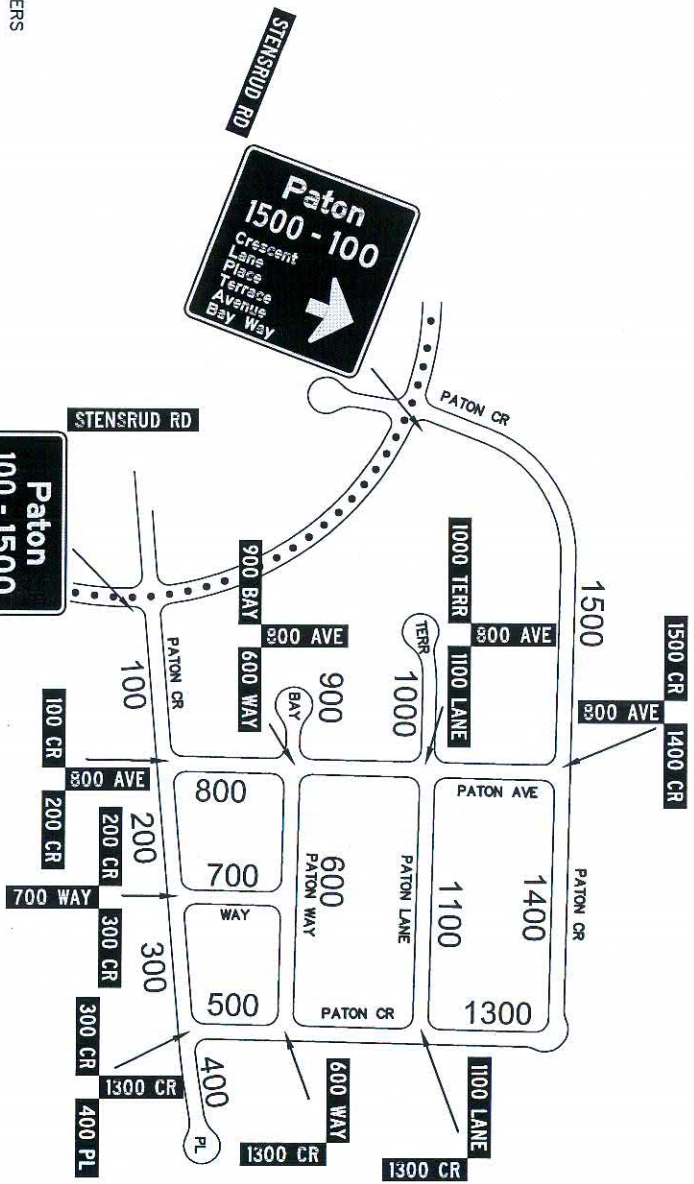
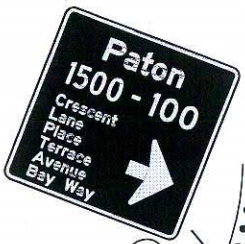
100

HUNDRED BLOCK NUMBERS

COLLECTOR ROAD

LEGEND

4' X 4' POD ENTRANCE SIGN WITH
6" HIGHWAY GOTHIC NAME & NUMBER TEXT
AND LESS THAN 4" HIGHWAY GOTHIC SUFFIX TEXT



PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	

DRAWN BY BAJ
DATE MAY-03-2012

SCALE : HOR. NTS VERT. NTS



City of Saskatoon
Infrastructure Services Department

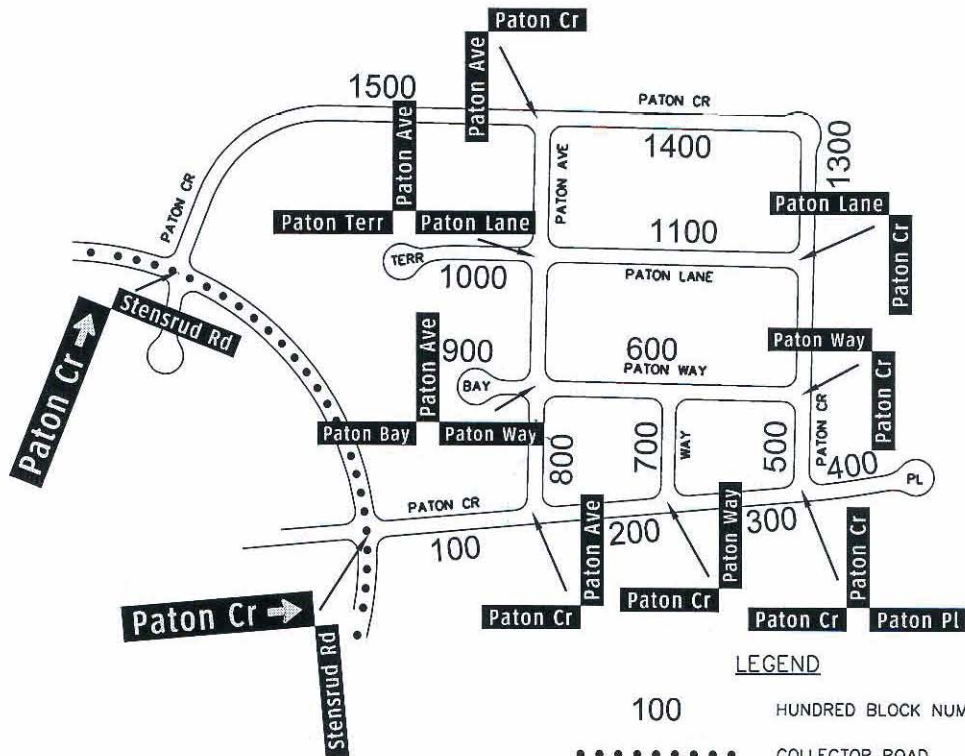
STREET NAME SIGNS
EXISTING SINGLE NAME POD

APPROVED

GENERAL MANAGER
Angela Bedier

ENGINEER

PLAN NO. ATTACHMENT 1



LEGEND

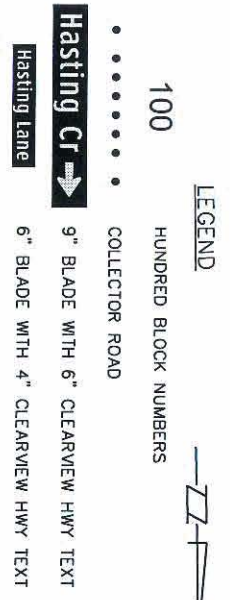
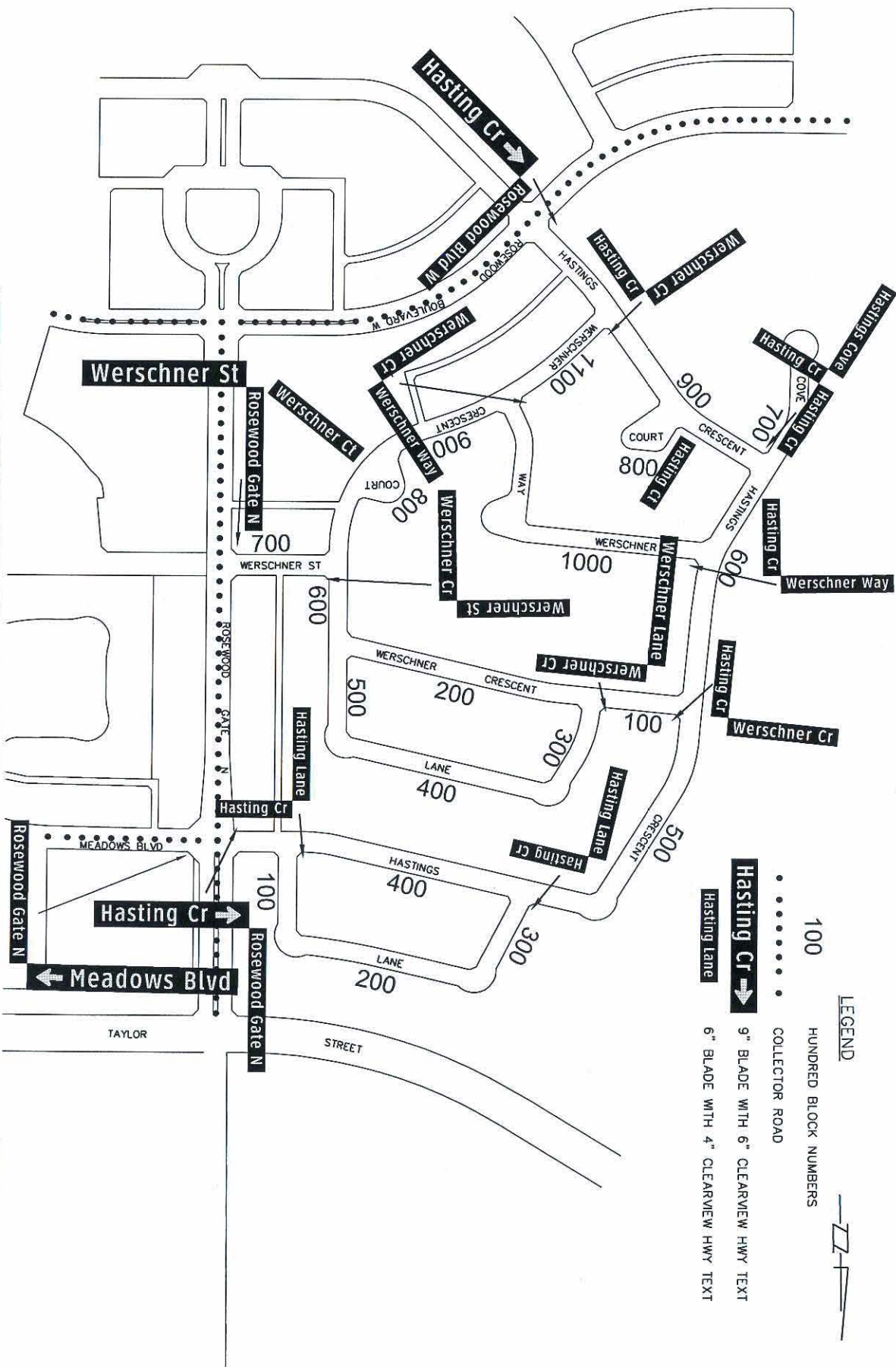
- 100 HUNDRED BLOCK NUMBERS
- COLLECTOR ROAD
- Paton Cr** → 9" BLADE WITH 6" CLEARVIEW HWY TEXT
- Paton Lane** 6" BLADE WITH 4" CLEARVIEW HWY TEXT

PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	
DRAWN BY <u>BAJ</u>	
DATE <u>MAY-03-2012</u>	
SCALE : HOR. <u>NTS</u> VERT. _____	



STREET NAME SIGNS
PROPOSED SINGLE NAME POD

APPROVED	
GENERAL MANAGER	<i>[Signature]</i>
ENGINEER	
ENGINEER	
PLAN NO.	ATTACHMENT 2



PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	

DRAWN BY: BAJ
 DATE: MAY-03-2012

SCALE: HOR. _____ VERT. _____

City of Saskatoon
 Infrastructure Services Department

STREET NAME SIGNS
 PROPOSED MULTI NAME POD

APPROVED

GENERAL MANAGER
Angela Labadie
 ENGINEER

ENGINEER

PLAN NO. ATTACHMENT 3

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services
DATE: May 28, 2012
SUBJECT: Servicing Agreements
Echo Properties Inc., Jancy Holdings Ltd. and
Perception Properties Ltd.
52nd Street – Hudson Bay Industrial
FILE NO: CK. 3500-1 and IS. 4111-01

RECOMMENDATION: that this report be submitted to City Council recommending:

- 1) that the Servicing Agreements (Attachments 1-3) with Echo Properties Inc., Jancy Holdings Ltd. and Perception Properties Ltd., for 52nd Street to cover Lot B, Block 863; and Lots A & B, Block 864, all in Registered Plan No. 84-S-41976, be approved; and
- 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreements under the corporate seal.

BACKGROUND

Echo Properties Inc., Jancy Holdings Ltd. and Perception Properties Ltd. propose to develop industrial property in the Hudson Bay Industrial area along 52nd Street from Faithfull Avenue to Miners Avenue. The developers have requested the City of Saskatoon enter into Servicing Agreements to assign responsibility for the construction and payment of various servicing items.

REPORT

The City of Saskatoon and a number of private developers own parcels of land along the undeveloped portion of 52nd Street from Faithfull Avenue to Miners Avenue.

The developers have requested that the City install and construct the underground and surface improvements along 52nd Street which have been approved in Capital Project Number 593.

The Administration is recommending that agreements be entered into to cover the development of Lot B, Block 863; and Lots A & B, Block 864, all in Registered Plan No. 84-S-41976, subject to the following, which includes both standard and non-standard clauses which are necessary due to the unique nature of the development, and have been agreed upon by the developers.

A. Standard Items:

1. Servicing of the development area is to be completed before December 31, 2012.
2. Standard letters of credit provided to the City of Saskatoon.

3. Direct service construction to be shared proportionately by ownership.
- B. Non-Standard Items:
1. Deferral of the payment of the offsite service levies until the future development of the parcel land as evidenced by a triggering event.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The funding for any construction that is the responsibility of the City of Saskatoon is self-supporting and approved in the Prepaid Capital Budget.

PUBLIC NOTICE

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

ATTACHMENTS

1. Servicing Agreement – Echo Properties Inc.
2. Servicing Agreement – Jancy Holdings Ltd.
3. Servicing Agreement – Perception Properties Ltd.

Written by: Daryl Schmidt, Land Development Manager
Construction and Design Branch

Approved by: Chris Hallam, Manager
Construction and Design Branch

Approved by: Shelley Korte, Manager
Administration Branch

Approved by: “Mike Gutek”
Mike Gutek, General Manager
Infrastructure Services
Dated: “May 30, 2012”

Copy to: Murray Totland, City Manager

Servicing Agreement

The effective date of this Agreement is _____, 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 -

Echo Properties Inc., a Saskatchewan corporation, carrying on business in the City of Saskatoon, in the Province of Saskatchewan (the "Developer")

Whereas the Developer has made application to the City for the construction of municipal services within an area noted on a plan attached to this Agreement and marked as Schedule "A" (the "Plan");

Whereas the City requires as a condition of development that the Developer enter into an Agreement with the City respecting the installation and construction of certain services and other matters referred to in this Agreement; and

Whereas the City deems it advisable and expedient to provide the facilities and services hereinafter agreed to be performed by the City on the condition that the Developer carries out its undertakings under this Agreement.

Now therefore the City and the Developer agree as follows:

Part I Introduction

Plan of Development

1. The Plan showing the proposed lands subject to development including Lot B, Blk 863, Registered Plan No. 84-S-41976, located in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, attached to this Agreement as Schedule "A" is made part of this Agreement.

Definitions and Term

2. Throughout this Agreement:
 - (1) (a) “Development Area” means all that portion of the lands outlined in red on the Plan, having been approved for development;
 - (b) “Manager” means the General Manager of the City’s Infrastructure Services Department;
 - (c) “Area I” means that portion of the Development Area outlined in green on the Plan which consist of approximately 239 metres of frontage and 1.9836 hectares of parcel land, and which is to be developed, and marketed sometime in the future; and
- (2) “Triggering Event” means any of the following with respect to Area I:
 - (a) the issuance of a building permit;
 - (b) an application for subdivision;
 - (c) a sale;
 - (d) a lease; or
 - (e) any other disposition of the land.

Part II Off-Site Servicing

City Servicing

3. Upon the execution of this Agreement the City shall within a reasonable time:
 - (1) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following direct services:
 - (a) Water Main, Sanitary Sewer Mains and Storm Sewer Mains;
 - (b) Curbing;
 - (c) Street Cutting and Paving;
 - (d) Water and Sewer Connection to property line;

all in accordance with the City's standard specifications with respect to industrial development. The water and sewer connection component clause 3(1)(d) is optional based on the Developer's preference at the time of actual construction; and

- (2) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following off-site services:
 - (a) Trunk Sewer Service;
 - (b) Primary Water Main Service;
 - (c) Arterial Road Service;
 - (d) Interchange Service;
 - (e) Parks Service;
 - (e) Buffers;
 - (f) Street Signing and Traffic Controls Service;
 - (g) Fencing Service;
 - (h) Planning Service;
 - (i) Street Lighting Service;
 - (j) Lift Station Service;
 - (k) Prepaid Extended Maintenance Service;
 - (l) Servicing Agreement Service.

The City warrants that all such services shall be of a size and capacity sufficient to satisfy the servicing requirements of any and all permitted uses to be situated within the Development Area.

Levies Payable by the Developer

4. In consideration of the City providing the various services upon and in relation to the Development Area as specified in Section 3, the Developer shall pay to the City the following fees, levies and other charges:

- (1) With respect to Area I and the various construction items set forth in Clause 3(1) hereof, the Developer shall remit unto the City upon invoice the cost of design, construction engineering and construction based on the actual cost within the Development Area multiplied by the Developer's share of responsibility for the costs totaling 24.9%. The City shall bill the Developer for the various items within Clause 3(1) in accordance with the relative progress of the works; and

- (2) With respect to the City providing the various services upon and in relation to Area I as specified in Clause 3(2) the Developer shall pay to the City the following fees, levies and other charges calculated in accordance with and at the rates described in Schedule "B".
 - (a) Trunk Sewer Levy;
 - (b) Primary Water Main Levy;
 - (c) Arterial Road Levy;
 - (d) Interchange Levy;
 - (e) Parks Levy;
 - (f) Buffer Strip Charge;
 - (g) Street Signing and Traffic Controls Levy;
 - (h) Fencing Charge;
 - (i) Street Lighting Charge;
 - (j) Lift Station Levy;
 - (k) Prepaid Extended Maintenance Charge; and
 - (l) Servicing Agreement Fee;

(the "Development Charges").

- (3) With respect to Area I, the Developer shall pay to the City the Development Charges provided for in this Agreement as follows:
 - (a) the Developer agrees that upon any development or redevelopment of any portion of Area I in 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area

I calculated in accordance with the rates established by the Council of the City for the 2012 construction season on the date of the Triggering Event and the Developer acknowledges that the determination of metre frontage shall be based upon lineal metres of frontage as indicated on the registered Plan of the area being serviced at the time of such development;

- (b) the Developer agrees that should any development or redevelopment of any portion of Area I be subsequent to 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area I calculated in accordance with the rates established by the Council of the City on the date of the Triggering Event; and
- (c) It is further agreed that the Development Charges referred to in this Agreement are “area charges”, having been calculated on the basis of servicing the entire neighbourhood and that no additional charges will be made by the City with respect to services other than as may be expressly provided for in this Agreement.

Payment Dates and Interest

- 5. (1) All of the Development Charges and other fees, levies and charges payable by the Developer to the City pursuant to this Agreement shall be due and payable upon the various dates specified in this Agreement.
- (2) Should any amount or invoice not be paid at the times or within the period so specified, interest shall be payable at Royal Bank of Canada prime rate plus one and one-half (1½ %) percent per annum on all such overdue amounts. In addition to any other remedy which may be available to the City, should any amount invoiced to the Developer not be paid within the times specified, the City shall upon seven days written notice to the Developer have the right to immediately stop construction until such amount or invoice has been paid.

Retroactive Charges

- 6. It is expressly agreed that the Developer shall be liable for and agrees to pay the City for all work done within the Development Area, notwithstanding that title to any or all of the lands within the Development Area may have been sold, transferred or exchanged, whether prior to the execution of this Agreement or during the term hereof and that the provisions of this Agreement in relation to any such charges of whatsoever nature as may be made by the City in accordance with this Agreement shall be retroactive in effect.

Letter of Credit

7. Upon the execution of this Agreement, the Developer shall deposit with the City Clerk, City of Saskatoon, a letter of credit ("Letter of Credit") in a form acceptable to the City Solicitor, City of Saskatoon, from a chartered bank carrying on business in the Province of Saskatchewan. The Letter of Credit shall be for the sum of \$367,000.00, and shall secure the Developer's performance of the provisions of this Agreement. The Letter of Credit shall be irrevocable during the currency of this Agreement, but may be reduced from time to time in proportion to the amount of services paid for by the Developer to the City. The Developer shall keep the Letter of Credit current until payment for the construction of services provided for in this Agreement have been received by the City.

Shallow Buried Utilities

8. (1) The City agrees to make all necessary arrangements for the installation of street lighting facilities on streets within the Development Area in accordance with the City's standard specification for industrial development. Any deviation required by the Developer may result in additional charges.
- (2) The Developer shall have the responsibility to consult with the Saskatchewan Power Corporation, Saskatchewan Energy Corporation, the Saskatchewan Telecommunications Corporation and Saskatoon Light and Power of the City of Saskatoon as to the timing and construction of utilities within the Development Area.

Maintenance in Accordance with *The Cities Act*

9. All services and other facilities supplied, placed, installed and constructed by the City on, in or under any street pursuant to the provisions of this Agreement shall be the property of the City and shall be maintained in keeping with the provisions of *The Cities Act*.

City's Indemnification

10. The City will indemnify and save harmless the Developer with respect to any action commenced against the Developer as a result of any act or omission of the City upon or in relation to the City's obligations set out in this Agreement, including the acts or omissions of its officers, employees, servants or agents, or anyone for whom the City is responsible at law.

Part II Development Area Servicing

Servicing Responsibilities

11. Except as herein expressly provided, it is agreed that the Developer shall determine the timing of service installation with a view to the earliest possible servicing of the entire Development Area, with the proviso that the views of the Manager with respect to sound construction practices are to prevail, and in particular with respect to the influence of seasonal and other weather conditions as they affect construction.

(1) The City Agrees:

- (a) to make all detailed engineering drawings for the Development Area available to the Developer; and
- (b) that in the event that the City fails to do the work requested by the Developer, and provided that the Developer has complied with the terms of this Agreement, the Developer may notify the Manager of its intention to do the work itself, and if within seven days of receipt of such notice by the Manager the work has not been commenced by the City, the Developer shall have the right to do the work itself. The provisions of this Clause shall not apply where the failure by the City to do the work results from labour disputes, strikes, lockouts, Acts of God, or any cause of any kind whatsoever beyond the City's control.

(2) The Developer Agrees:

- (a) to provide all utility, construction and service easements which may be required, at no cost to the City or any other utility agency or service, and to keep the said easements clear for the purposes of the various utility agencies;
- (b) to subsequently provide and register an easement plan;
- (c) to indemnify and save harmless the City in respect to any action commenced against the City resulting from any activity or lack of activity within the Development Area other than with respect to those activities being conducted by the City itself;
- (d) that in the event that the Developer requires approved changes in services which may result from resubdivision of the Developer's lands within the Development Area, same shall be provided at the expense of the Developer. Changes requested by the Developer shall be in writing addressed to the Manager;

- (e) that should the Developer proceed to carry out any of the works to be performed herein as contemplated in Clause 11(1)b, the Developer shall be solely responsible for any and all expenses and costs incurred in so doing. The Developer shall remit unto the City all charges for any works actually performed by the City within the Development area; and
- (f) The City shall not be liable for any damages which may be suffered by the Developer as a consequence of the City's failure to do any work as referred to in Clause 11(1)b.

Part III General

Expeditious Construction

- 12. All works required to be performed by this Agreement shall be carried out as expeditiously as time and construction conditions permit.

Assignment

- 13. During the term of this Agreement, the Developer shall not assign this Agreement without the prior express written consent of the City being first obtained. Such consent shall not be unreasonably withheld or delayed by the City.

Dispute Resolution

- 14. In the case of any dispute between the City and the Developer arising out of the performance of this Agreement, or afterwards as to any matter contained in this Agreement, either party shall be entitled to give to the other notice of such dispute and demand arbitration thereof. Such notice and demand being given, each party shall at once appoint an arbitrator and these shall jointly select a third. The decision of any two of the three arbitrators shall be final and binding upon the parties, who covenant that their dispute shall be so decided by arbitration alone, and not by recourse to any court or action of law. If the two arbitrators appointed by the parties do not agree upon a third, or a party who has been notified of a dispute fails to appoint an arbitrator, then the third arbitrator and/or the arbitrator to represent the party in default shall be appointed by a Judge of the Court of Queen's Bench at the Judicial Centre of Saskatoon. *The Arbitration Act, 1992* of the Province of Saskatchewan shall apply to any arbitration hereunder, and the costs of arbitration shall be apportioned equally between the parties hereto.

Applicable Law

15. The laws of the Province of Saskatchewan shall apply and bind the parties in any and all questions pertaining to this Agreement.

Force and Effect

16. This Agreement shall remain in full force and effect until such time as both the City and the Developer have fully completed their respective obligations hereunder, and, for greater certainty, until such time as all Development Charges, fees, levies and other charges payable by the Developer to the City pursuant to the terms of this Agreement have been paid.

Agreement Runs With the Land

17. The Developer acknowledges and agrees that this Agreement runs with the land, and binds it, and subject to Clause 13, its successors and permitted assigns; and, further, agrees that the City may elect, at its sole option, to register an Interest based on this Agreement against the property subject to this Agreement in the Land Titles Registry for Saskatchewan charging all those lands comprising the Development Area with the performance of this Agreement.

Notices

18. Any notice or consent (including any invoice, statement, request or other communication) required or permitted to be given by any party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission, email or other electronic communication to the applicable address set forth below:

- (1) (a) in the case of Echo Properties Inc. to:

Echo Properties Inc.,
805 – 47th Street East
Saskatoon, Saskatchewan
S7K 8G7
Attention: Mr. Aaron Loraas
Facsimile: (306) 242-4994
Email: aaron.l@loraas.ca

and

(b) in the case of the City to:

The City of Saskatoon
c/o Office of the City Clerk
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5
Attention: General Manager,
Infrastructure Services Department
Facsimile: (306) 975-2784.

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile or email or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Either party to this Agreement may, from time to time by notice given to the other party, change its address for service under this Agreement.

Entire Agreement

19. This Agreement constitutes the complete and exclusive statement of the Agreement between the parties, which supersedes all proposals, oral or written, and all other communications or representations between the parties, relating to the subject matter of this Agreement.

Illegality

20. If one or more of the phrases, sentences, clauses or articles contained in this Agreement is declared invalid by a final and unappealable order or decree of any court of competent jurisdiction, this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not been inserted in this Agreement.

Amendment

21. This Agreement may be changed only by written amendment signed and sealed by authorized representatives of the parties.

Headings

22. The headings contained in this Agreement are inserted for convenience of reference only and are not to be considered when interpreting this Agreement.

Covenants

23. Each obligation of the City or of the Developer in this Agreement, even though not expressed as a covenant, is considered to be a covenant for all purposes.

Time of Essence

24. Time shall be of the essence of this Agreement and every part of this Agreement.

Further Assurances

25. The Developer and the City shall, at their own expense, promptly execute such further documentation to give effect to this Agreement as the Developer and the City, as the case may be, may reasonably require from time to time.

In Witness Whereof the parties hereto have hereunto affixed their corporate seals, duly attested by the hands of their proper officers in that behalf, as of the day and year first above written.

The City of Saskatoon

Mayor

c/s

City Clerk

Echo Properties Inc.

c/s

Schedule "B"

Fees, Levies and Other Charges Applicable to the Development Area

The charges payable by the Developer to the City pursuant to Section 4 hereof shall be calculated in accordance with the rates as the Council of The City of Saskatoon has established and are in general force and effect for the 2012 construction season. By way of illustration only, the following rates were effective for the 2011 construction season:

(a) Trunk Sewer Levy.....	\$ 951.45 per front metre;
(b) Primary Water Main Levy	\$ 187.85 per front metre;
(c) Arterial Road Levy	\$ 504.25 per front metre;
(d) Interchange Levy	\$ 110.45 per front metre;
(e) Parks and Recreation Levy	\$ 40.38 per front metre;
(f) Buffer Strip Charge.....	\$ 7.70 per front metre;
(g) Street Signing and Traffic Controls Charge.....	\$ 13.30 per front metre;
(h) Fencing Charge	\$ 11.75 per front metre;
(i) Street Lighting Charge.....	\$ 68.00 per front metre;
(j) Lift Station Levy	\$ 43.15 per front metre;
(k) Prepaid Extended Maintenance Charge	\$ 23.00 per front metre;
(l) Servicing Agreement Fee.....	\$ 2,196.00 per Agreement.

The Trunk Sewer Levy, Primary Water Main Levy, Lift Station Levy, Arterial Road Levy, Interchange Levy and Parks and Recreation Levy will be calculated at an area rate of 113 equivalent front metres per hectare for the industrial parcels over 88 metres in depth. Area rate: $113 \times \$1,834.53 = \$207,640.89$ per hectare.

SCHEDULE 'A'



MINERS AVENUE

FAITHFULL AVENUE

52ND STREET

BLK.863 PLAN 84-S-41976 B

BLK.864 PLAN 84-S-41976 A B

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Servicing Agreement

The effective date of this Agreement is _____, 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 -

Jancy Holdings Ltd., a Saskatchewan corporation, carrying on business in the City of Saskatoon, in the Province of Saskatchewan (the "Developer")

Whereas the Developer has made application to the City for the construction of municipal services within an area noted on a plan attached to this Agreement and marked as Schedule "A" (the "Plan");

Whereas the City requires as a condition of development that the Developer enter into an Agreement with the City respecting the installation and construction of certain services and other matters referred to in this Agreement; and

Whereas the City deems it advisable and expedient to provide the facilities and services hereinafter agreed to be performed by the City on the condition that the Developer carries out its undertakings under this Agreement.

Now therefore the City and the Developer agree as follows:

Part I Introduction

Plan of Development

1. The Plan showing the proposed lands subject to development including Lot B, Blk 864, Registered Plan No. 84-S-41976, located in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, attached to this Agreement as Schedule "A" is made part of this Agreement.

Definitions and Term

2. Throughout this Agreement:
- (1)
 - (a) “Development Area” means all that portion of the lands outlined in red on the Plan, having been approved for development;
 - (b) “Manager” means the General Manager of the City’s Infrastructure Services Department;
 - (c) “Area I” means that portion of the Development Area outlined in green on the Plan which consist of approximately 143 metres of frontage and 1.0462 hectares of parcel land, and which is to be developed, and marketed sometime in the future; and
 - (2) “Triggering Event” means any of the following with respect to Area I:
 - (a) the issuance of a building permit;
 - (b) an application for subdivision;
 - (c) a sale;
 - (d) a lease; or
 - (e) any other disposition of the land.

Part II Off-Site Servicing

City Servicing

3. Upon the execution of this Agreement the City shall within a reasonable time:
- (1) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following direct services:
 - (a) Water Main, Sanitary Sewer Mains and Storm Sewer Mains;
 - (b) Curbing;
 - (c) Street Cutting and Paving;
 - (d) Water and Sewer Connection to property line;

all in accordance with the City's standard specifications with respect to industrial development. The water and sewer connection component clause 3(1)(d) is optional based on the Developer's preference at the time of actual construction; and

- (2) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following off-site services:
 - (a) Trunk Sewer Service;
 - (b) Primary Water Main Service;
 - (c) Arterial Road Service;
 - (d) Interchange Service;
 - (e) Parks Service;
 - (e) Buffers;
 - (f) Street Signing and Traffic Controls Service;
 - (g) Fencing Service;
 - (h) Planning Service;
 - (i) Street Lighting Service;
 - (j) Lift Station Service;
 - (k) Prepaid Extended Maintenance Service;
 - (l) Servicing Agreement Service.

The City warrants that all such services shall be of a size and capacity sufficient to satisfy the servicing requirements of any and all permitted uses to be situated within the Development Area.

Levies Payable by the Developer

4. In consideration of the City providing the various services upon and in relation to the Development Area as specified in Section 3, the Developer shall pay to the City the following fees, levies and other charges:

- (1) With respect to Area I and the various construction items set forth in Clause 3(1) hereof, the Developer shall remit unto the City upon invoice the cost of design, construction engineering and construction based on the actual cost within the Development Area multiplied by the Developer's share of responsibility for the costs totaling 15.0%. The City shall bill the Developer for the various items within Clause 3(1) in accordance with the relative progress of the works; and

- (2) With respect to the City providing the various services upon and in relation to Area I as specified in Clause 3(2) the Developer shall pay to the City the following fees, levies and other charges calculated in accordance with and at the rates described in Schedule "B".
 - (a) Trunk Sewer Levy;
 - (b) Primary Water Main Levy;
 - (c) Arterial Road Levy;
 - (d) Interchange Levy;
 - (e) Parks Levy;
 - (f) Buffer Strip Charge;
 - (g) Street Signing and Traffic Controls Levy;
 - (h) Fencing Charge;
 - (i) Street Lighting Charge;
 - (j) Lift Station Levy;
 - (k) Prepaid Extended Maintenance Charge; and
 - (l) Servicing Agreement Fee;

(the "Development Charges").

- (3) With respect to Area I, the Developer shall pay to the City the Development Charges provided for in this Agreement as follows:
 - (a) the Developer agrees that upon any development or redevelopment of any portion of Area I in 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area

I calculated in accordance with the rates established by the Council of the City for the 2012 construction season on the date of the Triggering Event and the Developer acknowledges that the determination of metre frontage shall be based upon lineal metres of frontage as indicated on the registered Plan of the area being serviced at the time of such development;

- (b) the Developer agrees that should any development or redevelopment of any portion of Area I be subsequent to 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area I calculated in accordance with the rates established by the Council of the City on the date of the Triggering Event; and
- (c) It is further agreed that the Development Charges referred to in this Agreement are “area charges”, having been calculated on the basis of servicing the entire neighbourhood and that no additional charges will be made by the City with respect to services other than as may be expressly provided for in this Agreement.

Payment Dates and Interest

- 5. (1) All of the Development Charges and other fees, levies and charges payable by the Developer to the City pursuant to this Agreement shall be due and payable upon the various dates specified in this Agreement.
- (2) Should any amount or invoice not be paid at the times or within the period so specified, interest shall be payable at Royal Bank of Canada prime rate plus one and one-half (1½ %) percent per annum on all such overdue amounts. In addition to any other remedy which may be available to the City, should any amount invoiced to the Developer not be paid within the times specified, the City shall upon seven days written notice to the Developer have the right to immediately stop construction until such amount or invoice has been paid.

Retroactive Charges

- 6. It is expressly agreed that the Developer shall be liable for and agrees to pay the City for all work done within the Development Area, notwithstanding that title to any or all of the lands within the Development Area may have been sold, transferred or exchanged, whether prior to the execution of this Agreement or during the term hereof and that the provisions of this Agreement in relation to any such charges of whatsoever nature as may be made by the City in accordance with this Agreement shall be retroactive in effect.

Letter of Credit

7. Upon the execution of this Agreement, the Developer shall deposit with the City Clerk, City of Saskatoon, a letter of credit (“Letter of Credit”) in a form acceptable to the City Solicitor, City of Saskatoon, from a chartered bank carrying on business in the Province of Saskatchewan. The Letter of Credit shall be for the sum of \$221,000.00, and shall secure the Developer’s performance of the provisions of this Agreement. The Letter of Credit shall be irrevocable during the currency of this Agreement, but may be reduced from time to time in proportion to the amount of services paid for by the Developer to the City. The Developer shall keep the Letter of Credit current until payment for the construction of services provided for in this Agreement have been received by the City.

Shallow Buried Utilities

8. (1) The City agrees to make all necessary arrangements for the installation of street lighting facilities on streets within the Development Area in accordance with the City’s standard specification for industrial development. Any deviation required by the Developer may result in additional charges.
- (2) The Developer shall have the responsibility to consult with the Saskatchewan Power Corporation, Saskatchewan Energy Corporation, the Saskatchewan Telecommunications Corporation and Saskatoon Light and Power of the City of Saskatoon as to the timing and construction of utilities within the Development Area.

Maintenance in Accordance with *The Cities Act*

9. All services and other facilities supplied, placed, installed and constructed by the City on, in or under any street pursuant to the provisions of this Agreement shall be the property of the City and shall be maintained in keeping with the provisions of *The Cities Act*.

City’s Indemnification

10. The City will indemnify and save harmless the Developer with respect to any action commenced against the Developer as a result of any act or omission of the City upon or in relation to the City’s obligations set out in this Agreement, including the acts or omissions of its officers, employees, servants or agents, or anyone for whom the City is responsible at law.

Part II Development Area Servicing

Servicing Responsibilities

11. Except as herein expressly provided, it is agreed that the Developer shall determine the timing of service installation with a view to the earliest possible servicing of the entire Development Area, with the proviso that the views of the Manager with respect to sound construction practices are to prevail, and in particular with respect to the influence of seasonal and other weather conditions as they affect construction.
 - (1) The City Agrees:
 - (a) to make all detailed engineering drawings for the Development Area available to the Developer; and
 - (b) that in the event that the City fails to do the work requested by the Developer, and provided that the Developer has complied with the terms of this Agreement, the Developer may notify the Manager of its intention to do the work itself, and if within seven days of receipt of such notice by the Manager the work has not been commenced by the City, the Developer shall have the right to do the work itself. The provisions of this Clause shall not apply where the failure by the City to do the work results from labour disputes, strikes, lockouts, Acts of God, or any cause of any kind whatsoever beyond the City's control.
 - (2) The Developer Agrees:
 - (a) to provide all utility, construction and service easements which may be required, at no cost to the City or any other utility agency or service, and to keep the said easements clear for the purposes of the various utility agencies;
 - (b) to subsequently provide and register an easement plan;
 - (c) to indemnify and save harmless the City in respect to any action commenced against the City resulting from any activity or lack of activity within the Development Area other than with respect to those activities being conducted by the City itself;
 - (d) that in the event that the Developer requires approved changes in services which may result from resubdivision of the Developer's lands within the Development Area, same shall be provided at the expense of the Developer. Changes requested by the Developer shall be in writing addressed to the Manager;

- (e) that should the Developer proceed to carry out any of the works to be performed herein as contemplated in Clause 11(1)b, the Developer shall be solely responsible for any and all expenses and costs incurred in so doing. The Developer shall remit unto the City all charges for any works actually performed by the City within the Development area; and
- (f) The City shall not be liable for any damages which may be suffered by the Developer as a consequence of the City's failure to do any work as referred to in Clause 11(1)b.

Part III General

Expeditious Construction

- 12. All works required to be performed by this Agreement shall be carried out as expeditiously as time and construction conditions permit.

Assignment

- 13. During the term of this Agreement, the Developer shall not assign this Agreement without the prior express written consent of the City being first obtained. Such consent shall not be unreasonably withheld or delayed by the City.

Dispute Resolution

- 14. In the case of any dispute between the City and the Developer arising out of the performance of this Agreement, or afterwards as to any matter contained in this Agreement, either party shall be entitled to give to the other notice of such dispute and demand arbitration thereof. Such notice and demand being given, each party shall at once appoint an arbitrator and these shall jointly select a third. The decision of any two of the three arbitrators shall be final and binding upon the parties, who covenant that their dispute shall be so decided by arbitration alone, and not by recourse to any court or action of law. If the two arbitrators appointed by the parties do not agree upon a third, or a party who has been notified of a dispute fails to appoint an arbitrator, then the third arbitrator and/or the arbitrator to represent the party in default shall be appointed by a Judge of the Court of Queen's Bench at the Judicial Centre of Saskatoon. *The Arbitration Act, 1992* of the Province of Saskatchewan shall apply to any arbitration hereunder, and the costs of arbitration shall be apportioned equally between the parties hereto.

Applicable Law

15. The laws of the Province of Saskatchewan shall apply and bind the parties in any and all questions pertaining to this Agreement.

Force and Effect

16. This Agreement shall remain in full force and effect until such time as both the City and the Developer have fully completed their respective obligations hereunder, and, for greater certainty, until such time as all Development Charges, fees, levies and other charges payable by the Developer to the City pursuant to the terms of this Agreement have been paid.

Agreement Runs With the Land

17. The Developer acknowledges and agrees that this Agreement runs with the land, and binds it, and subject to Clause 13, its successors and permitted assigns; and, further, agrees that the City may elect, at its sole option, to register an Interest based on this Agreement against the property subject to this Agreement in the Land Titles Registry for Saskatchewan charging all those lands comprising the Development Area with the performance of this Agreement.

Notices

18. Any notice or consent (including any invoice, statement, request or other communication) required or permitted to be given by any party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission, email or other electronic communication to the applicable address set forth below:

- (1) (a) in the case of Jancy Holdings Ltd. to:

Jancy Holdings Ltd.,
511C – 51st Street East
Saskatoon, Saskatchewan
S7K 6V4
Attention: Mr. Dave Griffin
Facsimile: (306) 931-4549
Email: dave@jancy.ca

and

(b) in the case of the City to:

The City of Saskatoon
c/o Office of the City Clerk
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5
Attention: General Manager,
Infrastructure Services Department
Facsimile: (306) 975-2784.

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile or email or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Either party to this Agreement may, from time to time by notice given to the other party, change its address for service under this Agreement.

Entire Agreement

19. This Agreement constitutes the complete and exclusive statement of the Agreement between the parties, which supersedes all proposals, oral or written, and all other communications or representations between the parties, relating to the subject matter of this Agreement.

Illegality

20. If one or more of the phrases, sentences, clauses or articles contained in this Agreement is declared invalid by a final and unappealable order or decree of any court of competent jurisdiction, this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not been inserted in this Agreement.

Amendment

21. This Agreement may be changed only by written amendment signed and sealed by authorized representatives of the parties.

Headings

22. The headings contained in this Agreement are inserted for convenience of reference only and are not to be considered when interpreting this Agreement.

Covenants

23. Each obligation of the City or of the Developer in this Agreement, even though not expressed as a covenant, is considered to be a covenant for all purposes.

Time of Essence

24. Time shall be of the essence of this Agreement and every part of this Agreement.

Further Assurances

25. The Developer and the City shall, at their own expense, promptly execute such further documentation to give effect to this Agreement as the Developer and the City, as the case may be, may reasonably require from time to time.

In Witness Whereof the parties hereto have hereunto affixed their corporate seals, duly attested by the hands of their proper officers in that behalf, as of the day and year first above written.

The City of Saskatoon

Mayor

c/s

City Clerk

Jancy Holdings Ltd.

c/s

Schedule "B"

Fees, Levies and Other Charges Applicable to the Development Area

The charges payable by the Developer to the City pursuant to Section 4 hereof shall be calculated in accordance with the rates as the Council of The City of Saskatoon has established and are in general force and effect for the 2012 construction season. By way of illustration only, the following rates were effective for the 2011 construction season:

(a) Trunk Sewer Levy.....	\$ 951.45 per front metre;
(b) Primary Water Main Levy	\$ 187.85 per front metre;
(c) Arterial Road Levy	\$ 504.25 per front metre;
(d) Interchange Levy	\$ 110.45 per front metre;
(e) Parks and Recreation Levy	\$ 40.38 per front metre;
(f) Buffer Strip Charge.....	\$ 7.70 per front metre;
(g) Street Signing and Traffic Controls Charge.....	\$ 13.30 per front metre;
(h) Fencing Charge	\$ 11.75 per front metre;
(i) Street Lighting Charge.....	\$ 68.00 per front metre;
(j) Lift Station Levy	\$ 43.15 per front metre;
(k) Prepaid Extended Maintenance Charge	\$ 23.00 per front metre;
(l) Servicing Agreement Fee.....	\$ 2,196.00 per Agreement.

The Trunk Sewer Levy, Primary Water Main Levy, Lift Station Levy, Arterial Road Levy, Interchange Levy and Parks and Recreation Levy will be calculated at an area rate of 113 equivalent front metres per hectare for the industrial parcels over 88 metres in depth. Area rate: $113 \times \$1,834.53 = \$207,640.89$ per hectare.

SCHEDULE 'A'



Servicing Agreement

The effective date of this Agreement is _____, 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 -

Perception Properties Ltd., a Saskatchewan corporation, carrying on business in the City of Saskatoon, in the Province of Saskatchewan (the "Developer")

Whereas the Developer has made application to the City for the construction of municipal services within an area noted on a plan attached to this Agreement and marked as Schedule "A" (the "Plan");

Whereas the City requires as a condition of development that the Developer enter into an Agreement with the City respecting the installation and construction of certain services and other matters referred to in this Agreement; and

Whereas the City deems it advisable and expedient to provide the facilities and services hereinafter agreed to be performed by the City on the condition that the Developer carries out its undertakings under this Agreement.

Now therefore the City and the Developer agree as follows:

Part I Introduction

Plan of Development

1. The Plan showing the proposed lands subject to development including Lot A, Blk 864, Registered Plan No. 84-S-41976, located in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, attached to this Agreement as Schedule "A" is made part of this Agreement.

Definitions and Term

2. Throughout this Agreement:
 - (1)
 - (a) “Development Area” means all that portion of the lands outlined in red on the Plan, having been approved for development;
 - (b) “Manager” means the General Manager of the City’s Infrastructure Services Department;
 - (c) “Area I” means that portion of the Development Area outlined in green on the Plan which consist of approximately 137 metres of frontage and 1.0391 hectares of parcel land, and which is to be developed, and marketed sometime in the future; and
 - (2) “Triggering Event” means any of the following with respect to Area I:
 - (a) the issuance of a building permit;
 - (b) an application for subdivision;
 - (c) a sale;
 - (d) a lease; or
 - (e) any other disposition of the land.

Part II Off-Site Servicing

City Servicing

3. Upon the execution of this Agreement the City shall within a reasonable time:
 - (1) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following direct services:
 - (a) Water Main, Sanitary Sewer Mains and Storm Sewer Mains;
 - (b) Curbing;
 - (c) Street Cutting and Paving;
 - (d) Water and Sewer Connection to property line;

all in accordance with the City's standard specifications with respect to industrial development. The water and sewer connection component clause 3(1)(d) is optional based on the Developer's preference at the time of actual construction; and

- (2) cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following off-site services:
 - (a) Trunk Sewer Service;
 - (b) Primary Water Main Service;
 - (c) Arterial Road Service;
 - (d) Interchange Service;
 - (e) Parks Service;
 - (e) Buffers;
 - (f) Street Signing and Traffic Controls Service;
 - (g) Fencing Service;
 - (h) Planning Service;
 - (i) Street Lighting Service;
 - (j) Lift Station Service;
 - (k) Prepaid Extended Maintenance Service;
 - (l) Servicing Agreement Service.

The City warrants that all such services shall be of a size and capacity sufficient to satisfy the servicing requirements of any and all permitted uses to be situated within the Development Area.

Levies Payable by the Developer

4. In consideration of the City providing the various services upon and in relation to the Development Area as specified in Section 3, the Developer shall pay to the City the following fees, levies and other charges:

- (1) With respect to Area I and the various construction items set forth in Clause 3(1) hereof, the Developer shall remit unto the City upon invoice the cost of design, construction engineering and construction based on the actual cost within the Development Area multiplied by the Developer's share of responsibility for the costs totaling 14.3%. The City shall bill the Developer for the various items within Clause 3(1) in accordance with the relative progress of the works; and
- (2) With respect to the City providing the various services upon and in relation to Area I as specified in Clause 3(2) the Developer shall pay to the City the following fees, levies and other charges calculated in accordance with and at the rates described in Schedule "B".
 - (a) Trunk Sewer Levy;
 - (b) Primary Water Main Levy;
 - (c) Arterial Road Levy;
 - (d) Interchange Levy;
 - (e) Parks Levy;
 - (f) Buffer Strip Charge;
 - (g) Street Signing and Traffic Controls Levy;
 - (h) Fencing Charge;
 - (i) Street Lighting Charge;
 - (j) Lift Station Levy;
 - (k) Prepaid Extended Maintenance Charge; and
 - (l) Servicing Agreement Fee;

(the "Development Charges").

- (3) With respect to Area I, the Developer shall pay to the City the Development Charges provided for in this Agreement as follows:
 - (a) the Developer agrees that upon any development or redevelopment of any portion of Area I in 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area

I calculated in accordance with the rates established by the Council of the City for the 2012 construction season on the date of the Triggering Event and the Developer acknowledges that the determination of metre frontage shall be based upon lineal metres of frontage as indicated on the registered Plan of the area being serviced at the time of such development;

- (b) the Developer agrees that should any development or redevelopment of any portion of Area I be subsequent to 2012, as is evidenced by a Triggering Event, the Developer shall forthwith pay to the City the Development Charges described in Clause 4(2) of this Agreement respecting Area I calculated in accordance with the rates established by the Council of the City on the date of the Triggering Event; and
- (c) It is further agreed that the Development Charges referred to in this Agreement are “area charges”, having been calculated on the basis of servicing the entire neighbourhood and that no additional charges will be made by the City with respect to services other than as may be expressly provided for in this Agreement.

Payment Dates and Interest

- 5. (1) All of the Development Charges and other fees, levies and charges payable by the Developer to the City pursuant to this Agreement shall be due and payable upon the various dates specified in this Agreement.
- (2) Should any amount or invoice not be paid at the times or within the period so specified, interest shall be payable at Royal Bank of Canada prime rate plus one and one-half (1½ %) percent per annum on all such overdue amounts. In addition to any other remedy which may be available to the City, should any amount invoiced to the Developer not be paid within the times specified, the City shall upon seven days written notice to the Developer have the right to immediately stop construction until such amount or invoice has been paid.

Retroactive Charges

- 6. It is expressly agreed that the Developer shall be liable for and agrees to pay the City for all work done within the Development Area, notwithstanding that title to any or all of the lands within the Development Area may have been sold, transferred or exchanged, whether prior to the execution of this Agreement or during the term hereof and that the provisions of this Agreement in relation to any such charges of whatsoever nature as may be made by the City in accordance with this Agreement shall be retroactive in effect.

Letter of Credit

7. Upon the execution of this Agreement, the Developer shall deposit with the City Clerk, City of Saskatoon, a letter of credit ("Letter of Credit") in a form acceptable to the City Solicitor, City of Saskatoon, from a chartered bank carrying on business in the Province of Saskatchewan. The Letter of Credit shall be for the sum of \$211,000.00, and shall secure the Developer's performance of the provisions of this Agreement. The Letter of Credit shall be irrevocable during the currency of this Agreement, but may be reduced from time to time in proportion to the amount of services paid for by the Developer to the City. The Developer shall keep the Letter of Credit current until payment for the construction of services provided for in this Agreement have been received by the City.

Shallow Buried Utilities

8. (1) The City agrees to make all necessary arrangements for the installation of street lighting facilities on streets within the Development Area in accordance with the City's standard specification for industrial development. Any deviation required by the Developer may result in additional charges.
- (2) The Developer shall have the responsibility to consult with the Saskatchewan Power Corporation, Saskatchewan Energy Corporation, the Saskatchewan Telecommunications Corporation and Saskatoon Light and Power of the City of Saskatoon as to the timing and construction of utilities within the Development Area.

Maintenance in Accordance with *The Cities Act*

9. All services and other facilities supplied, placed, installed and constructed by the City on, in or under any street pursuant to the provisions of this Agreement shall be the property of the City and shall be maintained in keeping with the provisions of *The Cities Act*.

City's Indemnification

10. The City will indemnify and save harmless the Developer with respect to any action commenced against the Developer as a result of any act or omission of the City upon or in relation to the City's obligations set out in this Agreement, including the acts or omissions of its officers, employees, servants or agents, or anyone for whom the City is responsible at law.

Part II Development Area Servicing

Servicing Responsibilities

11. Except as herein expressly provided, it is agreed that the Developer shall determine the timing of service installation with a view to the earliest possible servicing of the entire Development Area, with the proviso that the views of the Manager with respect to sound construction practices are to prevail, and in particular with respect to the influence of seasonal and other weather conditions as they affect construction.

(1) The City Agrees:

- (a) to make all detailed engineering drawings for the Development Area available to the Developer; and
- (b) that in the event that the City fails to do the work requested by the Developer, and provided that the Developer has complied with the terms of this Agreement, the Developer may notify the Manager of its intention to do the work itself, and if within seven days of receipt of such notice by the Manager the work has not been commenced by the City, the Developer shall have the right to do the work itself. The provisions of this Clause shall not apply where the failure by the City to do the work results from labour disputes, strikes, lockouts, Acts of God, or any cause of any kind whatsoever beyond the City's control.

(2) The Developer Agrees:

- (a) to provide all utility, construction and service easements which may be required, at no cost to the City or any other utility agency or service, and to keep the said easements clear for the purposes of the various utility agencies;
- (b) to subsequently provide and register an easement plan;
- (c) to indemnify and save harmless the City in respect to any action commenced against the City resulting from any activity or lack of activity within the Development Area other than with respect to those activities being conducted by the City itself;
- (d) that in the event that the Developer requires approved changes in services which may result from resubdivision of the Developer's lands within the Development Area, same shall be provided at the expense of the Developer. Changes requested by the Developer shall be in writing addressed to the Manager;

- (e) that should the Developer proceed to carry out any of the works to be performed herein as contemplated in Clause 11(1)b, the Developer shall be solely responsible for any and all expenses and costs incurred in so doing. The Developer shall remit unto the City all charges for any works actually performed by the City within the Development area; and
- (f) The City shall not be liable for any damages which may be suffered by the Developer as a consequence of the City's failure to do any work as referred to in Clause 11(1)b.

Part III General

Expeditious Construction

- 12. All works required to be performed by this Agreement shall be carried out as expeditiously as time and construction conditions permit.

Assignment

- 13. During the term of this Agreement, the Developer shall not assign this Agreement without the prior express written consent of the City being first obtained. Such consent shall not be unreasonably withheld or delayed by the City.

Dispute Resolution

- 14. In the case of any dispute between the City and the Developer arising out of the performance of this Agreement, or afterwards as to any matter contained in this Agreement, either party shall be entitled to give to the other notice of such dispute and demand arbitration thereof. Such notice and demand being given, each party shall at once appoint an arbitrator and these shall jointly select a third. The decision of any two of the three arbitrators shall be final and binding upon the parties, who covenant that their dispute shall be so decided by arbitration alone, and not by recourse to any court or action of law. If the two arbitrators appointed by the parties do not agree upon a third, or a party who has been notified of a dispute fails to appoint an arbitrator, then the third arbitrator and/or the arbitrator to represent the party in default shall be appointed by a Judge of the Court of Queen's Bench at the Judicial Centre of Saskatoon. *The Arbitration Act, 1992* of the Province of Saskatchewan shall apply to any arbitration hereunder, and the costs of arbitration shall be apportioned equally between the parties hereto.

Applicable Law

15. The laws of the Province of Saskatchewan shall apply and bind the parties in any and all questions pertaining to this Agreement.

Force and Effect

16. This Agreement shall remain in full force and effect until such time as both the City and the Developer have fully completed their respective obligations hereunder, and, for greater certainty, until such time as all Development Charges, fees, levies and other charges payable by the Developer to the City pursuant to the terms of this Agreement have been paid.

Agreement Runs With the Land

17. The Developer acknowledges and agrees that this Agreement runs with the land, and binds it, and subject to Clause 13, its successors and permitted assigns; and, further, agrees that the City may elect, at its sole option, to register an Interest based on this Agreement against the property subject to this Agreement in the Land Titles Registry for Saskatchewan charging all those lands comprising the Development Area with the performance of this Agreement.

Notices

18. Any notice or consent (including any invoice, statement, request or other communication) required or permitted to be given by any party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission, email or other electronic communication to the applicable address set forth below:

- (1) (a) in the case of Perception Properties Ltd. to:

Perception Properties Ltd.,
511C – 51st Street East
Saskatoon, Saskatchewan
S7K 6V4
Attention: Mr. Dave Griffin
Facsimile: (306) 931-4549
Email: dave@jancy.ca

and

(b) in the case of the City to:

The City of Saskatoon
c/o Office of the City Clerk
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5
Attention: General Manager,
Infrastructure Services Department
Facsimile: (306) 975-2784.

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile or email or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Either party to this Agreement may, from time to time by notice given to the other party, change its address for service under this Agreement.

Entire Agreement

19. This Agreement constitutes the complete and exclusive statement of the Agreement between the parties, which supersedes all proposals, oral or written, and all other communications or representations between the parties, relating to the subject matter of this Agreement.

Illegality

20. If one or more of the phrases, sentences, clauses or articles contained in this Agreement is declared invalid by a final and unappealable order or decree of any court of competent jurisdiction, this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not been inserted in this Agreement.

Amendment

21. This Agreement may be changed only by written amendment signed and sealed by authorized representatives of the parties.

Headings

- 22. The headings contained in this Agreement are inserted for convenience of reference only and are not to be considered when interpreting this Agreement.

Covenants

- 23. Each obligation of the City or of the Developer in this Agreement, even though not expressed as a covenant, is considered to be a covenant for all purposes.

Time of Essence

- 24. Time shall be of the essence of this Agreement and every part of this Agreement.

Further Assurances

- 25. The Developer and the City shall, at their own expense, promptly execute such further documentation to give effect to this Agreement as the Developer and the City, as the case may be, may reasonably require from time to time.

In Witness Whereof the parties hereto have hereunto affixed their corporate seals, duly attested by the hands of their proper officers in that behalf, as of the day and year first above written.

The City of Saskatoon

Mayor

c/s

City Clerk

Perception Properties Ltd.

c/s

Schedule "B"

Fees, Levies and Other Charges Applicable to the Development Area

The charges payable by the Developer to the City pursuant to Section 4 hereof shall be calculated in accordance with the rates as the Council of The City of Saskatoon has established and are in general force and effect for the 2012 construction season. By way of illustration only, the following rates were effective for the 2011 construction season:

(a) Trunk Sewer Levy.....	\$ 951.45 per front metre;
(b) Primary Water Main Levy	\$ 187.85 per front metre;
(c) Arterial Road Levy	\$ 504.25 per front metre;
(d) Interchange Levy	\$ 110.45 per front metre;
(e) Parks and Recreation Levy	\$ 40.38 per front metre;
(f) Buffer Strip Charge.....	\$ 7.70 per front metre;
(g) Street Signing and Traffic Controls Charge.....	\$ 13.30 per front metre;
(h) Fencing Charge	\$ 11.75 per front metre;
(i) Street Lighting Charge.....	\$ 68.00 per front metre;
(j) Lift Station Levy	\$ 43.15 per front metre;
(k) Prepaid Extended Maintenance Charge	\$ 23.00 per front metre;
(l) Servicing Agreement Fee.....	\$ 2,196.00 per Agreement.

The Trunk Sewer Levy, Primary Water Main Levy, Lift Station Levy, Arterial Road Levy, Interchange Levy and Parks and Recreation Levy will be calculated at an area rate of 113 equivalent front metres per hectare for the industrial parcels over 88 metres in depth. Area rate: $113 \times \$1,834.53 = \$207,640.89$ per hectare.

SCHEDULE 'A'



TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services Department
DATE: May 31, 2012
SUBJECT: Servicing Agreement
 North Ridge Development Corporation – 11th Street West
 Montgomery Neighbourhood
 Subdivision No. 75/11
FILE: CK. 4300-011-75 and IS. 4111-33

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

- 1) that the Servicing Agreement (Attachment 1) with North Ridge Development Corporation, for a portion of the Montgomery Neighbourhood to cover Parcels E & F, all in Section 25, Township 36, Range 5, West of the 3rd meridian, be approved; and
- 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.

BACKGROUND

North Ridge Development has submitted a subdivision application to the City of Saskatoon to develop two multi-family parcels in the Montgomery Neighbourhood. The developer has requested that the City of Saskatoon enter into a servicing agreement to assign responsibility for the construction and payment of various servicing items.

REPORT

The Administration is recommending that an agreement be entered into to cover the development of Parcel E & F, all in Section 25, Township 36, Range 5, West of the 3rd meridian, subject to the following, which includes both standard and a number of non-standard clauses which are necessary due to the unique nature of the development, and have been agreed upon by the developer:

- A. Standard Items:
 1. The servicing of the initial development area noted as Area I (Parcel F) will be developed immediately.

B. Non-Standard Items:

1. That the prepaid service rates be such rates as the Council of the City of Saskatoon had in effect for the 2008 construction season as agreed upon by the July 21, 2010, Post Arbitration Agreement that is made part of the Servicing Agreement and noted as schedule "B" for the initial development area noted as Area I (Parcel F).
2. The remaining area noted as Area II (Parcel E) will be serviced and marketed in the future.
3. The prepaid service rates applied to Area II in the future will be such rates as approved by the Council of the City of Saskatoon that were in effect for the 2008 construction for a period of five years from the execution date of the Servicing Agreement.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The funding for any construction that is the responsibility of the City of Saskatoon is self-supporting and approved in the Prepaid Capital Budget.

COMMUNICATIONS PLAN

No communications plan is required.

PUBLIC NOTICE

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

ATTACHMENT

1. Servicing Agreement.

Written by: Daryl Schmidt, Land Development Manager
Construction & Design Branch

Approved by: Chris Hallam, Manager
Construction & Design Branch

Approved by: Shelley Korte, Manager
Administration Branch

Approved by: “Mike Gutek”
Mike Gutek, General Manager
Infrastructure Services

Dated: ”May 31, 2012”

Copy to: Murray Totland
City Manager

Servicing Agreement

The effective date of this Agreement is _____, 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 -

North Ridge Development Corporation, a Saskatchewan corporation, carrying on business in the City of Saskatoon, in the Province of Saskatchewan (the "Developer")

Whereas the Developer has made application to the City for approval of a Plan of Subdivision, a copy of which is attached to this Agreement and marked as Schedule "A" (the "Plan");

Whereas the City requires as a condition of approval of the Plan that the Developer enter into an agreement with the City respecting the installation and construction of certain services and other matters referred to in this Agreement; and

Whereas the City deems it advisable that the Development Area be developed as provided in this Agreement, and that the Developer and the City provide the facilities as set out in this Agreement.

Now therefore the City and the Developer agree as follows:

Part I Introduction

Plan of Proposed Subdivision

1. The Plan showing the proposed subdivision of the south west and south east quarter in Section 25, Township 36, Range 5, West of the Third Meridian, located in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, attached to this Agreement as Schedule "A" is made part of this Agreement.

Definitions and Term

2. (1) Throughout this Agreement:
 - (a) “Development Area” means all that portion of the lands outlined in red on Schedule “A”, consisting of approximately 531 metres of frontage and 7.47 hectares of parcel land subject to regulatory approval, have been approved for development;
 - (b) “Manager” means the General Manager of the City’s Infrastructure Services Department;
 - (c) “Area I” means that portion of the Development Area outlined in yellow on the Plan which consists of approximately 170 metres of frontage (2.09 hectares), and which is to be developed immediately;
 - (d) “Area II” means that portion of the Development Area outlined in green on the Plan which consists of approximately 361 metres of frontage (5.38 hectares), and which is to be developed, serviced and marketed sometime in the future; and
 - (e) “Triggering Event” means any of the following with respect to Area II:
 - (i) the issuance of a building permit;
 - (ii) an application for subdivision;
 - (iii) a sale;
 - (iv) a lease; or
 - (v) any other disposition of the land.
- (2) (a) The City agrees that the Developer may request that Title to Area II (Parcel E as shown on Schedule “A”) be raised initially in the name of a corporation affiliated with the Developer pursuant to Subdivision Application No. 75/11, and that the raising of Title in such manner will not constitute a Triggering Event. However, for greater certainty, the Developer acknowledges and agrees that any of the actions listed in Subclause (1)(e) undertaken by the affiliated corporation shall constitute a Triggering Event.

- (b) In the event Title is raised in the name of an affiliated corporation, this Agreement shall be assigned to, and be binding upon, such corporation.

Part II Off-Site Servicing

City Servicing

- 3. Upon the execution of this Agreement, the City shall within a reasonable time, and in coordination with the Developer's various stages of service construction, cause the Development Area to be improved and benefited by the supply, placement, installation, construction, use and enjoyment of the following services:
 - (a) Trunk Sewer Service;
 - (b) Primary Water Main Service;
 - (c) Arterial Road Service;
 - (d) Interchange Service;
 - (e) Parks and Recreation Service;
 - (f) Street Signing & Traffic Controls Service;
 - (g) Planning Service;
 - (h) Street Lighting Service;
 - (i) Inspection Service;
 - (j) Prepaid Extended Maintenance Service; and
 - (k) Servicing Agreement Service.

The City warrants that all such services shall be of a size and capacity sufficient to satisfy the servicing requirements of any and all permitted uses to be situated within the Development Area.

Levies Payable by the Developer

4. In consideration of the City providing the various services upon and in relation to the Development Area as specified in Section 4, the Developer shall pay to the City the product of \$198,529.13 per hectare (\$80,343.64 per acre) multiplied by the Development Area. This amount is based upon a Post Arbitration Agreement between the City and the Developer dated July 21, 2010, attached to this Agreement and noted as Schedule "B" calculated from the following fees, levies and other charges in accordance with the rates approved by the City for the 2008 construction season acknowledged as the "Development Charges". The following charges refer to both Residential and Mutli-Family/Commercial developments:

- | | | |
|-----|---|----------------------------|
| (a) | Trunk Sewer Levy. | \$ 628.95 per front metre; |
| (b) | Primary Water Main Levy. | \$ 99.70 per front metre; |
| (c) | Arterial Road Levy. | \$ 456.85 per front metre; |
| (d) | Interchange Levy. | \$ 91.95 per front metre; |
| (e) | Parks and Recreation Levy. | \$ 273.00 per front metre; |
| (f) | Street Signing & Traffic Controls. . . | \$ 13.05 per front metre; |
| (g) | Planning Levy. | \$ 17.80 per front metre; |
| (h) | Street Lighting Charge. | \$ 63.75 per front metre; |
| (i) | Inspection Levy. | \$ 15.75 per front metre; |
| (j) | Prepaid Extended
Maintenance Charge. | \$ 17.25 per front metre; |
| (k) | Servicing Agreement Fec. | \$ 2,028.00 per Agreement. |

The Trunk Sewer Levy, Primary Water Main Levy, Arterial Road Levy, Interchange Levy and Parks and Recreation Levy for multi-family/commercial land will be calculated at an area rate of 169 equivalent front metres per hectare.

5. (1) With respect to Area I, the Developer shall pay to the City the Development Charges provided for in this Agreement within 30 days of the execution of this Agreement by the parties, the Developer shall pay to the City 100% of the Development Charges.
- (2) With respect to Area II:
 - (a) the Developer agrees that upon any development or redevelopment of any portion of Area II, as is evidenced by a Triggering Event, within five years of the effective date of this Agreement, the Developer shall forthwith pay to the City the Development Charges described in Section 4 of this Agreement respecting Area II calculated as the product of \$198,529.13 per hectare (\$80,343.64 per acre) multiplied by that portion of the Development Area;
 - (b) the Developer agrees that upon any development or redevelopment of any portion of Area II, as is evidenced by a Triggering Event occurring five years after the effective date of this Agreement, the Developer shall forthwith pay the Development Charges noted in Section 4, calculated in accordance with the rates established by the Council of the City on the date of the Triggering Event; and, the Developer acknowledges that the determination of metre frontage shall be based upon lineal metres of frontage as indicated on the registered plan of the area being serviced at the time of such development.

Payment Dates and Interest

6. (1) All of the Development Charges and other fees, levies and charges payable by the Developer to the City pursuant to this Agreement shall be due and payable upon the various dates specified in this Agreement.
- (2) Should any amount or invoice not be paid at the times or within the period so specified, interest shall be payable at Royal Bank of Canada prime rate plus one and one-half (1 ½ %) percent per annum on all such overdue amounts. In addition to any other remedy which may be available to the City, should any amount invoiced to the Developer not be paid within the times specified, the City shall, upon seven days' written notice to the Developer, have the right to immediately stop construction until such amount or invoice has been paid.

Retroactive Charges

7. The Developer acknowledges that this Agreement is retroactive in effect and all Development Charges and other levies, fees or charges provided for in this Agreement shall specifically apply to any lands developed or services provided before the execution of this Agreement.

Letter of Credit

8. Upon the execution of this Agreement, the Developer shall deposit with the City Clerk, City of Saskatoon, a Letter of Credit in a form acceptable to the City Solicitor, City of Saskatoon, from a chartered bank carrying on business in the Province of Saskatchewan. The Letter of Credit shall be for the sum of \$712,812.00, and shall secure the Developer's performance of the provisions of this Agreement. The Letter of Credit shall be irrevocable during the currency of this Agreement, but may be reduced from time to time in proportion to the amount of construction and Development Charges paid. The Developer shall keep the Letter of Credit current until completion of all construction of services provided for in this Agreement and until the full payment of all Development Charges and all other levies, fees and charges have been received by the City.

Shallow Buried Utilities

9. (1) The City agrees to make all necessary arrangements for the installation of street lighting facilities on streets within the Development Area in accordance with the City's standard specification for commercial development. Any deviation required by the Developer may result in additional charges.
- (2) The Developer shall have the responsibility to consult with Saskatchewan Power Corporation, Saskatchewan Energy Corporation, Saskatchewan Telecommunications Corporation and Saskatoon Light and Power of the City as to the timing and construction of utilities within the Development Area.

Maintenance in Accordance with *The Cities Act*

10. All services and other facilities supplied, placed, installed and constructed by the City pursuant to the provisions of this Agreement shall be maintained in keeping with the provisions of *The Cities Act*.

City's Indemnification

11. The City will indemnify and save harmless the Developer with respect to any action commenced against the Developer as a result of any act or omission of the City upon or in relation to the City's obligations set out in this Agreement, including the acts or omissions of its officers, employees, servants or agents, or anyone for whom the City is responsible at law.

Part III Development Area Servicing

Developer Servicing Responsibilities

12. Except as herein expressly provided, the Developer agrees that development and servicing is its sole responsibility and it agrees to cause the Development Area, at its cost, to be benefited by the supply, placement, installation, staged construction and maintenance of the following services including pavement restoration where required. In the event that services are constructed in stages, the Developer will complete all remaining construction at the time the Triggering Event occurs:
 - (a) Water Mains - A total of four 200mm water main loops connected into the existing 600mm primary water main along 11th Street West adjacent to the Development Area including any additional hydrants;
 - (b) Sanitary Sewer Mains - A 250mm sanitary sewer main constructed along 11th Street adjacent to the Development Area connecting into the existing manhole adjacent to MR4;
 - (c) Storm Sewer Mains - Provision must be made to contain storm water from the Development Area within the MR4 parcel during a rain event. A stormwater runoff rate equal to the amount generated by the Development Area in its pre-developed condition will be allowed. Services will include a controlled release mechanism from the stored stormwater equivalent to the total volume of runoff from a 1-in-100 year storm created by the new development. The amount of storage will be 125% of the 1-in-100 year storm event;
 - (d) Sidewalks & Curbing shown in blue on Schedule "A":
 - (i) Sidewalk and boulevard construction along the east and west sides of Lancaster Boulevard within the Development Area; and

- (ii) Sidewalk and boulevard construction along the north side of 11th Street extending from the eastern boundary of MR4 to the western boundary of the Development Area including all standard pedestrian crossings and sidewalk ramps.

Developer Warranties

- 13. (1) All works constructed by the Developer pursuant to Section 12 of this Agreement on, in or under any street, avenue, lane, easement or other public place shall be the property of the City upon completion of construction. Such works shall be warranted and maintained by the Developer for the periods specified as follows:

Water Mains	2 years from the date of Construction Completion Certificate;
Sanitary Sewer Mains	2 years from the date of Construction Completion Certificate;
Storm Sewer Mains	2 years from the date of Construction Completion Certificate;
Service Connections	2 years from the date of Construction Completion Certificate;
Sidewalks and Curbs	2 years from the date of Construction Completion Certificate;
Street Paving	2 years from the date of Construction Completion Certificate; and
All others	2 years from the date of Construction Completion Certificate.

A Construction Completion Certificate shall be issued on completion and acceptance of each phase of work. The warranty periods as outlined in this Subsection shall apply notwithstanding the expiration of this Agreement.

- (2) The Developer shall put up such barricades, lights or other protection for persons and property as will adequately protect the public or any person in the neighbourhood and maintain same during the course of construction, and, upon the request of the Manager or the Saskatoon Police Service, shall improve or change same.
- (3) When the Developer has completed all of the storm sewers, sanitary sewers, waterworks, sidewalks and curbs and paving pursuant to any work done in Section 12, it may so notify the Manager, in writing, who shall within 15 days of such a notice, carry out the required inspection, and if the Manager is satisfied on inspection that the work is substantially complete and will not

be materially affected by other work, he shall within 15 days issue a Construction Completion Certificate to that effect, and the maintenance period for the works included in the Certificate shall start on the day the Certificate is issued.

- (4) Upon completion and acceptance by the Manager as required in Subsection 13(3), the Developer shall carry out any work, by way of repair or replacement, as directed by the Manager, and which the Manager acting reasonably deems necessary to conform to the approved plans and specifications:
 - (a) after the issuance of the Construction Completion Certificate, the Developer shall be responsible for any and all repairs and replacement to any utilities and improvements which may become necessary up to the end of the maintenance periods set out in Subsection 13(1);
 - (b) if during the construction or maintenance period any material defects become apparent in any of the utilities or improvements installed or constructed by the Developer under this Agreement, and the Manager requires repairs or replacements to be done, the Developer shall be so notified, and within a reasonable time after said notice shall cause any repairs or replacements to be done, and if the Developer shall default, or any emergency exists, the City may complete the repairs or replacements and recover the reasonable cost thereof from the Developer;
 - (c) the Developer shall be responsible for adjusting all hydrants and main valve boxes and all service valve boxes to the established grades as they are developed, until such time as the City issues the Construction Completion Certificate for the maintenance of streets and lanes; and
 - (d) the Developer agrees that maintenance is a continuous operation that must be carried on until the expiry date of the maintenance period for each and every utility, and that no releases from liability of any kind will be given until all repairs or replacements required by the Manager acting reasonably in his final inspection reports have been made. The final inspection reports shall be completed no later than 60 days prior to the end of the warranty period. A formal release will be issued upon correction of all deficiencies listed in the final inspection reports.

- (5) During the maintenance periods referred to in this Agreement and notwithstanding any other provisions to the contrary, in the case of an emergency involving the breakage of a waterline or the stoppage of a sewer line constructed by the Developer, the City may take such emergency repair measures as it deems necessary, through its officers, servants or agents, on its behalf, to prevent damage to property, and the reasonable costs of such repair work shall be payable by the Developer on demand.

Developer Covenants

14. In relation to the development and servicing of the Development Area, the Developer agrees:

- (a) that all topsoil excavated from any streets, lanes, walkways and easements shall be stockpiled and used in the following order or priority:
 - (i) development of boulevards;
 - (ii) development of parks; and
 - (iii) allocation to lots or building sites requiring additional topsoil.

In no case shall any topsoil be removed from the Development Area without the express written permission of the Manager;

- (b) utility easement registration:
 - (i) to provide all utility, construction and service easements which may be required, at no cost to the City or any other utility agency or service, and to comply with the terms of any easement agreement entered into by the Developer with respect to such easements provided that such easements shall not materially adversely affect the development of the Development Area;
 - (ii) to provide and register a utility easement plan if required by the Manager; and

- (iii) to provide for a covenant in all sale, ground lease or transfer agreements within the Development Area to the effect that the grades set on any such easements shall not be altered without the prior approval of the Manager, whose approval will not be unreasonably withheld;
- (c) to indemnify and save harmless the City with respect to any action commenced against the City as a result of any act or omission of the Developer in relation to the Developer's obligations set out in this Agreement, including the acts or omissions of its officers, employees, servants or agents, or anyone for whom the Developer is at law responsible;
- (d) that all work carried out by the Developer shall be designed and the works supervised by a qualified firm of consulting engineers retained by the Developer. Plans and specifications of design must be approved by the Manager acting reasonably, and all design and work carried out must conform to the current City specifications as to material and construction practices for such services;
- (e) that the Developer shall obtain all approvals required by Saskatchewan Environment and Resource Management and the Saskatchewan Water Corporation, together with any other consent or approvals which may be required by law, copies of all such approvals shall be provided to the Manager;
- (f) to supply all necessary labour, material and equipment, and to construct, provide and maintain all sanitary sewers complete with manholes and all other accessories throughout the Development Area;
- (g) to supply all necessary labour, material and equipment, and to construct, provide and maintain all water mains, including valves, hydrants and all other accessories throughout the Development Area;
- (h) to supply all necessary labour, material and equipment, and to construct, provide and maintain a storm water drainage system for the Development Area including all storm sewer mains, piping, manholes, catch basins and other accessories;
- (i) to supply all necessary labour, material and equipment, and to construct and provide all sidewalks and curbs throughout the Development Area;

- (j) to supply all necessary labour, material and equipment, and to construct and provide all walkways throughout the Development Area;
- (k) to supply all necessary labour, material and equipment, and to construct and pave all streets and lanes as required throughout the Development Area;
- (l) to provide the City with all such detailed plans, specifications, tests and records as the Manager may reasonably require both before and after construction. The “as built” plans shall be to the City’s standard in size, scale and form and shall be on both mylar transparencies and digital copy; and
- (m) to supply the City with proof of adequate commercial general liability insurance which includes a non-owned vehicle endorsement and vehicle liability insurance, minimum coverage to be as follows:

Commercial General Liability Insurance which includes a non-owned vehicle endorsement:

\$5,000,000.00 for each occurrence

Vehicle Liability Insurance:

\$5,000,000.00 for each occurrence,

which coverage shall be maintained throughout the duration of this Agreement.

Changes in City Services

15. In the event that the Developer requires changes in City services, other than those contemplated in this Agreement, same shall be provided at the expense of the Developer. Changes requested by the Developer shall be in writing addressed to the Manager.

Part IV General

Approval for Installation of Services

16. The City shall consider all applications for approval made by the Developer as are required respecting the development and servicing of the Development Area by the Developer. All approvals resulting from the applications shall be issued in the normal course, under usual conditions and in accordance with the City's standard specifications respecting the class of works in question.

Expeditious Construction

17. All works required to be performed by this Agreement shall be carried out as expeditiously as time and construction conditions permit.

Assignment

18. During the duration of this Agreement, the Developer shall not assign this Agreement without the prior express written consent of the City being first obtained, such consent shall not be unreasonably withheld or delayed by the City.

Dispute Resolution

19. In the case of any dispute between the City and the Developer arising out of the performance of this Agreement, or afterwards as to any matter contained by this Agreement, either party shall be entitled to give to the other notice of such dispute and demand arbitration thereof. Such notice and demand being given, each party shall at once appoint an arbitrator and these shall jointly select a third. The decision of any two of the three arbitrators shall be final and binding upon the parties, who covenant that their dispute shall be so decided by arbitration alone, and not by recourse to any court or action of law. If the two arbitrators appointed by the parties do not agree upon a third, or a party who has been notified of a dispute fails to appoint an arbitrator, then the third arbitrator and/or the arbitrator to represent the party in default shall be appointed by a Judge of the Court of Queen's Bench at the Judicial Centre of Saskatoon. *The Arbitration Act, 1992* of the Province of Saskatchewan shall apply to any arbitration hereunder, and the costs of arbitration shall be apportioned equally between the parties hereto.

Applicable Law

20. The laws of the Province of Saskatchewan shall apply and bind the parties in any and all questions pertaining to this Agreement.

Force and Effect

21. This Agreement shall remain in full force and effect until such time as both the City and the Developer have fully completed their respective obligations hereunder, and, for greater certainty, until such time as all Development Charges, fees, levies and other charges payable by the Developer to the City pursuant to the terms of this Agreement have been paid.

Agreement Runs With the Land

22. The Developer acknowledges and agrees that this Agreement runs with the land, and binds the Developer, and subject to Section 18, its successors and permitted assigns; and, further, agrees that the City may elect, at its sole option, to register an Interest based on this Agreement against the property subject to this Agreement in the Land Titles Registry for Saskatchewan charging all those lands comprising the Development Area with the performance of this Agreement.

Notices

23. (1) Any notice or consent (including any invoice, statement, request or other communication) required or permitted to be given by any party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission, email or other electronic communication to the applicable address set forth below:

- (a) in the case of the City:

The City of Saskatoon
c/o Office of the City Clerk
222 - 3rd Avenue North
Saskatoon SK S7K 0J5
Attention: General Manager, Infrastructure Services Department
Facsimile: (306) 975-2784

- (b) in the case of the Developer:

North Ridge Development Corporation
3037 Faithfull Avenue
Saskatoon SK S7K 8B3
Attention: Mr. Wally Mah
Facsimile: (306) 242-9987
Email: wmah@northridge.sk.ca

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).
- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile, email or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Either party to this Agreement may, from time to time by notice given to the other party, change its address for service under this Agreement.

Entire Agreement

24. This Agreement constitutes the complete and exclusive statement of the Agreement between the parties, which supersedes all proposals, oral or written, and all other communications or representations between the parties, relating to the subject matter of this Agreement.

Illegality

25. If one or more of the phrases, sentences, clauses or articles contained in this Agreement is declared invalid by a final and unappealable order or decree of any court of competent jurisdiction, this Agreement shall be construed as if such phrase, sentence, clause or paragraph had not been inserted in this Agreement.

Amendment

26. This Agreement may be changed only by written amendment signed and sealed by authorized representatives of the parties.

Headings

27. The headings contained in this Agreement are inserted for convenience of reference only and are not to be considered when interpreting this Agreement.

Covenants

- 28. Each obligation of the City or of the Developer in this Agreement, even though not expressed as a covenant, is considered to be a covenant for all purposes.

Time of Essence

- 29. Time shall be of the essence of this Agreement and every part of this Agreement.

Further Assurances

- 30. The Developer and the City shall, at their own expense, promptly execute such further documentation to give effect to this Agreement as the Developer and the City, as the case may be, may reasonably require from time to time.

Approval of Plan of Subdivision

- 31. Upon execution of this Agreement by both parties, the City acknowledges that condition 1(b) "the owner/developer entering into a development and servicing agreement with The City of Saskatoon" of Subdivision Application 75/11 has been met by the Developer.

In Witness Whereof the parties hereto have hereunto affixed their corporate seals, duly attested by the hands of their proper officers in that behalf, as of the day and year first above written.

The City of Saskatoon

Mayor

c/s

City Clerk

North Ridge Development Corporation

c/s

Circle Drive South

Plan Showing

Proposed Subdivision

of all of

Parcel C, Plan No. 101428657;

Parcel C, Reg'd. Plan No. 69S18530;

and part of

Parcel B, Reg'd. Plan No. 69S18530;

S. 1/2 Sec. 25 Twp. 36 Rge. 5 W3Mer.;

Saskatoon, Saskatchewan.

By: **D.V. Franko S.L.S.**

February 2011

Scale 1:4000

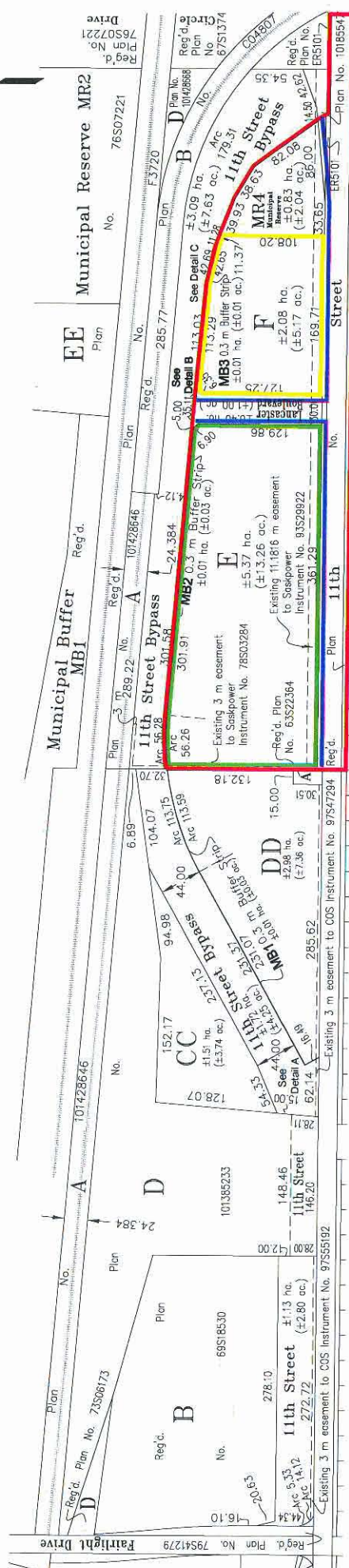
Saskatchewan Land Surveyor

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

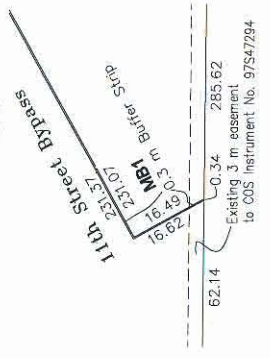
General Manager of Community Services
or Designate.

Owner / Agent

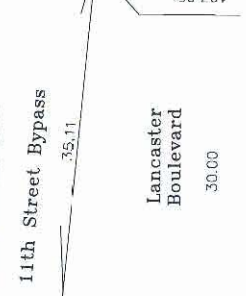
Measurements are in metres and decimals thereof.
Distances may vary by ± 0.50 m
Area to be subdivided (New Road) is outlined in a bold dashed line.
Area to be subdivided (Parcel CC) contains ± 5.94 ha. (± 14.66 acres)
Area to be subdivided (Parcel DD) contains ± 1.51 ha. (± 3.74 acres)
Area to be subdivided (Parcel EE) contains ± 2.98 ha. (± 7.36 acres)
Area to be subdivided (Parcel FF) contains ± 2.08 ha. (± 5.17 acres)
Area to be subdivided (Parcel GG) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel HH) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel II) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel JJ) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel KK) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel LL) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel MM) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel NN) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel OO) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel PP) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel QQ) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel RR) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel SS) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel TT) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel UU) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel VV) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel WW) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel XX) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel YY) contains ± 0.01 ha. (± 0.03 acres)
Area to be subdivided (Parcel ZZ) contains ± 0.01 ha. (± 0.03 acres)
Date of preliminary survey June 8th, 2008 - November 21st, 2011



Detail A - Scale 1:1000



Detail B - Scale 1:500



Detail C - Scale 1:500



REVISION DATE
Amended November 8th, 2011
Amended November 23rd, 2011 - a.m.
Amended December 16th, 2011
Amended January 12th, 2012

DRAWN BY: V. Matt	DATE: February 11th, 2011
CHECKED BY: D.V.F.	DRAWING NO.: 1
Circle Drive South - PP (Jan 27, 2012) Schedule A city	
JOB NO.:	

SCHEDULE "B"

THIS AGREEMENT MADE IN TRIPLICATE THIS 21st DAY OF JULY, 2010.

BETWEEN:

NORTH RIDGE DEVELOPMENT CORPORATION
of the City of Saskatoon, in the Province of Saskatchewan
("NRDC")

-and-

CITY OF SASKATOON,
in the Province of Saskatchewan
(the "CITY")

Post Arbitration

Subsequent to the arbitration to determine the compensation payable to North Ridge Development Corporation (NRDC) with respect to the lands required by the City for the Circle Drive South River Crossing Project (CDSRC), the City agrees to the following:

1. The levy rates specified under any Development and Servicing Agreement required by the City consequential upon subdivision of the Remaining Lands by NRDC shall be \$80,343.64 per acre. The city recognizes that NRDC may undertake a series of subdivisions of the Remaining Lands. These rates will apply to any subdivision where the application has been filed within 5 years of the approval date of the initial subdivision of the Remaining Lands, applied for by NRDC. Thereafter, the levy rates in force on the date of subdivision approval will apply.

The Municipal Reserve Requirements will be satisfied by the City's purchase of 2.04 acres of land by the City as shown on the Schedule attached to the Reference to Arbitration. Should the City and NRDC agree that the location of municipal reserve on the 2.04 acres is not feasible, either in whole or in part, based on future subdivision applications by NRDC; they will use reasonable efforts to adjust the location of municipal reserve lands through land exchanges or other mechanisms.

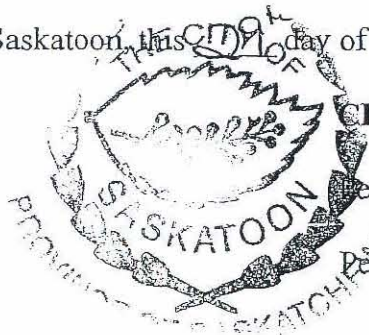
There will be no municipal reserve requirement for the Remaining Lands.


2. The City, at its cost, will be responsible for effecting the following:
 - (a) construction of a sound attenuation wall along the realigned 11th Street as part of the CDSRC project. The wall will be constructed to the equivalent standard of existing sound attenuation walls in the City;
 - (b) roadway construction for the extension of Lancaster Boulevard;

- (c) modification of the existing 11th Street as required;
 - (d) preparation and submission of Development and Servicing Agreements to Council for approval in connection with subdivision applications of the Remaining Lands made by NRDC. The City recognizes the Remaining Lands may be developed on a staged basis;
 - (e) all survey, subdivision and ISC registration fees respecting the creation of the realigned 11th Street and the extension of Lancaster Boulevard; and
 - (f) the seeding and landscaping of all buffer strips created.
3. Upon application by NRDC, the City will process an application under the Official Community Plan to amend the phasing sequence of the Remaining Lands. NRDC acknowledges that this process involves a public hearing pursuant to the provisions of *The Planning and Development Act, 2007* and the Official Community Plan. Accordingly, the City makes no representations as to the outcome of such application.

Dated at the City of Saskatoon, this 19th day of July, 2010.

(seal)


 CITY OF SASKATOON
 Per: Donald J. Steinhilber MAYOR
 Per: Janice Mann CITY CLERK


 NORTH RIDGE DEVELOPMENT CORPORATION
 CORPORATION
 Per: Walter Mal

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services
DATE: May 30, 2012
SUBJECT: Proposed Pedestrian Crossing
 Avenue W South between 11th Street West and Dudley Street
FILE: CK. 6150-1 and IS. 6150-1

RECOMMENDATION: that the following report be forwarded to City Council recommending that an Active Pedestrian Corridor, supplemented with traffic calming devices, be installed mid-block on Avenue W South between 11th Street West and Dudley Street according to the attached plan called Permanent Traffic Calming: Avenue W Midblock between 11th Street and Dudley Street (Attachment 2).

BACKGROUND

In June 2010, as part of the Circle Drive South Project, representatives of Cameco Corporation (Cameco), Petro-Canada, Graham Flatiron and Stantec met with the Administration to review the proposed detour for 11th Street West. The proposed detour would restrict traffic westbound on 11th Street West and detour the traffic onto Avenue W South. Cameco operates two office buildings adjacent to Avenue W South. The main office building is located on 11th Street West and the second office building is located on Avenue W South. Employees cross midblock on Avenue W, south of 11th Street, to commute from building to building daily. The discussion between the stakeholders addressed the potential impact of the detour on Cameco's operations and employees.

The following items were agreed to by all parties:

- The main detour route will run along Dundonald Avenue/Fletcher Road/Avenue W South,
- A four-way stop condition is to be installed at the intersection of Avenue W South and 11th Street West,
- A three-way stop condition is to be installed at Dundonald Avenue and Fletcher Road,
- A southbound bypass lane is to be constructed on Dundonald Avenue at Fletcher Road,
- Additional pedestrian projective devices are to be installed at the mid-block crosswalk on Avenue W, South of 11th Street West, and
- Avenue X South, Dudley Street, Fletcher Road and Dundonald Avenue are to be designated as a 'Dangerous Goods Route', to accommodate fuel trucks travelling to and from the Petro Canada facility and to avoid the Cameco Crosswalk area on Avenue W South and Harold Latrace Arena, at 1347 Fletcher Road which were both identified as concerns by the trucking companies.

REPORT

The City of Saskatoon uses two different pedestrian corridor devices to enhance pedestrian safety: Pedestrian Actuated Signals and Active Pedestrian Corridor.

The Pedestrian Actuated Signal is a traffic signal control for the through-street traffic, and stop or yield control for side-street traffic. The traffic signal can be actuated by pedestrians to create a gap in traffic to facilitate their crossing. Pedestrian Actuated Signals have the unique characteristic that motorists must stop when the signal is red and cannot proceed until a green signal is displaced. This characteristic makes this device most appropriate on multi-lane streets where other pedestrian signing and marking is not appropriate.

The Active Pedestrian Corridor is a type of crosswalk that combines both pavement markings signing and special illumination. It consists of side-mounted amber flashing beacons, signing and zebra pavement markings with or without advance warning signs. The Active Pedestrian Corridor utilizes amber flashing beacons to notify motorists that a pedestrian is at the crosswalk and intending to cross.

For one of these devices to be warranted, pedestrian and vehicle data is collected during peak hours. These peak hours are morning peak hours (8:00 am to 9:00 am), mid-day (11:30 am to 1:30 pm) and evening (3:00 pm to 5:00 pm). The data is used in warrant calculations to assess the need for an Active Pedestrian Corridor or Pedestrian Actuated Traffic Signals. The warrant for an Active Pedestrian Corridor determines the number of 15-minute periods of pedestrian activity during which the installation of this facility may prove effective at enhancing pedestrian safety. A warrant of at least three 15-minute periods is required. Similar calculations of the data are undertaken for a Pedestrian Actuated Traffic Signals. The minimum requirement for the installation of this signal to be considered is a warrant rating of 100 points or greater.

A pedestrian and vehicle study was completed on May 3, 2012 on Avenue W South between the two Cameco sites. The data from this study was used to determine if the above pedestrian devices are warranted.

The result of this study is outlined in Table 1. This study was completed during the peak hours of the day when pedestrian traffic is considered to be most active.

Table 1
Avenue W South (midblock)

Time	Pedestrians	Vehicles	
		Avenue W South Southbound	Avenue W South Northbound
8:00- 9:00	30	187	114
11:30-1:30	69	211	329
3:00-5:00	15	135	342
Total	114	533	785

All pedestrians crossing at this intersection were adults.

Warrant analysis was completed for two pedestrian devices and traffic signals. The warrant for an Active Pedestrian Corridor was not met. Zero 15-minutes proved to be warranted. The warrant calculation for a Pedestrian Actuated Signal produced 25 points and the warrant was not met.

The five-year (2006-2011) collisions analysis was reviewed for the intersection of Avenue W South and 11th Street East and midblock on Avenue W South. No collisions were reported.

As a result of the detour and discussions among stakeholders, it was recommended in June of 2010 to install an Active Pedestrian Corridor midblock on Avenue W South between the two Cameo sites. The Active Pedestrian Corridor was to remain until the detour was removed. The cost of the Active Pedestrian Corridor was funded by the Circle Drive South project. In addition to the Active Pedestrian corridor, temporary traffic calming curbs were installed. The Administration requires that all mid-block crossings need to have some kind of traffic calming, either curbs or an island, to increase the safety of the intersection. The Active Pedestrian Corridor was installed with the intention that it would be removed once the detour was completed. The detour is now removed.

Cameco had made the request to maintain the Active Pedestrian Corridor and the traffic calming to enhance the safety of their employees (Attachment 1). The closest crossing point is at Avenue W South and 11th Street West, which is currently controlled with stop controls on Avenue W South. This crossing point is 75 meters away from the mid-block crossing point. A majority of the employees exit from the backdoor of the main building on Avenue W South and choose to cross at mid-block since this is the shorter distance between the office buildings. Some of these employees have disabilities and prefer to cross at mid-block as they feel it is safer for them to cross at a location where there is a protected device.

Even though the location doesn't warrant either of the above pedestrian devices, the Administration supports the request by Cameco to maintain the Active Pedestrian Corridor device as it does not interfere with traffic operations on the roadway, nor does it have a negative impact on traffic safety in the area.

According to the Traffic Safety Act, a driver of a vehicle shall stop the vehicle and yield the right-of-way to the pedestrian where there is a clearly marked pedestrian crosswalk. There is typically less compliance with this right-of-way rule at mid-block crossings; therefore, the administration requires traffic calming to be permanently installed to ensure awareness. The curb extensions improve the visibility of the pedestrians. Attachment 2 is a plan showing the proposed mid-block crossing improvements.

Since this location does not meet the requirements set out in Policy C07-018 – Traffic Control at Pedestrian Crossings, the Administration is requiring that Cameco be responsible for the cost of the installation of the traffic calming devices, estimated to be \$65,000, and to fund the Active Pedestrian Corridor at a cost of \$10,000. The City will include the work in the Neighborhood Traffic Management Program construction (Capital Project 1512) for 2012.

OPTIONS

No other options were considered.

FINANCIAL IMPACT

The cost of installing the pedestrian corridor permanently, as well as the permanent traffic calming, (estimated at \$75,000 total) will be paid for by Cameco. Actual construction costs will be billed upon completion.

POLICY IMPLICATIONS

The improvements to the mid-block crosswalk locations at Avenue W South between 11th Street West and Fletcher Road does not meet the guidelines set out in Policy C07-018 – Traffic Control at Pedestrian Crossings.

ATTACHMENTS

1. Letter from Cameco
2. Plan showing crossing area and curb extensions

Written by: Shirley Ann Matt, Manager, Traffic Management Engineer
Transportation Branch

Approved by: Angela Gardiner, Manager
Transportation Branch

Approved by: “Mike Gutek”
Mike Gutek, General Manager
Infrastructure Services
Dated: “May 31, 2012”

Copy to: Murray Totland
City Manager



April 26, 2012

VIA EMAIL

Angela Gardiner
Manager, Transportation Branch
Infrastructure Services Department
City of Saskatoon
City Hall
222-3rd Avenue North
Saskatoon, SK S7K 0J5

Dear Ms. Gardiner:

Pedestrian Crosswalk at Avenue W

The safety of our people is one of Cameco's Core Values. Cameco is committed to keeping people safe and continually improving the safety of its workplace. Cameco is hereby formally requesting approval to change the temporary pedestrian crosswalk located at Avenue W, between Cameco's Corporate Office and its Operations Centre into a permanent crosswalk.

To provide some context for this request, Cameco currently employs approximately 905 employees and contractors in our Saskatoon locations. Cameco constructed the Operations Centre in 2009 to accommodate growth. Now, Cameco's Corporate Office, Operations Centre and Annex A/B facilities can accommodate 790 employees. This pedestrian crosswalk is used by Cameco employees and contractors located in not only the Corporate Office and Operations Centre, but also buildings identified as Annex A/B, which are located adjacent to the Operations Centre. With the high number of employees who utilize the crosswalk and the high volume of vehicle traffic on Avenue W, a permanent midblock crosswalk is required.

The following is a chronology leading up to the installation of the temporary crosswalk currently located at Avenue W:

- In 2007, during the initial planning stages for the Operations Centre, Cameco's facilities department engaged Crosby Hanna & Associates to look at midblock crossing options. The first discussions with the City of Saskatoon for a midblock crossing began in December 2007. Initially, Cameco's request was denied on the basis that these types of crossing were not the norm because they impeded traffic flow.
- In subsequent meetings with the City, Cameco explained that possibly up to 1400 personnel per day would cross Avenue W between the buildings. On this basis, the City of Saskatoon decided to review its midblock crossing option for Cameco.

CAMECO CORPORATION

Corporate Office

2121 - 11th Street West
Saskatoon, Saskatchewan
Canada S7M 1J3

Tel 306.956.6200

Fax 306.956.6201

www.cameco.com

- In fact, as a result of a number of near misses with pedestrian traffic from the existing Annex A/B, we asked the City to consider installation of the crosswalk prior to Cameco occupying the new Operations Centre.
- In June and July 2008, the City of Saskatoon completed a site inspection and collection of traffic data on Avenue W. After analyzing this data, the City determined that the applicable criteria was not met for either a controlled midblock crosswalk, or a controlled intersection at 11th Street and Avenue W, but it could be re-evaluated after our new building was occupied.
- In December 2008, after another number of near misses, the City agreed to an uncontrolled accessible crossing corridor (lines painted on the pavement with ramps at each end) without lights or traffic calming (bulb outs). The City agreed to install the uncontrolled corridor in the spring of 2009, and requested another survey be conducted for pedestrian counts in September 2009.
- In spring of 2010, Avenue W was identified to be a detour for 11th Street traffic during the South Bridge project. Discussions continued with the City regarding the increased traffic and safety of our employees. Drawings for the crossing were resurrected, modified and submitted to the City in June for review and approval.
- In June 2010, Cameco was told that permanent bulb outs could not be installed until 2012 because new storm sewer and drain patterns would need to be established through road work and installation of additional catch basins. A street closure and detour during this construction would be required. However, as a result of the increased traffic, the City agreed to install a controlled midblock crossing with solar powered pedestrian lights (installed June 2010) and temporary curbs (November 2010) for the duration of the detour.
- On November 8, 2011, Cameco met with City representative Shirley Matt who relayed that the temporary curb bulbs need to be removed and permanent ones installed. Cameco was told that if we fund the project, the City would construct it and the pedestrian activated lighting would remain. The City would provide a cost and concept to Cameco. Our consultants, Crosby Hanna & Associates, forwarded drawings for the proposed work to the City for coordination and City of Saskatoon design base information on November 11, 2011. The City advised that this work would not take place until the summer of 2012.
- On April 19, 2012, Ms. Matt advised Cameco via email that the midblock crosswalk on Avenue W does not meet the City's pedestrian policy and to become permanent would require Council approval. The City would require a formal written request from Cameco, including a commitment to cover all costs related to the supply of materials and labour for the permanent crossing. Ms. Matt provided an estimated cost of approximately \$75,000 for this project.

As a result of this direction, please consider this letter as our written formal request for the permanent crosswalk. Also, Cameco commits to paying for the cost of the crosswalk devices and curb extensions.

Sincerely,

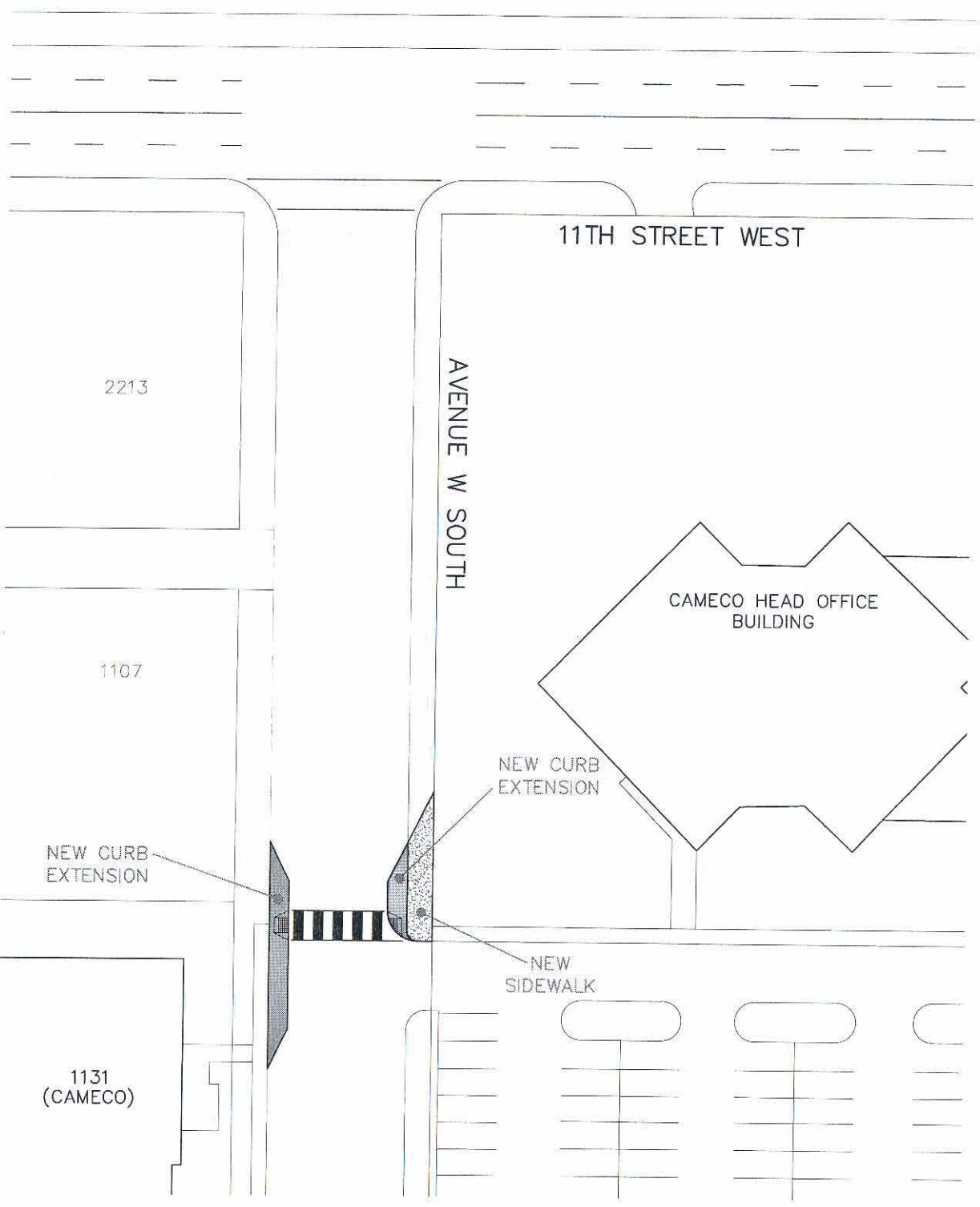


Darrell Bast
Director, Facilities

c: Liam Mooney- SHEQ
Sheryl Fox- IC & GR
Kaylynn Schroeder- HR

Helen Christensen- Facilities
Marilyn Gould- Crosby Hanna
Shirley Matt- City of Saskatoon

Jamie Miley- IC & GR



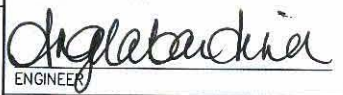
PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	

DRAWN BY JMR
 DATE 2012-MAY-30
 SCALE : HOR. NTS VERT. NTS



PERMANENT TRAFFIC CALMING
 AVENUE W MIDBLOCK
 BETWEEN 11TH STREET AND DUDLEY STREET

APPROVED

GENERAL MANAGER

 ENGINEER

PLAN NO. PROPOSED

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services
DATE: May 30, 2012
SUBJECT: Capital Project 1036 – Traffic Signals New Locations
 Installation of Traffic Signals - 2012
FILES: CK. 6250-1; IS. 6280-01

RECOMMENDATION: that a report be submitted to City Council for its information.

BACKGROUND

Infrastructure Services prepares and submits an annual report to City Council outlining the list of intersections in the city that meet the criteria for installation of traffic signals. The report also advises where signals will be installed as part of major roadway construction (funded from the individual capital projects) and/or in or around new neighbourhoods (funded from land development levies or other direct development charges).

The report includes a priority list of intersections that warrant the installation of traffic signals and a recommendation which priority intersections to signalize based on the availability of funding allocated to Capital Project 1036 – Traffic Signals New Locations. The priority list is developed using a signal warrant calculation system, which incorporates factors such as vehicular and pedestrian volumes, roadway characteristics, speed, traffic conflicts, pedestrian demographics, crossing exposure, etc.

The objective of this capital program is to select and retrofit an existing intersection(s) where traffic volumes have grown to the point where the current traffic controls no longer adequately serve the demand. There was no funding allocated to Capital Project 1036 to signalize new intersections in 2012. However, included below is a discussion on the 3 locations currently being considered for installation.

REPORT

Based on the calculated priority points and engineering analysis, the Administration maintains a priority list of intersections that are considered for signal installation under the Capital Project 1036. Table 1 shows the 3 locations currently being considered for signalization.

Table 1: 2012 Traffic Signal Priority List

Ranking	Intersection	Classification	Present Control
1	Preston Avenue & Main Street	Arterial - Collector	Four-Way Stop
2	Lorne Avenue & Ruth Street	Arterial - Arterial	Four-Way Stop
3	Clarence Avenue & Wilson Crescent	Arterial - Collector	Four-Way Stop

The signal warrant calculation system alone does not provide sufficient information in order to make a final decision on whether to install a traffic signal at a specific location, and does not replace the need for experienced and objective analysis on a site-by-site basis.

The installation of traffic signals alone does not guarantee a reduction in collision rates and, in fact, the number of collisions may increase, if traffic signals are installed when not required.

Preston Avenue and Main Street

Preston Avenue is classified as a major arterial roadway carrying approximately 13,000 vehicles per day, while Main Street is classified as a minor collector with an average traffic volume of 3,000 vehicles per day. Traffic is currently controlled by four-way stop signs.

Based on existing traffic volumes, this intersection meets the criteria for the installation of traffic signals and it is ranked first on the current priority list. Infrastructure Services recently conducted the study and review of the entire Preston Avenue corridor, from 14th Street to Circle Drive South. The final report for the study is currently being finalized and will be presented to City Council for approval and funding for construction and installation.

As part of the study, this intersection has been identified for traffic control modifications and/or upgrades and the funding will be sought for construction in 2013 as part of the corridor project.

Lorne Avenue and Ruth Street

Both Lorne Avenue and Ruth Street are classified as minor arterial roadways with each carrying approximately 10,000 vehicles per day. The intersection is currently controlled by four-way stop signs.

Based on existing traffic volumes, this intersection meets the criteria for the installation of traffic signals and it is ranked second on the current priority list.

The four-way stop control operates satisfactorily, except during the rather short morning and afternoon peak periods, however, traffic signals would be a benefit to help move queues during special events held at the Prairieland Exhibition Park. Traffic volumes in this area are expected to grow in the future with the completion of the Circle Drive South project, therefore, a determination of the suitability of signals or other intersection efficiency improvements will become more evident at that time.

The existing intersection geometry (i.e. lane capacity) is inadequate to support the installation of traffic signals at this time, therefore, improvements would need to be carried out prior to, or in conjunction with signal installation, if that option is determined to be the best.

A comprehensive review of this intersection will be undertaken after the completion of the Circle Drive South project to evaluate alternatives and determine the best solution. Once the intersection review is complete and an estimated cost of the recommended intersection modifications is established, funding will be sought for construction/installation.

Clarence Avenue & Wilson Crescent

Clarence Avenue is classified as a minor arterial roadway carrying approximately 13,000 vehicles per day, while Wilson Crescent is classified as a major collector with an average traffic volume of 4,000 vehicles per day. Traffic is currently controlled by four-way stop signs.

Based on existing vehicle traffic volumes, this intersection meets the criteria for the installation of traffic signals and it is ranked third on the current priority list. This intersection has in recent years experienced increase in volume and congestion primarily due to the commercial development in Stonebridge. In addition to this major traffic generator, the establishment of a school in the north east corner of the intersection further emphasized the need for traffic signals to enhance the safety of pedestrians

Administration is recommending the installation of traffic signals at this intersection in 2013, to be funded from Capital Project 1036 – Traffic Signals New Locations.

Complete List of New Signals in 2012

Table 2 lists all locations where the installations of traffic signals are planned in 2012, along with the source of funding.

Table 2: Complete List of Locations for 2012 Signal Installation

Location	Funding Source
11 th Street & Circle Drive West	Circle Drive South Project
11 th Street & Circle Drive East	Circle Drive South Project
11 th Street & Dudley Street	Circle Drive South Project
Lorne Avenue & Circle Drive North	Circle Drive South Project
Lorne Avenue & Circle Drive South	Circle Drive South Project
Preston Avenue & Circle Drive North	Circle Drive South Project
Preston Avenue & Circle Drive South	Circle Drive South Project
McOrmond Drive & Addison Road	Prepaid Land Development Reserve
Marquis Drive & Thatcher Avenue	CP 2244 - IS Credit Union Centre Access
Marquis Drive & Bill Hunter Avenue	CP 2244 - IS Credit Union Centre Access
* Marquis Drive & Hwy 16	CP 2244 - IS Credit Union Centre Access
Marquis Drive & Millar Avenue	CP 1463 – Arterial Road Reserve – Marquis Dr
22 nd Street & Dalmeny Grid East	CP 2003 Hwy 14 / Hwy 7 Grade Separation
22 nd Street & Dalmeny Grid West	CP 2003 Hwy 14 / Hwy 7 Grade Separation
22 nd Street & Avenue R (PA)	CP 0631 – Traffic Safety Improvements
22 nd Street & Avenue M (PA)	CP 0631 – Traffic Safety Improvements
25 th Street & Ontario Avenue	CP 2000 – 25 th Street Extension
Idylwyld Drive & 25 th Street	CP 2000 – 25 th Street Extension
33 rd Street & Avenue K	CP 2446 – Pedestrian upgrades and enhanced pedestrian safety

*Pending approval from the Ministry of Highways and Infrastructure for installation of these signals

TO: Planning and Operations Committee
FROM: General Manager, Infrastructure Services Department
DATE: May 31, 2012
SUBJECT: Riversdale Local Area Plan (LAP)
19th Street West from Avenue D to Avenue K
FILE: CK. 4000-13, CK. 6320-1, IS. 6150-1, and IS. 6350-1

RECOMMENDATION: that the following report be submitted to City Council for its information.

BACKGROUND

City Council, at its meeting held on May 20, 2008, considered a report of the General Manager, Community Services Department, dated April 15, 2008, regarding the Riversdale Local Area Plan (LAP) Final Report and resolved, in part, that the Administration commence implementation of the recommendations as outlined in the Plan.

Section 4.4 of the LAP states:

“That the Infrastructure Services Department, Municipal Engineering Branch determine if traffic calming measures, enhanced pedestrian crosswalks, and designated parking sites are warranted on 19th Street West from Avenue D to K South, and report findings to the Riversdale Community Association, and to the Planning and Operations Committee.”

REPORT

Due to their differing roadway classifications, 19th Street West was divided into two sections for the purpose of this review: Avenue D South to Avenue H South, and Avenue H South to Avenue K South. The intersection of Avenue H South and 19th Street already has full traffic signals, which is the highest form of pedestrian and traffic control available. The results are as follows.

19th Street West from Avenue D South to Avenue H South

From Avenue D South to Avenue H South, 19th Street West is classified as a minor arterial roadway with a speed limit of 50 kph. Minor arterial roadways can be expected to carry up to 25,000 vehicles per day (vpd). All intersections from Avenue D South to Avenue G South are four-legged intersections with two-way stops giving right-of-way to 19th Street West.

A traffic volume and speed study along 19th Street West between Avenue F South and Avenue E South was conducted in July 2011. The 85th percentile speed (the speed at which 85 percent of the vehicles are travelling at or less than) was measured at 57 kph. Ideally, it is desirable for the 85th percentile speed to be no more than 5 kph above the speed limit. The average daily traffic (ADT) volume was measured at 6,400 vpd. Traffic volumes along 19th Street West are within the expected range for a minor arterial roadway. However, speeds are not within 5 kph of the posted speed limit.

Traffic calming devices are often used along local and collector roadways to reduce speeding, to enhance safety for pedestrians, and to reduce short cutting through residential neighbourhoods. Traffic calming measures are typically not recommended on arterial roadways, unless in special circumstances, such as a marked school zone. Because arterial roadways are designed to carry large traffic volumes, implementation of traffic calming devices on arterial roads can lead to several disadvantages and safety issues, such as:

- Increase in shortcutting vehicles – The inconvenience and discomfort of the traffic calming features on arterial roads may encourage drivers to use alternatives and displace traffic to neighbouring local roads. In the case of 19th Street West, installation of traffic calming may promote vehicles to shortcut along nearby side streets, in order to avoid being slowed down.
- Additionally, delay in emergency services response times; Arterial roads are important routes for emergency services. Each measure increases emergency services response times and makes it difficult to achieve the response times required of them.

19th Street West from Avenue D South to Avenue H South functions as a four-lane arterial roadway. Installation of typical traffic calming measures, such as curb extensions, would restrict the curb lanes, resulting in traffic congestion and decreases in levels-of-service.

While traffic calming measures are not recommended at this time, the Administration does recognize the high level of pedestrian traffic along this section of 19th Street West. In order to increase pedestrian safety, the Administration will upgrade all existing standard crosswalks from Avenue D South to Avenue G South along 19th Street West to zebra crosswalks. Zebra crosswalks have an advantage over standard crosswalks as they provide increased visibility to both pedestrians and motorists due to increased pavement markings. These upgrades are illustrated in Attachment 1. Additionally, the Administration has provided the Saskatoon Police Services (SPS) the speed data to assist in speed enforcement activities in the area.

Parking along 19th Street West from Avenue D South to Avenue H South Street is not recommended. This section of roadway is too narrow to accommodate on-street parking and still facilitate traffic flow. On-street parking would require two of the four traffic lanes and, therefore, create congestion.

19th Street West from Avenue H South to Avenue K South

19th Street West is classified as a local roadway with a speed limit of 50 kph from Avenue H South to Avenue K South. Local roadways can be expected to carry up to 5,000 vehicles per day (vpd). All intersections from Avenue I South to Avenue K South are four-legged intersections with two-way stops giving right-of-way to 19th Street West. A standard crosswalk currently exists at Optimist Park, Avenue J South, where higher levels of pedestrian activity are expected on the local roadway.

A traffic volume and speed study along 19th Street West between Avenue I South and Avenue J South was conducted in July 2011. The 85th percentile speed (the speed at which 85 percent of

the vehicles are travelling at or less than) was measured at 50 kph. As previously mentioned, it is desirable for the 85th percentile speed to be no more than 5 kph above the speed limit. The ADT volume was measured at 960 vpd. Traffic volumes and speeds along 19th Street West are within the expected range for a local roadway. Therefore, the Administration does not recommend any further changes at this time.

There are currently no parking restrictions along 19th Street West from Avenue H South to Avenue K South. During the site investigation it was noted that sufficient on-street parking was available, therefore, Infrastructure Services does not recommend changes.

The Administration has forwarded a copy of this report to the Riversdale Community Association and the Riversdale Business Improvement District for their information.

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.

ATTACHMENT

1. Plans 210-0042-034r001

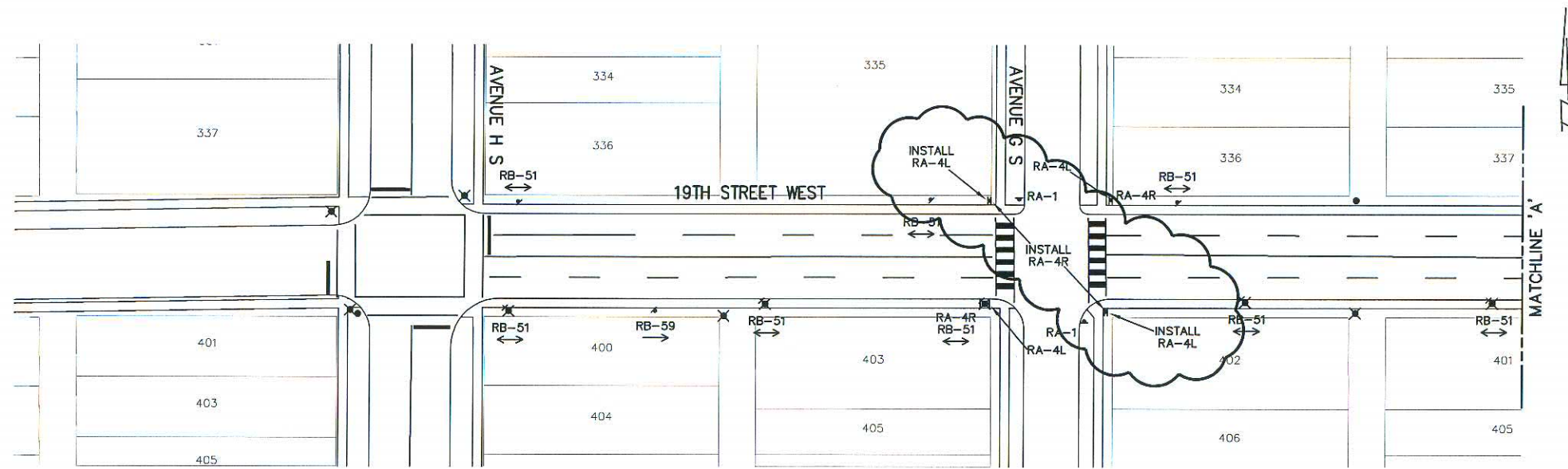
Written by: Justine Nyen, Traffic Engineer
Transportation Branch

Approved by: Angela Gardiner, Manager
Transportation Branch

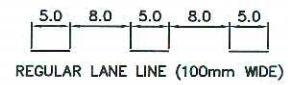
Approved by: “Mike Gutek”
Mike Gutek, General Manager
Infrastructure Services

Dated: “May 31, 2012”

Copy to: Murray Totland
City Manager

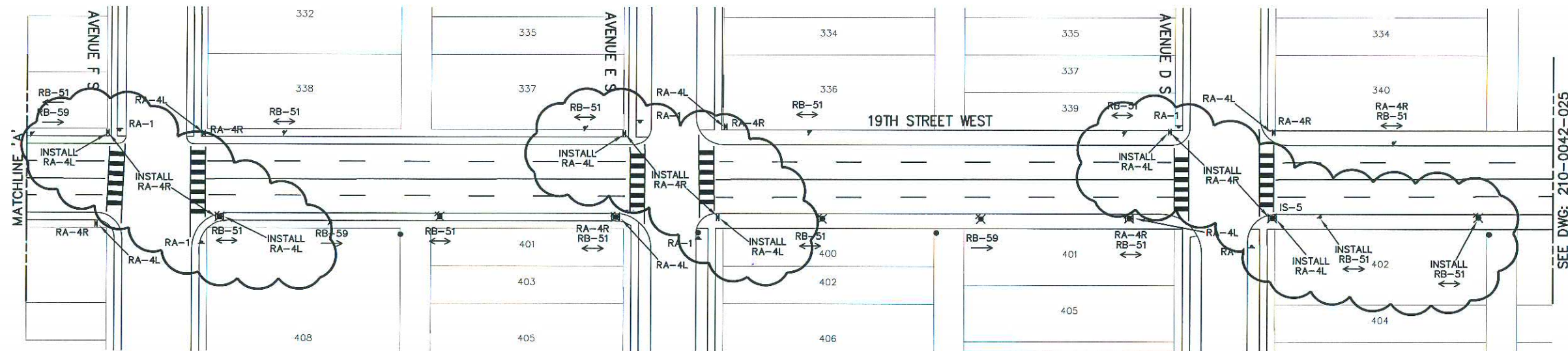


TYPICAL LANE MARKING SPACING



SIGN LEGEND

- RA-1 STOP SIGN
- RA-4L/R PEDESTRIAN CROSSWALK LEFT/RIGHT SIGN
- RB-51 NO PARKING SIGN
- RB-59 BUS STOP SIGN



11			
10			
9			
8			
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PLAN DESCRIPTION/REVISION		DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER	<i>Anglabudina</i>	ENGINEER
DATE	May 11/12	DATE
DRAWN BY	JMR	DATE
		2012-MAY-02



SIGNING & PAVEMENT MARKINGS
19TH STREET WEST
AVENUE H TO 40m WEST OF AVENUE C

GENERAL MANAGER	
SCALES: 1:1000	DATE
SHEET NO. PLAN NO.	
210-0042-034r001	

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Service Department
DATE: June 4, 2012
SUBJECT: Condition of Back Lane of 1100 Block McMillan Avenue
FILES: CK. 6315-1; IS 6000-9-1 and IS 6315-1

RECOMMENDATION: that the following report be submitted to City Council recommending that the information be received.

BACKGROUND

City Council received communication directly from Syl and Ivadelle Kulyk regarding the back lane on the 1100 block of McMillan Avenue (Attachment #1), and requested that the matter be referred to the Administration for a report.

REPORT

The Kulyk's and the Administration have communicated over the years regarding the gravel lane on public right of way on McMillan Avenue. The lane on the 1100 block of McMillan Avenue was built to a gravel standard roughly 50 years ago (1962) and has served the community as such since then. Gravel lanes are bladed up to once per year and capital funding has been allotted to rebuild failed gravel lanes to a gravel standard each year, and this funding is spread equally by ward. There is currently no capital program funded by City Council to upgrade gravel lanes to a paved standard. As outlined in the communication to the Kulyk's (Attachment #2), the City does permit adjacent residents to upgrade the standard of back lane right of way. This option allows residents to pay for the upgrade; as in all developments, the 'City' does not pay for direct infrastructure, but rather these costs are borne by the developer and included in the lot prices.

The Administration contacted Oliver Lodge (Attachment #5), and they are currently not interested in funding upgrades to the back lane, and the residents have not approached us with pursuing this option either.

As outlined in the attachments, the Administration rates this lane in good condition, performing as a gravel lane can be expected to perform.

To pave the portion of the 1100 block of McMillan to the Kulyk's request without prioritizing it against any other locations is estimated at \$70,000 (\$466/m) as a stand alone job, with current market pricing.

OPTIONS

No other options were considered. City Council could direct the Administration to bring forward pricing and logistics for service level improvements for lanes; however, with the infrastructure deficit in the capital rehabilitation of the paved street network, the Administration would not be able to fund such improvements without cuts to other programs or increased taxation.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

Any increase in level of service or capital upgrade would most likely involve increases in taxation, as currently lanes are a mill rate program funded by all rate payers, not just those with gravel lanes.

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.

ATTACHMENTS

1. Communications to Council, Syl and Ivadelle Kulyk, May 10, 2012, Condition of Back Lane of 1100 Block McMillan Avenue
2. Letter to Syl and Ivadelle Kulyk, July 25, 2011, from Mike Gutek, Infrastructure Services regarding Back Lane – 1100 Block McMillan Avenue
3. Acknowledgement from the Mayor to Syl and Ivadelle Kulyk dated November 10, 2010
4. Correspondence from Syl and Ivadelle Kulyk to the Mayor dated November 1, 2010
5. Correspondence from Angela Gardiner, Infrastructure Services to Mr. W Randall Rooke, Oliver Lodge Special Care Home dated August 3, 2011

Written by: Mike Gutek, Infrastructure Services

Approved by: “Mike Gutek”
 Mike Gutek, General Manager
 Infrastructure Services
 Dated: “June 5, 2012”

Approved by: “Murray Totland”
 Murray Totland
 City Manager
 Dated: “June 5, 2012”



Attachment 1

6315-1

CITY OF SASKATOON

Office of the City Clerk

To: General Manager,
Infrastructure Services

Date: May 30, 2012

Phone: 3240

Our File: CK. 6315-1

From: Janice Mann
City Clerk

Your File:

Re: Communications to Council

From: Syl and Ivadelle Kulyk

Date: May 10, 2012

Subject: Condition of Back Lane of 1100 Block McMillan Avenue

City Council, at its meeting held on May 28, 2012, considered the above-noted letter with respect to the above. Council passed a motion that the matter be referred to the Administration for a report.

The letter referred to above is attached.

I have advised Mr. and Ms. Kulyk of Council's action.

Attachment

Memorandum

May 10, 2012

1109 McMillan Ave.
Saskatoon, Sk.
S7L 2T9



To: His Worship the Mayor and Members of City Council

Re: West back Lane of 1100 block McMillan Ave.

Dear Mr. Mayor and Members of City Council:

We were told by a reliable source to write a letter to city council explaining our back lane situation.

We moved into our house 49 1/2 years ago and watched the area grow as Oliver Lodge moved in at the same time. In the 1970's Oliver Lodge expanded resulting in having a parking lot in our lane. Our lane was designed wrong from the start with drainage and pot holes an ongoing problem. At one of the community meetings a few years ago it was pointed out to us that there should be a catch basin and ideally a paved lane. There are no minutes of those meetings so there are no records of that discussion.

Oliver Place and the staff at Oliver Lodge have a total of 45 parking spaces that are used daily. This is a lot of traffic during the day and evening in this back lane. The residents of 1109, 1107, 1105, 1103 all have 2-car garages. The residents at 1101 & 1019 each have single car garages. All use the lane daily.

We were told by Mr. Mike Gutek that we will have the lane graded once this summer. This is insufficient because with daily traffic and rear garbage pick up this lane warrants either being paved or a good wrap put on it to permit good drainage. We did have it graded on May 9, 2012. This helped smoothen out the holes but the drainage will remain a problem every time it rains.

We would like city council to have this situation handled as a community district improvement project. We have always been strong supporters of Oliver Place with their growth in the staff the usage of this lane has increased substantially. There are also underground drains from the Oliver Lodge parking lot draining unto the lane.

Recently we spoke with a former city employee and he was amazed it's STILL an ongoing problem and nothing has been done with this lane.

Please consider this request for improving this back lane.

Thank you for your time and consideration with respect to this request.

Sincerely yours,

Syl & Ivadelle Kulyk

Ivadelle Kulyk
Syl Kulyk



City of
Saskatoon
Infrastructure Services
Department

ATTACHMENT 2
FILE COPY

222 3rd Avenue North Saskatoon, Saskatchewan S7K 0J5
Phone (306)975-2454 Fax (306) 975-297 1

July 25, 2011
File No. 6000-9-1

Syl and Ivadelle Kulyk
1109 McMillan Avenue
Saskatoon, SK S7L 2T9

Dear Mr. and Mrs. Kulyk:

Re: Back Lane - 1100 Block McMillan Avenue

Further to our conversations and your letter dated November 1, 2010, to His Worship the Mayor, regarding the back lane between your house and Oliver Lodge, in Hudson Bay Park, I apologize for the delay in responding officially.

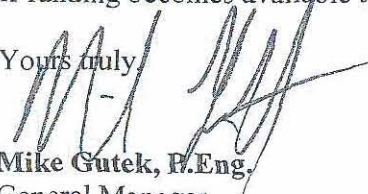
With respect to the January 28, 2009 Ward 4 meeting, I can confirm there is currently no City funding available to pave this lane, or any other existing lane. I realize that this may be contrary to what may have been discussed at the meeting. If the adjacent property owners wish to have the lane paved it would be done so at their sole cost. The City would provide the design and required standards, and could also provide construction inspection and site surveying at no charge.

I appreciate the situation with respect to the Oliver Lodge employees/patrons utilizing this lane to access their property. The Infrastructure Services Department will contact them to explain the situation, and encourage them to investigate whether funding could be provided to assist in upgrading the lane to a paved standard.

With respect to drainage and lane condition, I reside less than a block from this location and am, therefore, fortunate to be able to drive the lane regularly on my time off, including during rain events. Aside from the re-grading that will take place to rectify the changes from the Oliver Lodge construction, the drainage appears to be working well, with the water following the lane to McMillan. Driving conditions are in line with what is considered a reasonable standard for gravel lanes.

If funding becomes available to upgrade this lane, I will be sure to advise you immediately.

Yours truly,

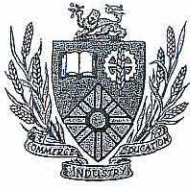


Mike Gutek, P.Eng.
General Manager

MDG:el

CC: His Worship the Mayor
Councillor Myles Heidt

Attachments



— City of —
Saskatoon

Attachment 3

OFFICE OF THE MAYOR
DONALD J. ATCHISON
MAYOR

November 10, 2010

MIKE
TO
WRITE
MEMO

Syl & Ivadelle Kulyk
1109 McMillan Avenue
Saskatoon, SK S7L 2T9

Dear Mr. and Mrs. Kulyk:

This is to acknowledge receipt of your letter dated November 1, 2010 expressing concern about the back lane of the 1100 block of McMillan Avenue.

By copy of this letter, I am forwarding your correspondence on to the General Manager of the Infrastructure Services Department for further handling. You will be hearing further from the City in due course.

Thank you for your letter.

Sincerely,

Donald J. Atchison
Mayor

✓copy: Mike Gutek, General Manager, Infrastructure Services Department

6000-9-1
Attachment

Nov.1,2010

Mayor Don Atchinson
Office of the Mayor
222-3rd Ave. North
Saskatoon,Sk. S7K 0J5

Dear Mayor Atchinson:

Re: West back lane 1100 Block McMillan Ave. Saskatoon,Sk.

We would like to draw your attention to this section of the back lane as it appears that phone calls to the City of Saskatoon are not getting us any answers. This back lane has been a problem for drainage from the day we moved here in Oct. 1962. We would like to draw your attention to the following:

- a) On Jan. 28,2009, we met at Mount Royal High School for a Ward 4 meeting. At that meeting the back lane situation was discussed. We were told that the lane is graded the wrong way and would be corrected once the construction at Oliver Lodge was completed. We were also told that a catch basin would be installed and the lane would be paved.
- b) Since the lane is used daily as a street by the residents and the staff to access the parking lot, there is an large amount of traffic. In the summer we have to endure a large amount of dust. When it rains or snows the lane becomes a mess. Presently in a very messy state. Doug Peters, from the City, agreed.
- c) The lane is used by six residents in the 1100 block to access their garages.
- d) Numerous calls to City Hall have appeared to have fallen on deaf ears. No one seems to know anything about having the lane paved. Is there no record of the Ward 4 meeting that was held at Mount Royal High school on Jan.28,2009? Staff at the department have changed and we can't get any answers.

We have been in touch with councillor Mr. Myles Heidt and he is well aware of the problems that we face with the lane.

You are invited to drive down our lane to see it's condition.

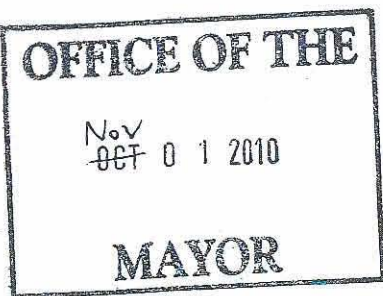
Your worship, would you and city council please look into this matter and try to resolve this within a reasonable time frame.

We know that there are many requests but we feel ours is a legitimate one.

Thank you for your time with respect to this request. Keep well.

Sincerely yours,

Syl & Ivadelle Kulyk
Syl & Ivadelle Kulyk





City of
Saskatoon

Infrastructure Services
Department

Attachment 5
FILE COPY
350371
222 3rd Avenue North Saskatoon, Saskatchewan S7K 0J5
Phone (306)975-2454 Fax (306) 975-2971

August 3, 2011
File No. 1890-04

Mr. W. Randall Rooke
c/o Oliver Lodge Special Care Home
1405 Faulkner Crescent
Saskatoon, SK S7L 3R5

Dear Mr. Rooke:

Re: Back Lane Upgrading – Oliver Lodge

It has come to our attention that the back lane behind Oliver Lodge has deteriorated and requires upgrading. Traffic volumes in the lane have risen since the construction of your staff and visitor parking lot, which includes approximately 45 stalls which are accessed from the lane. Gravel lanes are typically not designed for these traffic volumes.

Paving of the lane would be the most beneficial approach to rectifying the deterioration of the lane from excessive use as it requires little maintenance, is long lasting, and causes minimal dust. However, due to priorities on major roadways throughout the city, there is currently no City funding available to pave this lane, or any other existing back lanes.

The Infrastructure Services Department is requesting that you consider providing the funding, or partial funding, required to pave the lane. The City can assist by providing a design which will meet City of Saskatoon standards as well as construction inspection and site surveying at no charge.

We believe that this solution will benefit Oliver Lodge's staff and visitors as well as the surrounding neighbours who have been affected by the increased use of the lane since the construction of your parking lot.

We hope that you will be willing to meet to discuss this issue further. We will be contacting you within the next few weeks.

Yours truly,

Angela Gardiner, P.Eng., M. Sc.
Branch Manager, Transportation

AG:kd

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: May 22, 2012
SUBJECT: Award of Contract – Stantec Consulting Ltd.
City Centre Plan - Phase 3
FILE NO.: CK. 4130-1 and PL. 4130-22

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

- 1) that Stantec Consulting Ltd. be awarded the contract for the City Centre Plan – Phase 3 for a total of \$220,508, including applicable P.S.T.; and
- 2) that the City Solicitor be instructed to prepare the necessary agreement for execution by His Worship the Mayor and the City Clerk, under the Corporate Seal.

BACKGROUND

During its November 23, 2009 meeting, the Executive Committee received a report entitled “New Plan for City Centre” which laid out a strategy for the development of a new downtown plan. The purpose of the plan is to facilitate the significant changes to Saskatoon’s centre that are currently under consideration or are underway. The Executive Committee subsequently resolved that the report be forwarded to the Budget Committee for information as part of the 2010 Capital Budget deliberations.

Capital Budget No. 2458 – City Centre Plan, was approved by City Council with a three year allocation of \$750,000 involving four distinct phases, including:

- 1) Public Spaces, Activity, and Urban Form Strategic Framework;
- 2) Community Engagement;
- 3) City Centre Plan; and
- 4) Civic Plaza Area Master Plan.

The first and second phases have now been completed.

A total of \$250,000 has been allocated for Phase 3 of the City Centre Plan – New Plan for City Centre.

REPORT

The objective of the City Centre Plan – Phase 3 is to integrate the work of Phases 1 and 2 into a comprehensive new plan for the Downtown and adjacent corridors, which include Broadway Avenue, 20th Street, and College Drive.

A Request for Proposals (RFP) was issued on February 23, 2012, and closed on April 5, 2012. A total of 13 proposal submissions were received. A 12-member Steering Committee, comprised of representatives from your Administration, as well as business, academic, and agency representatives from the Saskatoon community, has been structured. The Steering Committee has completed an evaluation of the proposals and selected a team comprised of Stantec Consulting Ltd., Greenberg Consultants Inc., Marc Wouters, and Fast Consulting as the preferred consultants.

A qualifications-based evaluation, using four categories with assigned points, was used to determine the most suitable consultant, based on the following:

1. Work Plan and Methodology (40 Points);
2. Qualifications of the Team and the Firm(s) (30 Points);
3. Innovation and Vision/Quality of Final Product, including Visuals (20 Points); and
4. Quality of the Proposal (10 Points).

The decision regarding the preferred consulting team was reached with the consensus of all Steering Committee members.

This project will begin immediately upon execution of the contract and is anticipated to be completed in one year.

OPTIONS

1. City Council could deny the proposal from Stantec Consulting Ltd. Further direction would be requested from City Council. This option is not recommended by your Administration.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The total project cost for the City Centre Plan – Phase 3 is \$220,508 for the proposal submitted by Stantec Consulting Ltd. This fee includes the consultants fee of \$219,695 and applicable P.S.T. costs of \$813. The funding source is Capital Budget No. 2458.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

Written by: Jo-Anne Richter, Senior Planner; and
Paul Whitenect, Senior Planner

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

Approved by: “Randy Grauer”
Randy Grauer, General Manager
Community Services Department
Dated: “May 29, 2012”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “June 1, 2012”

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: May 25, 2012
SUBJECT: Equity Building Program Eligibility Requirements
FILE NO.: CK. 750-4 and PL. 952-10

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

- 1) that the eligibility requirements for the Equity Building Program be changed to include a maximum household income of \$75,000 and a maximum home purchase price of \$300,000.

BACKGROUND

During its February 7, 2011 meeting, City Council instructed the Administration to proceed with the implementation of the Equity Building Program (Program) to assist moderate-income households with the purchase of an entry-level home. City Council further instructed the Administration to enter into a Partnership Agreement with Affinity Credit Union to administer the Program. City Council amended Reserves for Future Expenditures Policy No. C03-003 to allow the application of funds from the Affordable Housing Reserve to be used to recover any losses associated with the Program. Affinity Credit Union agreed to assume the risk for one-third of any potential losses.

The eligibility requirements for the Program, approved by City Council on February 7, 2011, included a maximum household income of \$70,000 and a maximum purchase price of \$280,000, as well as required all applicants to be currently renting a home in the city of Saskatoon. A target of 50 units per year was set for the Program.

During its March 7, 2011 meeting, City Council revised Portfolio Management Policy No. C12-009 to approve the Program as an eligible investment for civic funds. City Council allocated \$3,000,000 to the Program in the form of a civic long-term investment. As equity loans are re-paid, the funds are to remain available to the Program and should support approximately 50 homebuyers per year in perpetuity. The rate of return to be charged on the equity loans was set at 1.75 percent below the qualifying five-year mortgage rate and will be reset annually if mortgage rates change.

REPORT

Approvals and Sales to Date

The City of Saskatoon (City) and Affinity Credit Union launched the Program in March 2011. A total of 30 applicants purchased homes through the Program by the end of 2011. Homes were purchased in 16 neighbourhoods throughout all areas of the city. The majority of the homes purchased have been existing one- and two-unit dwellings in established neighbourhoods. The

average purchase price was \$215,000 and the average equity loan was \$10,750. There have been no defaults on the down payment loans.

Since fall 2011, interest in the Program has been declining. Most of the 2011 purchases were completed prior to September and there have been only four purchases to date in 2012. Additionally, there have been approximately 20 households approved for the Program who did not purchase a home within the time period allotted and withdrew from the Program.

Alternative Homeownership Programs

The Program is targeted at households with incomes below \$70,000 and it is likely that some households within this target group are choosing other homeownership programs. Since the Program was launched in March 2011, three additional home buying alternatives have emerged in the Saskatoon market that may better serve the needs of households with incomes below \$70,000.

Firstly, the income limits for the City's Mortgage Flexibilities Support Program were increased from \$52,000 to \$60,000 in October 2011, allowing additional households to qualify for a 5 percent down payment grant under that program. Secondly, there are now four Saskatoon builders offering 3 percent grants to households with incomes between \$60,000 and \$70,000 to purchase a new home. Thirdly, the provincial Headstart on a Home Program, in partnership with a number of credit unions, now offers a program very similar to the Program, but with a lower interest rate called the Equity Builder Program. This provincial program is currently available to entry-level homebuyers in three specific Saskatoon projects.

Proposed Eligibility Requirements for the Program

The Program was established to serve homebuyers with incomes just above the limits for affordable housing programs. This group was falling through the cracks between affordable housing programs and the cost of buying market-priced housing, which has increased by 7.6 percent in the past year. Your administration, in consultation with Affinity Credit Union, has concluded that this group now includes households with incomes up to \$75,000 and is recommending that the eligibility requirements for the Program be increased accordingly.

When the Program was launched, the average price for a Saskatoon home was \$291,117 and it was determined that a household income of \$70,000 was needed to purchase a home priced at \$280,000, which was just below the city-wide average. It now takes about \$75,000 in household income to purchase the same home, which is now priced at \$300,000. Therefore, your Administration is recommending that the maximum purchase price under the Program be increased to \$300,000.

Your Administration, in consultation with officials from Affinity Credit Union, have concluded that that the Program fills an important gap by providing an equity loan to those households with income just above the limits for other assistance programs. It is anticipated that the new eligibility requirements will attract a number of new applicants to the program who will be able to transition from rental to ownership with the assistance of an equity loan.

OPTIONS

The Planning and Operations Committee could deny the changes to the eligibility requirements for the Program. Your Administration is not recommending this option.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The \$3 million available for investment in the Program will continue to be available in the amount needed on a rotating basis to support approximately 50 units per year. The City will continue to receive an appropriate return on investment. The equity loans approved in 2011 have provided the City with approximately \$65,000 in administration fees and the City has earned \$19,743 in interest.

Increasing the household income and purchase price limits may increase the average equity loan by a similar percentage, which is approximately \$1,000 per equity loan. This will increase the City's earnings on each equity loan by approximately \$150 over the five-year repayment period or \$7,500 if the target of 50 equity loans is reached in 2012.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

Written by: Daryl Sexsmith, Housing Analyst

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

Approved by: “Randy Grauer”
Randy Grauer, General Manager
Community Services Department
Dated: “May 31, 2012”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “June 1, 2012”

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: June 4, 2012
SUBJECT: New Rental Construction Land Cost Rebate Program
Broadstreet Properties Ltd. – 3130 11th Street West
FILES: CK. 750-4; PL 952-6-15

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

- 1) that the application for funding of \$756,507 received from Broadstreet Properties Ltd. (for the construction of 192 new purpose-built rental housing units, located at 3130 11th Street West) be approved;
- 2) that a five-year tax abatement of the incremental taxes be applied to the subject properties, commencing the next taxation year, following the completion of construction; and
- 3) that the City Solicitor's Office be instructed to prepare the necessary Incentive and Tax Abatement Agreements, and that His Worship the Mayor and the City Clerk be authorized to execute the agreements on behalf of the City of Saskatoon.

BACKGROUND

During its September 26, 2011 meeting, City Council approved a cost-sharing agreement with the Province of Saskatchewan (Province) to help fund the New Rental Construction Land Cost Rebate Program. Under this agreement, the Province now covers the cost of the cash grant by matching the value of the incremental property tax abatement with a cash grant of up to \$5,000 per unit. The agreement includes funding for a total of 1,874 units from 2011 to 2015. To date, City Council has approved 732 units under this agreement with approval pending for an additional 20 units.

REPORT

On March 21, 2012, the City of Saskatoon (City) received an application from Broadstreet Properties Ltd. (Broadstreet) for funding assistance under the New Rental Construction Land Cost Rebate Program.

The proposal calls for the construction of 3 four-storey apartment buildings on the site, located at 3130 11th Street West in the Montgomery Place neighbourhood. Each building contains 64 residential apartment units. All the units will be two bedroom units, offering a spacious layout, and comfortable features. Broadstreet plans to begin construction in June 2012, and expects to be complete by May 2013.

There continues to be a need for rental housing in Saskatoon. The current vacancy rate in Saskatoon is 2.6 percent (Source: Canada Mortgage and Housing Corporation). Generally speaking, a vacancy rate below 3 percent indicates a shortage of rental housing. There are currently limited options for rental units within the Montgomery Place neighbourhood, therefore, demand for these units is expected to be high.

After a thorough review of this application, your Administration has concluded that this project will qualify for an incremental property tax abatement and a cash grant of up to \$5,000 per unit under Innovative Housing Incentives Policy No. C09-002. The Assessment Branch, Corporate Services Department, estimates the value of this abatement to be approximately \$130,400 annually or \$756,507 over five years (presuming average tax increases of 3 percent annually).

The funding source for the cash grant is from the provincial cost sharing agreement, which will provide funding equal to the estimated value of the five-year incremental property tax of \$756,507 or \$3,940 per unit.

In order to ensure that the units remain as rental stock for 15 years, as per Innovative Housing Incentives Policy No. C09-002, the applicant will be required to enter into an incentive agreement. Further ensuring that the units remain rental, City Council could deny approval of any condominium conversion application for these units while the incentive agreement is in effect. Funding will only be provided upon completion of the project and closure of all building permits.

In recognition of the Montgomery resident's concerns about density and appearance of these units, the Planning and Development Branch, Community Services Department, has worked with the developer to ensure the greatest possible separation distance between this development and the single family homes on 11th Street. Furthermore, an enhanced landscaped area will be developed along the entire southern boundary of the property to help screen the parking area.

OPTIONS

The only option is to decline to fund this project. Choosing this option would represent a departure from Innovative Housing Incentives Policy No. C09-002. Your Administration is not recommending this option.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The funding source for the cash grant of \$756,507 is the Affordable Housing Reserve; however, the Province will reimburse the City within three months for the full amount of the value of the

tax abatement based on estimates for the duration of the tax abatement commencing January 1, 2014, through December 31, 2018, valued at \$756,507.

This project will also result in foregone revenue of the municipal portion of property taxes of approximately \$470,000 as a result of the proposed incremental tax abatement.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENTS

1. Map of Proposed Project Location – 3130 11th Street West
2. Site Plan for 3130 11th Street West

Written by: Ian Williamson, Planner

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

Approved by: “Randy Grauer”
 Randy Grauer, General Manager
 Community Services Department
 Dated: June 4, 2012

Approved by: “Murray Totland”
 Murray Totland, City Manager
 Dated: June 5, 2012

cc: City Solicitor’s Office

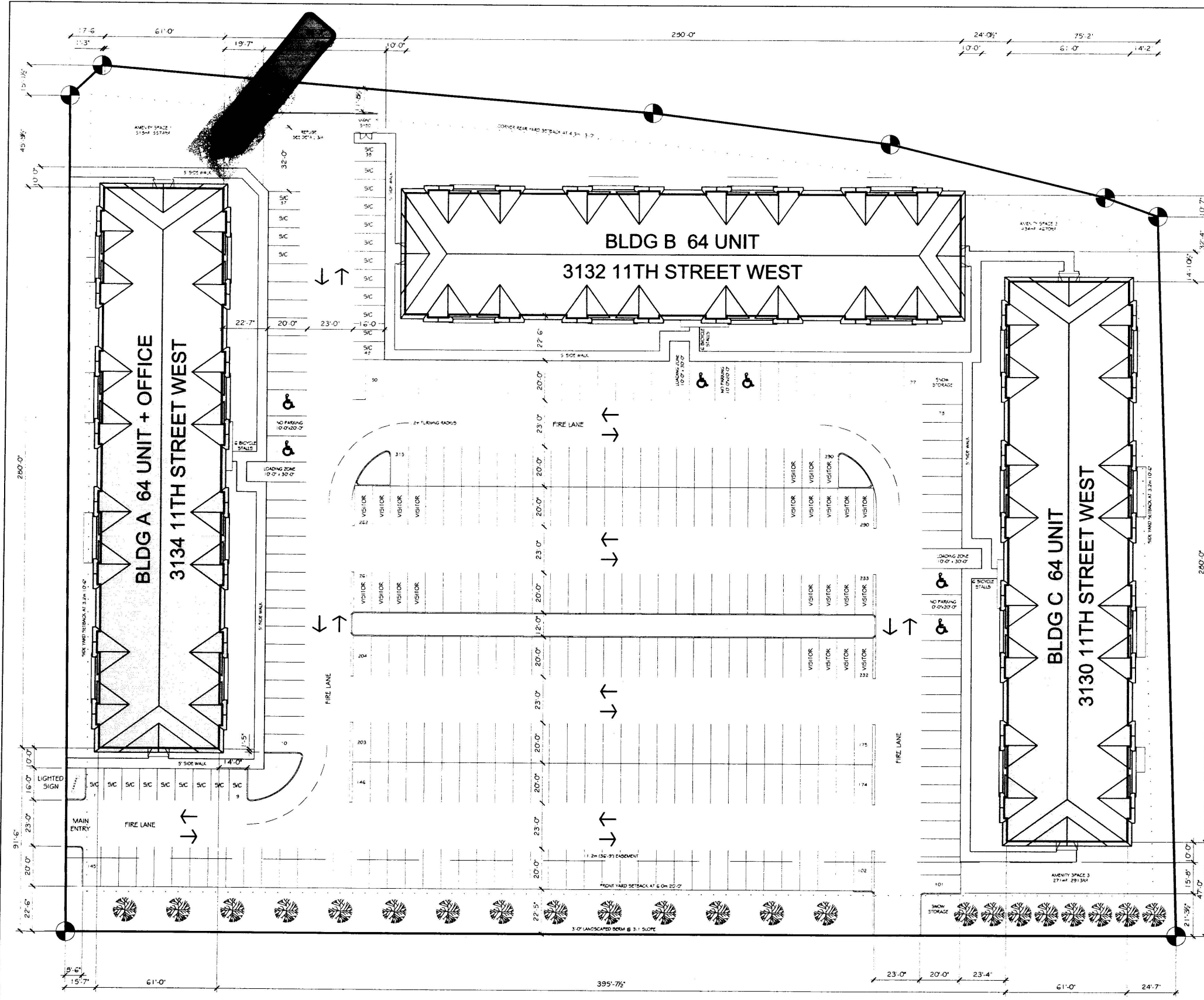


Disclaimer: This information is supplied solely as a courtesy and the City of Saskatoon makes no guarantee as to its accuracy. The recipient accepts all risks and expenses which may arise from the use of this information.

REVISIONS:

A	ISSUED FOR DEVELOPMENT PERMIT
B	ISSUED FOR DEVELOPMENT PERMIT
C	
D	
E	
0	
1	

RECEIVED
MAY 15 2012
CITY OF SASKATOON
COMMERCIAL PERMIT OFFICER



2 KEY PLAN
Scale: NTS

CYPRESS GARDENS CALCULATIONS

EXISTING CIVIC ADDRESS	11TH STREET WEST	
EXISTING LEGAL DESCRIPTION	PART OF PARCEL C, PLAN 101428657 SE 1/4 SEC 25-36-6-3	
CURRENT ZONE	RM4 (MEDIUM / HIGH DENSITY MULTIPLE-UNIT DWELLING)	
PARCEL SIZE	2.069ha (5.163 ACRES)	
DENSITY	91.9 D.U./Ha (37.2 D.U./Ac)	
SITE COVERAGE (EXCLUDING MARQUEES, CANOPIES, BALCONIES, AND EAVES)	17,344ft² PER 64 UNIT BLDG 3 X 17,344ft² = 52,032ft² 0.48ha (1.19 ACRES) = 23.1% COVERAGE.	
GROSS FLOOR AREA RATIO MAX 1:1	69,112ft² (64 UNIT) X 3 = 207,336ft² 207,336ft² : 224,903ft² RATIO: 0.92 : 1	
PAVEMENT AREA	GROSS AREA:	(9,831m²) 105,818ft²
	ISLANDS:	(377m²) 4,053ft²
	NET AREA OF PAVEMENT:	(9,454m²) 101,765ft²
PARKING REQUIREMENTS	1.5 PER NUMBER OF DWELLING UNITS, 0.125 PER NUMBER OF DWELLING UNITS SHALL BE UNASSIGNED GUEST PARKING, MAXIMUM OF 15% OF TOTAL NUMBER OF PARKING SPACES MAY BE DESIGNATED SMALL CAR.	
PARKING CALCULATION	192 x 1.50 =	288 STALLS RESIDENT
	192 x 0.125 =	24 STALLS VISITOR
	TOTAL REQUIRED	312 STALLS REQUIRED
	312 x 15% =	47 STALLS (SMALL CAR)
	312 x 1% =	4 STALLS (HANDICAPPED)
PROPOSED PARKING	REGULAR (9'x20') =	284 STALLS
	HANDICAPPED (11'x20') =	6 STALLS
	SMALL CAR (9'x16') =	25 STALLS
	TOTAL PARKING STALLS =	315 STALLS
	LOADING ZONE (10'x30') =	3 STALLS
BUILDING SETBACKS	FRONT YARD SETBACK:	(6.0m) 20'-0"
	SIDE YARD SETBACK:	(3.2m) 10'-6"
	42'-0" (BLDG HEIGHT) x 25% CORNER REAR YARD SETBACK:	(4.5m) 15'-0"
AMENITY SPACE REQUIREMENT	5.0m² PER DWELLING UNIT	5.0m² x 192 DWELLING UNITS = (960m²) 10,333ft²
AMENITY SPACE PROVIDED	AMENITY SPACE 1	(518m²) 5,574ft²
	AMENITY SPACE 2	(434m²) 4,670ft²
	AMENITY SPACE 3	(271m²) 2,913ft²
	TOTAL	(1,223m²) 13,157ft²
REMAINING GREEN / OPEN SPACE	(SITE AREA)	(20,894m²) 224,903ft²
	(BUILDING AREA)	(4,834m²) 52,032ft²
	(NET PAVEMENT AREA)	(9,454m²) 101,765ft²
	TOTAL GREEN SPACE:	(6,606m²) 71,106ft²
GREEN / OPEN SPACE PER UNIT	(6,606m²) 71,106ft² / 192 UNITS =	(34.4m²) 370ft² PER UNIT

6
5
4
3
2
1
REV B: REVISED SITE PLAN

NOTES:

THE SUB-CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO SEYMOUR PACIFIC DEVELOPMENTS LTD. WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS FORBIDDEN.

DRAWINGS ISSUED FOR CONSTRUCTION MAY CONTAIN MODIFICATIONS TO SATISFY THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. ADDITIONAL CHARGES RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED. FOR THE PURPOSES OF QUOTATION, NON-MATERIAL CHANGES ARE PLAN CHANGES WHICH DO NOT ADVERSELY AFFECT THE VALUE, COST AND QUALITY OF CONSTRUCTION OR MATERIALS IN THE PROJECT.

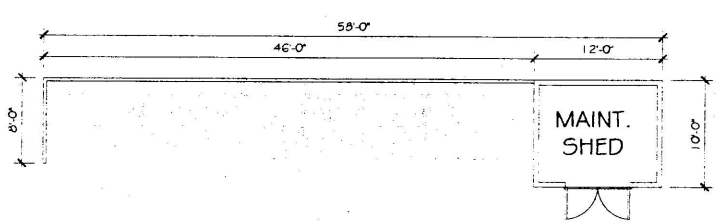
PROJECT NAME:
CYPRESS GARDENS
3-64 UNIT
APARTMENT BUILDING

ADDRESS:
11th AVE
SASKATOON, SASKATCHEWAN

DRAWING TITLE:
SITE PLAN

DRAWN BY: R. FORMOSA
CHECKED BY: R. FORMOSA
DATE: MAY/14/2012
SCALE: AS NOTED
DRAWING #: B

1 SITE PLAN
Scale: 1:300



3 REFUSE DETAIL
Scale: 1/8" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT

A1.0

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: May 28, 2012
SUBJECT: Innovative Residential Inc. - Innovative Housing Incentives - Affordable Rental Units and New Rental Construction Land Cost Rebate Program – 118 Shillington Crescent
FILES: CK. 750-4; PL. 951-113 and PL. 952-6-16

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

- 1) that funding of \$360,000 for 20 affordable rental units by Innovative Residential Inc. at 118 Shillington Crescent be approved under Innovative Housing Incentives Policy No. C09-002;
- 2) that the application for funding of \$94,062 for 20 purpose-built market rental units to be built by Innovative Residential Inc. at 118 Shillington Crescent be approved under the New Rental Construction Land Cost Rebate Program;
- 3) that a five-year tax abatement on the incremental taxes be applied to the subject property commencing the next taxation year following completion of the project; and
- 4) that the City Solicitor be requested to prepare the necessary agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

BACKGROUND

During its September 26, 2011 meeting, City Council approved a cost-sharing agreement with the Province of Saskatchewan (Province) to help fund the New Rental Construction Land Cost Rebate Program. Under this agreement, the Province now covers the cost of the cash grant by matching the value of the incremental property tax abatement with a cash grant of up to \$5,000 per unit. The agreement includes funding for a total of 1,874 units from 2011 to 2015. To date, City Council has approved 732 market rental units under this agreement with approval pending for an additional 192 units.

The agreement also allowed the City of Saskatoon (City) to re-allocate funds previously committed to the New Rental Construction Land Cost Rebate Program to the Innovative Housing Incentives Program for affordable housing, which provides a capital grant of up to 10 percent for eligible projects. A total of \$1.2 million was allocated for affordable housing projects to be completed in 2013.

REPORT

On April 16, 2012, your Administration received an application for funding assistance from Innovative Residential Inc. under Innovative Housing Incentives Policy No. C09-002 to build a 40-unit rental project to be known as “Hartford Heights” located at 118 Shillington Crescent in the Blairmore Suburban Centre.

Project Description

The proposal calls for the construction of 40 rental units with 20 units designated as affordable rental units and 20 units rented at market rates. The project includes 20 two-bedroom units and 20 three-bedroom units in a stacked townhouse format (see Attachment 1). The two-bedroom units are at ground level and are 760 square feet. The three-bedroom units are located on the upper two storeys and will be 1,254 square feet. The site development will consist of 65 parking stalls, with 14 individual detached garages, and 23 storage units. The homes will be modular built with construction beginning in the summer of 2012 and completion expected by August 2013.

Affordable Rental Units

Twenty rental units will be dedicated as affordable rental units. The affordable rental units will consist of 10 two-bedroom units, and 10 three-bedroom units with monthly rental rates below the maximum levels set by the Saskatchewan Housing Corporation (SHC) for affordable rental housing. The proposed housing will provide much needed rental housing to low-income households who are unable to pay full market rates for their housing. The City’s Housing Business Plan identifies a need for additional affordable rental units for single parent families, working families, Aboriginal people, and recent immigrants. These affordable units will help to fulfill that need.

Innovative Residential Inc. has received a capital funding commitment of \$2 million from SHC. Through the SHC Rental Development Program, these units must adhere to conditions of maintaining the project as affordable for a minimum of 15 years, a rent schedule set at or below average market housing rents for comparable housing in that community or area, and priority is given to low-income client groups. These guidelines are administered by SHC as a condition of receiving capital funding.

To ensure that the units available through this project are offered to low-income households, prospective tenants will be required to have an annual income at or below the Maximum Income Limits (MILs) as determined by the SHC, which is currently \$44,500 for singles or couples, and \$52,000 for families. The City bases its Innovative Housing Incentives Policy No. C09-002 on these limits.

The affordable units qualify for a five-year incremental property tax abatement under Innovative Housing Incentives Policy No. C09-002. The Assessment Branch, Corporate Services Department, estimates the value of this abatement to be approximately \$16,700 annually or \$94,062 over the five years (presuming average tax increases of 3 percent annually).

Additionally, the affordable units are eligible for a capital grant of up to 10 percent under Innovative Housing Incentives Policy No. C09-002. Innovative Residential Inc. has estimated the cost of providing 20 affordable rental units to be \$3.6 million. Innovative Residential Inc. has a funding commitment of \$2 million from SHC. The additional funds required to complete this project will be supported by developer equity and mortgage financing obtained by Innovative Residential Inc.

Your Administration has thoroughly reviewed the request for assistance by Innovative Residential Inc. Based on the review, it has been determined that the project meets the eligibility criteria set out in Innovative Housing Incentives Policy No. C09-002 for a 10 percent capital grant. Based on a projected cost of \$3.6 million for providing 20 affordable rental units, the City's estimated contribution for the project will be \$360,000.

Market Rental Units

The remaining 20 units will be built as new purpose-built rental units under the New Rental Construction Land Cost Rebate Program, 10 of which will be three-bedroom units, and 10 two-bedroom units. These units will be rented at market rental rates.

There continues to be a need for rental housing in the City. The current vacancy rate in Saskatoon is 2.6 percent (source: Canada Mortgage and Housing Corporation). Generally speaking, a vacancy rate below 3.0 percent indicates a shortage of rental housing. The demand for these units is expected to be high.

The market rental units also qualify for a five-year incremental property tax abatement under Innovative Housing Incentives Policy No. C09-002. The Assessment Branch, Corporate Services Department, estimates the value of this abatement to be approximately \$16,700 annually or \$94,062 over the five years (presuming average tax increases of 3 percent annually.)

The New Rental Construction Land Cost Rebate Program under Innovative Housing Incentives Policy No. C09-002 provides a cash grant of up to \$5,000 per unit for purpose-built, multi-unit rental housing. After a thorough review of this application, your Administration has concluded that this project will qualify for a rental housing capital contribution under Innovative Housing Incentives Policy No. C09-002.

The funding source for this cash grant is from the provincial cost-sharing agreement, which will provide funding equal to the estimated value of the five year incremental property tax of \$94,062 or \$4,703 per unit.

In order to ensure that the units remain as rental stock for 15 years, as per Innovative Housing Incentives Policy No. C02-009, the applicant will be required to enter into an incentive agreement. Further ensuring that the units remain rental, the City will deny approval of any condominium conversion application for these units while the incentive agreement is in effect. Funding will only be provided upon completion of the project and closure of all building permits.

Concentration of Affordable Housing

Other rental housing in the Blairmore Suburban Centre will include close to 400 units of purpose-built rental housing. The rental housing at 111 and 115 Molland Lane received assistance through the New Rental Construction Land Cost Rebate Program. These units all are attractive and distinct in design and have been attracting above average rental rates. Corporate records indicate that there are currently no rental projects designated specifically as affordable rental units for low-income families in the Blairmore Suburban Centre.

Your Administration is of the opinion that the Blairmore Suburban Centre is a desirable location for a mix of affordable, entry-level, and rental housing. Suburban centres are designed for a higher density of multi-unit housing than the surrounding neighbourhoods and include appropriate amenities to support developments, such as transit centres, recreation facilities, high schools, and shopping.

OPTIONS

The only option is to decline to fund this project. This option will mean that Innovative Residential Inc. will have to seek additional funding from another source in order to proceed with the project.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The report recommends a funding commitment of \$454,062. The funding source for the 10 percent capital grant, estimated at \$360,000, for the provision of 20 affordable housing units is the Affordable Housing Reserve from the 2013 allocation of \$1.2 million for affordable housing initiatives. To date, City Council has approved expenditures totaling \$838,900 from this allocation. If this project is approved, the funding allocation will be fully committed to the end of 2013.

The funding source for the cash grant of \$94,062 for the provision of 20 purpose-built rental units under the New Rental Construction Land Cost Rebate Program is the Affordable Housing Reserve; however, the Province will reimburse the City within three months for the full amount of the grant under a cost-sharing agreement with the Province, which provides funding for a total of 1,874 units to be built between 2011 and 2015 under the New Rental Construction Land Cost Rebate Program.

This project will also result in foregone revenue of the municipal and library portion of property taxes as a result of the proposed incremental property tax abatement. The Assessment Branch, Corporate Services Department, estimates the total value of the abatement for the entire project, including 20 affordable units and 20 market rental units, to be \$188,124. The foregone revenue

for the City will be the municipal and library portion of the property taxes from the proposed tax abatement, valued at approximately \$113,500.

Your Administration is preparing a report for consideration by City Council concerning the sufficiency of the affordable housing reserve to support future housing projects in 2013 and 2014. The report will include funding options.

ENVIRONMENTAL IMPLICATIONS

Innovative Residential Inc. is including heat recovery ventilators; Energy Star appliance packages, which includes high-efficiency windows and doors, furnaces, hot water heaters; upgraded R50 insulation in the attic; dual flush toilets; rain sensing irrigation systems; water conserving landscape designs utilizing arid climate vegetation for reduced water consumption; common area commercial recycling bins; and insulated concrete foundations for reduced heat loss. The combined savings in utility costs are estimated at 25 percent over conventional construction.

PUBLIC NOTICE

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

ATTACHMENTS

1. Sample Renderings for 118 Shillington Crescent
2. Sample Site Plan for 118 Shillington Crescent

Written by: Ian Williamson, Planner

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

Approved by: “Randy Grauer”
Randy Grauer, General Manager
Community Services Department
Dated: “June 4, 2012”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “June 5, 2012”

cc: City Solicitor’s Office



His Worship, the Mayor, and City Council
The City of Saskatoon

REPORT
of the
FIREFIGHTERS' PENSION FUND TRUSTEES

Composition of Committee

Mr. Murray Gronsdal, Chair
Mr. Bruce Siemens, Vice-Chair
His Worship, the Mayor
Mr. Tyler Bothorel
Mr. Rob Hogan
Mr. Tim Leier

1. **Fire & Protective Services Department Superannuation Plan
Amendment to Bylaw No. 8225 –
Buy Back of Past Service
(File No. CK. 4730-4)**
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RECOMMENDATION: that Bylaw No. 9033 be considered.

The Fire and Protective Services Department Superannuation Plan Board of Trustees have approved a bylaw amendment to provide for the following:

- (a) Members returning from leave of absence with the ability to buy back the leave of absence service beyond the first anniversary date upon which they returned to work; and
- (b) A one-time window for eligible members to transfer funds to the Plan to buy back prior pensionable service.

Attached is an amending Bylaw No. 9033 for the Fire Superannuation Plan Bylaw No. 8225, to provide for the buyback provisions outlined above. This Bylaw has been reviewed and approved by the Board's legal counsel. The Trustees have made this change in order to ensure that all members are aware of the buyback provisions, and have the appropriate amount of time to buy back this service once they return to work.

Respectfully submitted,

Mr. Murray Gronsdal, Chair

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BYLAW NO. 9033

**City of Saskatoon Fire and Protective Services Department
Superannuation Plan
Amendment Bylaw, 2012**

The Council of The City of Saskatoon enacts:

Title

1. This Bylaw may be cited as The City of Saskatoon Fire and Protective Services Department Superannuation Plan Amendment Bylaw, 2012.

Purpose

2. The purpose of this Bylaw is to amend The City of Saskatoon Fire and Protective Services Department Superannuation Plan, to the extent permitted by applicable law, as follows:
 - (a) to provide Members who have returned from a leave of absence with the ability to buy back service that would otherwise have accrued during the leave of absence beyond the first anniversary of the date upon which they returned to work; and
 - (b) to provide Members with an additional one-time window to buy back eligible prior pensionable service with a previous employer, where such opportunity had not previously been exercised within the time permitted under the Plan.

Bylaw No. 8225 Amended

3. The City of Saskatoon Fire and Protective Services Department Superannuation Plan, being Schedule "A" to Bylaw No. 8225 and forming part of that Bylaw, is amended in the manner set forth in this Bylaw.

Section 1.04 Amended

4. Section 1.04 is amended by adding new Subsection 1.04(16), subject to applicable law:

"(16) Effective June 18, 2012, the Plan was amended:

- (a) to provide Members who have returned from a leave of absence with the ability to buy back service that would otherwise have accrued during the leave of absence beyond the first anniversary of the date upon which they returned to work; and
- (b) to provide Members with an additional one-time window to buy back eligible prior pensionable service with a previous employer, where such opportunity had not previously been exercised within the time permitted under the Plan."

Subsection 2.03 Amended

5. Subsection 2.03 is amended by inserting the words "going concern" immediately before the words "actuarial assumptions".

Subsection 10.03(1) Amended

6. Subsection 10.03(1)(b) is deleted in its entirety and replaced with the following:

"(b) Calculation of Value

Subject to applicable law and upon application by the Member, the Member shall be entitled to benefits under the Plan with respect to such leave of absence, conditional upon payment by the Member to the Fund of a contribution equivalent to:

- (i) if the application is made within one year of the date upon which the Member returned to work from such approved leave of absence, the amount of all contributions that would otherwise have been made by the Member pursuant to the Plan during such leave had the leave not been taken. Such contribution shall be determined on the basis of the Member's Earnings immediately prior to the commencement of the leave of absence, and shall be credited to the Member's Required Account and accumulated with Credited Interest. In addition, the City shall contribute to the Fund an amount equal to the contribution made by the Member under this Subsection 10.03(1)(b)(i).
- (ii) if the application is made after the date which is one year after the date upon which the Member returned to work from such leave of absence, the total Actuarial Value of all benefits accrued in respect of the service being purchased, as calculated by the Actuary as of the date on which the Member made application for the buyback of service,

together with interest accrued on such Actuarial Value from the date of calculation to the date the Member remits the contribution to the Fund. Such interest will be calculated at a rate of interest equal to the interest rate used by the Actuary in determining the Actuarial Value. Such contribution shall be credited to the Member's Transfer-In Account and thereafter accumulated with Credited Interest."

Appendix "A" Amended

7. Appendix "A" is amended by the insertion of the following as Section 10:

"10. Notwithstanding Section 2(a) or Section 5 of this Agreement and any failure by the Member to exercise such asset transfer or service buyback opportunities within the period of time allotted by this Agreement, during the period from July 1, 2012 to June 30, 2013 only, a Member whose portability rights under this Agreement have otherwise lapsed shall, subject to applicable law, be permitted to transfer funds to the Plan under this Agreement to buyback prior service with another employer or with the City in accordance with this Agreement."

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-Toth

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

RECOMMENDATION: that the names “Orban” and “Stilling” be added to the Names Master List.

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

a) **General Naming Request:**

- i. **“Orban”** – Bill Orban – Mr. Orban played in the National Hockey League for three seasons and was inducted into the Saskatoon Hall of Fame in 2003. He has served on various boards and charities, including the Ronald McDonald House, Saskatoon Golf and Country Club, Kids Sport, Special Olympics, and the New Home Warranty Program for Saskatchewan.
- ii. **“Stilling”**– Stilling Family – Bud Stilling has been a board member for Persephone Theatre, Gateway Theatre, and the Tamarack Foundation. He conducted drama workshops for inmates at the Prince Albert Penitentiary and has been campaign chairman for the United Way. Rick Stilling served

Report No. 2-2012
Council
Monday, June 18, 2012
Page 2

for more than 40 years with Red Cross Water Safety and the Royal Life Saving Society. Rick has been a recipient of the Queen Elisabeth II Golden Jubilee Medal. Lauritz, Niel, Laurie, and Arnie Stilling served Canada during WWII. Lauritz and Niel were in the Reserves, Laurie was in the Air Force, and Arnie was in the Air Force and then the Army.

The Names Master List is kept in the City of Saskatoon's 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 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. Integrated Growth Plan
(File No. CK. 4110-2)

RECOMMENATION: that the information be received and considered during City Council's review of the 2013 Business Plan and Budget.

The following is a report of the General Manager, Community Services Department dated May 29, 2012, which outlines the status of work done by the Future Growth Delivery Team.

BACKGROUND

During its February 6, 2012 meeting, City Council adopted the Strategic Plan 2012-2022 (Strategic Plan). Two of the seven strategic goals presented in the Strategic Plan, Moving Around and Sustainable Growth, are to be addressed directly through an Integrated Growth Plan (IGP). Other strategic goals, such as Environmental Leadership, Asset and Financial Sustainability, Quality of Life, and Economic Diversity and Prosperity are likely to be indirectly affected by the IGP.

During its March 26, 2012 meeting, City Council approved, in principle, the IGP. The IGP is comprised of a set of nine strategies related to land use and transportation with the intent to guide the growth of Saskatoon to a population of 500,000. The IGP provides the strategies that will change the way the City grows so that it can match the vision and expectations of our citizens, as expressed through Saskatoon Speaks.

The nine strategies of the IGP include a range of land use and transportation components:

1. Update the Basic Building Blocks of New Development - Integrated Communities;
2. Establish Infill Corridors;
3. Continue to Support Strategic Infill Areas;
4. Amend Policies and Develop Incentives to Support Sensitive Infill in Existing Areas;
5. Develop a City-wide Land Use Plan for Employment Areas;
6. Establish a Rapid Mass Transit (RMT) Corridor;
7. Reinvent the Bus Transit System Based on the RMT Corridor;
8. New Roads and Bridges; and
9. Develop and Implement Funding Strategies.

A Future Growth Delivery Team (Delivery Team) has been created and is comprised of the following individuals:

- 1) Manager, Transportation Branch, Infrastructure Services Department;
- 2) Transportation Planning and Design Engineer, Transportation Planning Group, Transportation Branch, Infrastructure Services Department;
- 3) Manager, Strategic Services Branch, Infrastructure Services Department;
- 4) Manager, Planning and Development Branch, Community Services Department
- 5) Manager, Future Growth Section, Planning and Development Branch, Community Services Department;
- 6) Support Staff from the Future Growth Section, Planning and Development Branch, Community Services Department;
- 7) Staff from the Planning and Operations Sections, Transit Services Branch, Utility Services Department; and
- 8) Community Engagement Consultant, City Manager's Office.

The objective of the Delivery Team is to identify the specific changes needed to bring the IGP into the mainstream administration and policies of the City of Saskatoon (City).

This report provides an outline of the current status of the work by the Delivery Team.

REPORT

The Delivery Team has been tasked with developing a work plan, schedule, and resource strategy to implement the new IGP. As a first step, the Delivery Team has been asked to prepare a preliminary High Level Growth Plan to accommodate a population of 500,000, and a “bridging” document to provide an overview of the IGP to the development community and interested members of the public.

High Level Growth Plan to 500,000

The High Level Growth Plan map is a general indicator of how the IGP will alter the City’s growth patterns (see Attachment 1). It is a compilation of existing knowledge with the principles of the IGP. The map includes the following information:

- 1) Two Potential RMT Corridors - one to facilitate east to west movement across the City and one for movement to the north employment area. Exact locations for the entirety of these corridors will be determined through further study;
- 2) River Crossings – a potential river crossing location is indicated, in addition to the Provincial Perimeter Highway crossing. Further analysis will determine the location of the additional bridge in the North employment area, and other river crossing priorities;
- 3) Potential Integrated Corridors – all arterial roadways have been indicated as potential corridors where increased density and intensity of use would be encouraged. The degree and form of development would vary based on context. Corridor locations and development guidelines, including required amendments to Zoning Bylaw No. 8770, would be informed by a Nodes and Corridor Study, an RMT Study, as well as the Infill Development Strategy Project.
- 4) Major Infill Development - sites have been indicated for both the north Downtown, as well as the University of Saskatchewan lands included in the University’s Vision 2057 planning process.
- 5) Proposed Northeast Sector - is now identified as the “former” proposed Northeast Sector to indicate that the expected growth of the City to a population of 500,000 will be accommodated within the existing boundary of the City, and growth in this Sector will not be necessary until the threshold of 500,000 has been reached.

In the coming months, the Delivery Team will be undertaking the preliminary analysis related to the projects outlined in this report. The analysis will help inform the preparation of a Refined Growth Plan to 500,000 for release in November 2012. The Refined Growth Plan will update the High Level Growth Plan submitted with this report,

and will form the basis for the studies outlined in the “Project Summary and Schedule” section of this report.

The Delivery Team anticipates that the Refined Growth Plan will provide the following information and level of detail:

- 1) an overview of candidate locations for integrated nodes and corridors;
- 2) a preliminary range of target land use densities for nodes and corridors to be used for further analysis;
- 3) a high-level review of water and wastewater servicing capacity of candidate corridors based on an average assumed land use density across all corridors;
- 4) identification of potential Bus Rapid Transit (BRT) corridor(s) and express routing options. Proposed station locations, stops, and connections to local feeder routes will be considered. A conceptual plan for expansion to new neighbourhoods will also be developed;
- 5) identification of a north river crossing location (including high-level benefit cost analysis on the transportation network);
- 6) high-level principles for “Complete Streets”; and
- 7) proposed “Complete Streets” options with various cross sections, including adjacent land use, and potential funding formulas for the options.

Preparing for the IGP: A Bridging Document

The IGP represents a new way of planning for growth in the City. As such, it will necessitate a variety of changes to existing civic bylaws, such as Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as well as civic policies and procedures, such as those set out in the Infrastructure Services Department’s “Design and Development Standards Manual”. In order to ensure that we create new bylaws, policies, and procedures that will achieve the desired outcomes, the studies identified by the Delivery Team need to be completed before undertaking broad amendments to City policies.

Therefore, in advance of broad, fundamental changes to City bylaws, policies, and procedures, the Delivery Team has created “Integrated Growth: A Bridging Document” (Bridging Document) to provide a vision of the desired goals of the IGP (see Attachment 2).

The vision and statements of principles contained in the Bridging Document are intended to articulate the general direction desired for new development, while granting the

flexibility in design and approach necessary to secure a new, innovative, and effective city development process and outcome. It provides a forecast of what is to come.

The Bridging Document is intended to provide high-level guidance to the development community, as well as interested community groups, individuals, and civic staff. An executive summary of the document has also been prepared in order to provide a snapshot of the entire project.

The Delivery Team has presented the Bridging Document, in draft form, to members of the Administration responsible for responding to development proposals, as well as to the Developers' Liaison Committee, for their input and feedback. Once received by City Council, the Bridging Document will be placed on the City's webpage for public access. The document will be updated as studies and analysis proceed and as more information is gathered.

Project Summary and Schedule

The Delivery Team has outlined six major studies to be undertaken between 2012 and 2015 that will form the basis of the IGP implementation. These studies are largely interrelated and will require on-going communication between the project leads to ensure that the outcome of each project supports the larger vision of the IGP. A coordinated public engagement strategy will be a key component of the entire process.

The Project Funding Summary provides additional information on funding and timing of each study (see Attachment 3).

1. RMT Study - Fall 2012 to Mid-2014
This study will be focused on evaluating the appropriate transit technology, suitable locations and routes, as well as preliminary implementation guidelines.
2. River Crossing Study - 2012 to Fall 2013
This study will review river crossing capacity and will finalize crossing alignments, model traffic impacts, and address associated land use issues with the north crossing location.
3. Nodes and Corridors Study - 2012 to Early 2015
This study will determine appropriate node and corridor locations; refine the street cross-sections; and recommend land use, density, and forms of development for integrated corridors and nodes where activities and uses will be concentrated.

The study will also provide recommendations for phasing of the corridors to strategically implement the modifications.

4. Infill Development Strategy - Fall 2012 to Mid-2014
This strategy, on which an update was provided to City Council in March 2012, will be focused on preparing Neighbourhood Infill Design Guidelines, coordinating intermediate level infill development options, and monitoring larger, strategic level infill development opportunities. The Neighbourhood Infill Design Guidelines component of the Infill Development Strategy is underway and is occurring independent of the IGP delivery. The intermediate and strategic level infill components will be addressed through the Nodes and Corridors Study, elements of the RMT and Employment Area Studies, and the Water, Wastewater, and Utilities Servicing Plan.
5. Employment Area Study - Fall 2012 to Mid-2014
This study will be focused on evaluating existing and new sites for strategic, commercial, and industrial employment area development. The study will incorporate, among other materials, a review of the recommendations contained in the Commercial and Industrial Development Study prepared by MXD Development Strategists. The Employment Area Study will inform the creation of a strategy and implementation plan for city-wide employment areas.
6. Water, Wastewater, and Utilities Servicing Plan - Late 2014 Through 2015
A review of the servicing needs will be conducted to ensure adequate capacity is available to support the increased densities and modifications to the design standards. The review of the servicing will be done in conjunction with the other studies.

These projects will involve the analysis, public engagement, and technical innovations that are necessary for a strong basis for future policies. The results of these projects will lead to and define a new integrated built environment of the City. In order to achieve the vision and expectations set out by the community in Saskatoon Speaks and by City Council in the Strategic Plan, these projects should be allocated adequate time and resources.

Following the completion of these studies, a detailed ten-year cash flow will be developed to address the costs associated with the IGP. Modifications to the relevant bylaws, policies, and procedures will also be a deliverable of each study, where required.

IGP Implementation

It is important to note that the components of the IGP, outlined above, represent a fundamental shift in the way the City grows and plans for growth. As the initial studies are completed, it will be necessary to incorporate these components as part of the City's operations in the long term as the new way of doing business and building our City.

The full implementation of the IGP will occur over time. Reports to City Council will be part of the implementation. Some elements will be implemented in the short term; however, it is expected that the associated studies and strategies will generally be completed and implemented over the next two to five years.

OPTIONS

The direction outlined in this report reflects the principles identified in the Strategic Plan and the previous approval, in principle, of the IGP. Alternative options would require the direction of City Council.

POLICY IMPLICATIONS

The new IGP will require changes to civic bylaws, such as Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as well as civic policies, such as the Infrastructure Services Department's "Design and Development Standards Manual". These changes will be brought forward to City Council in due course.

FINANCIAL IMPLICATIONS

Initial work on the IGP is being funded partially by existing funding sources related to the project: the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 Review (Capital Project No. 2167), the Transportation Master Plan (Capital Project No. 2439), Corridor Studies (Capital Project No. 2436), remaining funding from the Future Growth Strategy Group (Capital Project No. 2174), and operating funding for staff resources assigned to this project.

The Project Funding Summary provides further detail regarding the existing operating and capital funding available and the proposed new operating and capital funding required to undertake this work (see Attachment 3). Capital and Operating Budget submissions will be prepared and submitted for consideration during the 2013 budget deliberation process. As noted, it is recommended that a copy of this report be forwarded to City Council during its 2013 Business Plan and Budget Review.

STAKEHOLDER INVOLVEMENT

Stakeholder involvement to date has included the introduction of the IGP to the public via a media event on March 15, 2012, and the release of the Sustainable Growth and Moving Around YouTube video. The Developers' Liaison Committee has also viewed and provided feedback on the Bridging Document.

Public and stakeholder involvement will occur over the course of the major studies outlined in this report. Further reports on the community engagement that will be undertaken as part of these studies will be brought forward to City Council in due course.

PUBLIC COMMUNICATION PLAN

The IGP is in the early stages of development at this time. It will be important to inform and educate the community on the history and evolution of the IGP as it progresses and as the level of community engagement changes.

At this time, the Public Communication Plan, which is being developed in consultation with the Communications Branch, City Manager's Office, will be aimed at:

1. Communicating the evolution of the IGP as a means of achieving the vision expressed by the community during Saskatoon Speaks and the goals of the Strategic Plan. It will be critical to continue to provide information around the high-level principles and strategies that are embodied in the IGP; and
2. Sharing information around the level of consultation that the community can expect as this project moves forward. Different levels of consultation will be required at different times, and will use the City's established community engagement framework, which ranges from Inform to Consult to Involve.

The Delivery Team will leverage the tools and resources established through the Saskatoon Speaks process and will capitalize on the strong audience among community members that were engaged through that process.

A webpage will be created to provide a central location for all materials related to the IGP. A permanent link to this page will be created on the homepage of City's website. This webpage will also facilitate social media options for community engagement as the IGP proceeds, similar to the webpage established for Saskatoon Speaks.

Detailed Public Communication Plans will be developed for each component of the IGP and will be coordinated by the Delivery Team to ensure a consistent, open, and transparent process of public engagement.

ENVIRONMENTAL IMPLICATIONS

The IGP will assist to meet the Strategic Plan goal of Environmental Leadership by enhancing the range of choices for Moving Around. Sustainability is further enhanced by directing more development density along RMT Corridor(s) and other strategically selected corridors.

PUBLIC NOTICE

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

ATTACHMENTS

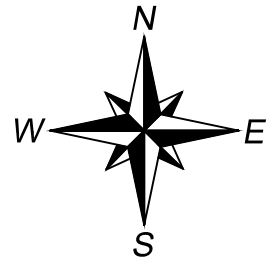
1. High Level Growth Plan to 500,000
2. Integrated Growth: A Bridging Document
3. Project Funding Summary”

Copies of the document Integrated Growth: A Bridging Document is not attached but can be viewed in the City Clerk’s Office, public libraries, or on the City’s website at www.saskatoon.ca and click “R” for Reports and Publications.

Respectfully submitted,

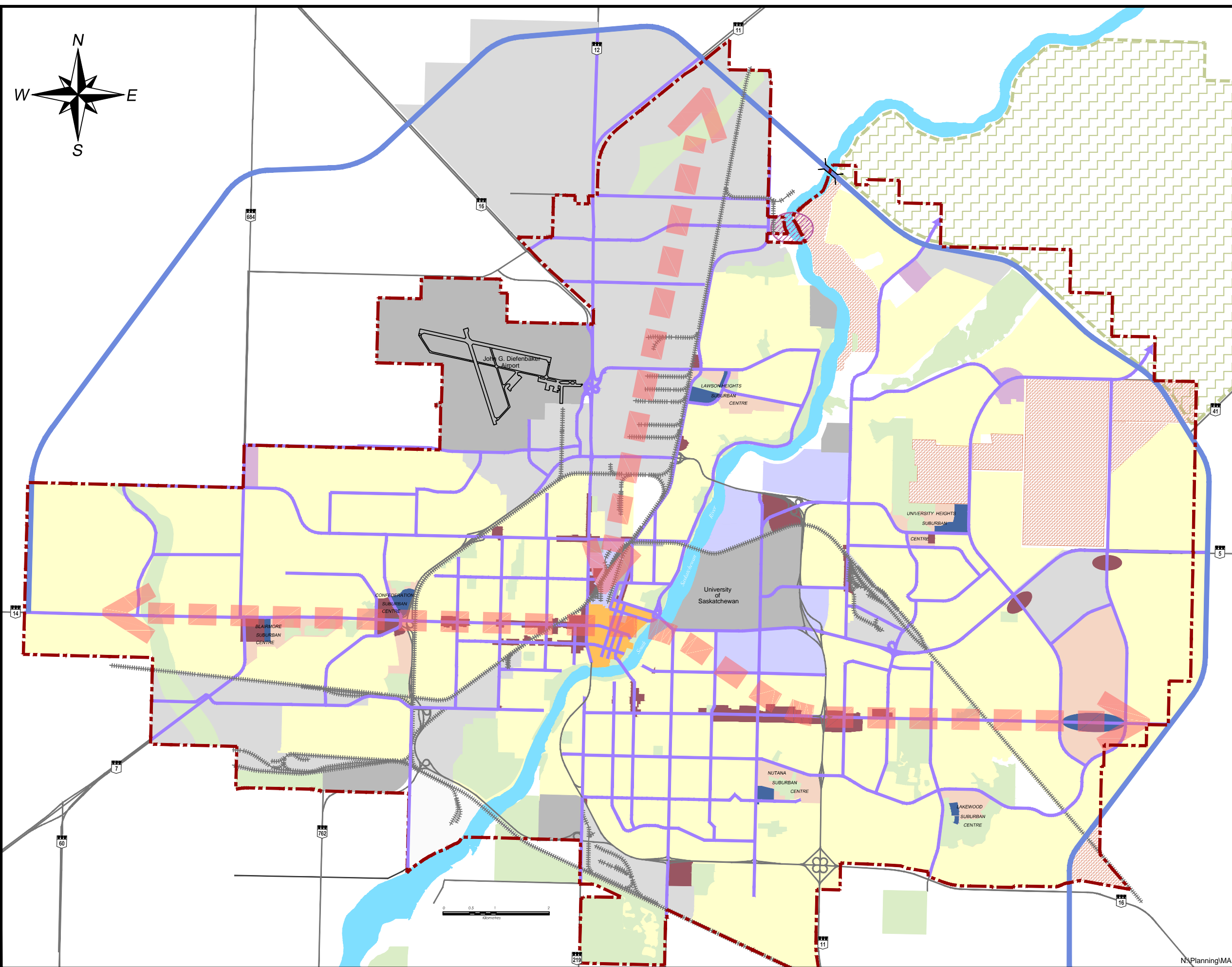
His Worship Mayor D. Atchison, Chair

Integrated Growth Plan to 500,000 Population



LEGEND

- DOWNTOWN
 - MAJOR INSTITUTIONAL
 - EMPLOYMENT AREA
 - NEIGHBOURHOOD
 - SUBURBAN CENTRE
 - SUBURBAN CENTRE COMMERCIAL
 - REGIONAL AND ARTERIAL COMMERCIAL
 - DISTRICT VILLAGE
 - MAJOR PARKS, ENVIRONMENTAL AREAS AND OPEN SPACES
 - HOLDING AREA
 - CITY LIMITS
 - ROADWAYS - HIGHWAYS, FREEWAYS AND RURAL ROADS
 - PERIMETER HIGHWAY
 - RAILWAYS
-
- ### INTEGRATED GROWTH PLAN
- MAJOR INFILL DEVELOPMENT
 - POTENTIAL RAPID MASS TRANSIT
 - POTENTIAL INTEGRATED CORRIDOR
 - POTENTIAL FUTURE RIVER CROSSING LOCATION
 - FORMER PROPOSED NORTHEAST SECTOR



NOTE: The information contained on this map is for reference only and not to be used for legal purposes. This map may not be reproduced without the expressed written consent of Community Services - Future Growth, Mapping & Research Section
 DRAWING NOT TO BE SCALED
 June 12, 2012

Integrated Growth

June 2012 (Version 1)



A Bridging Document....
Guiding the way to the Integrated Growth Plan



Photo Credit: City of Saskatoon

Table of Contents

Getting to the New Normal	5	Strategic Goal: Moving Around	27
Strategic Plan Goals	9	Making Connections: How we Will Move Around the City.....	27
Integrated Growth Plan Strategies	13	New River Crossing	27
Planning Integrated Communities—What does that mean?	17	Re-defining Our Transportation System	28
Strategic Goal: Sustainable Growth	19	Re-inventing Transit: Rapid Transit	28
New Development: Building Integrated Communities	19	Transportation Options	29
Main Streets and Transit-Oriented Development.....	19	Complete Streets	29
New Employment Areas.....	20	Principles for New Development	30
Suburban Centre as Focal Point	21	Key Studies and Timelines	33
Re-defined Neighbourhoods	21	Frequently Asked Questions	35
Infill Development	22	Recommended Resources	43
Strategic Infill	22		
Principles for New Development	23		



Photo Credit: City of Saskatoon

Getting to the ‘New Normal’

The City of Saskatoon has prepared a high level Integrated Growth Plan (IGP). The IGP outlines a transit, land use, roadway, and water and sewer servicing strategy for the growth of Saskatoon to a population of 500,000 people.

The IGP is the first of a series of approaches to meet the seven goals in City Council’s Strategic Plan, adopted in February 2012. The IGP directly addresses two of these goals—Sustainable Growth and Moving Around.

This growth plan is a new way of growing for Saskatoon. It will be aimed at achieving a desirable quality of life for our residents while also ensuring that the growth is cost-efficient.

This Bridging Document is intended to provide a high level of guidance to the development community during a brief period of adjustment to the new Integrated Growth Plan.

In advance of the necessary changes to the Official Community Plan Bylaw No. 8769 and the Zoning Bylaw No. 8770, as well as the Infrastructure Services Design and Development Standards Manual, this Bridging Document will provide a vision of the desired goals of the Integrated Growth Plan. The vision and statements of principles contained here are intended to articulate the general direction desired for new development. Developers are encouraged to provide innovative proposals in support of this new direction.

The purpose of this document is to provide clear direction and intent, while encouraging the flexibility in design and approach necessary to secure a new, innovative and effective city development process and outcome. It provides a forecast of what is to come.

What is the Strategic Plan?

City Council adopted the Strategic Plan 2012-2022 in February of 2012. It was developed with input from the Saskatoon Speaks community visioning process. As stated in the Strategic Plan: “the City’s 10 Year Strategic Plan outlines what is important in the near term and where we need to focus our energies. It includes an overarching mission, values and leadership commitments. . .

The Strategic Plan outlines seven strategic goals. Each goal has 10 Year Strategies and 4 Year Priorities; these represent the “how-to” component of operationalizing the vision. Implementation strategies will be developed through the annual Corporate Business Plan and Budget process, and the City will continue to monitor performance as we bring Saskatoon’s collective community vision to life.”

What is the Integrated Growth Plan?

The Integrated Growth Plan (IGP) will be the road map for how the City will achieve the goals of Sustainable Growth and Moving Around, outlined in the Strategic Plan.

The IGP, which has been endorsed by City Council, is a new way of growing and it involves a re-orientation of community planning and building processes in our city. It will mean a change in focus from planning new greenfield neighbourhoods to balancing outward growth with strong infill development in locations and forms that make sense. Transit will have a stronger role in designing communities so that higher-frequency mass transit can become a reality.

More information on these changes can be found in the following pages.

Check the website at www.saskatoon.ca for updates.

What will the City be doing in the next 24-36 months?

The City plans to conduct the following studies in the next 24 to 36 months:

- ◇ Nodes and Corridors,
- ◇ River Crossing location,
- ◇ Rapid Mass Transit system and corridor(s) locations,
- ◇ Infill Development Strategy, including Design Guidelines, and
- ◇ Employment Area Strategy

Each of these studies will involve public consultation processes. More information on these studies and the proposed timeline for their completion can be found on page 21.

How will development be affected?

During this transition period, the City will be encouraging all developers to look for ways to align their developments with these new directions. This document contains a list of recommended resources that may be consulted for additional information. As the studies progress, the City will provide updated information and guidelines.

In the interim, the City's Official Community Plan, Zoning Bylaw and Neighbourhood Design and Development Standards Manual are still in effect. **However, the City will consider proposals that deviate from these traditional standards, if they align with the vision outlined in this document.**

The City will be evaluating the necessary amendments to the above documents as this process unfolds. There may be several phases of amendments required over the next two to three years.

For further information:

Frequently Asked Questions — page 35
Recommended Resources — page 43



Photo Courtesy University of Saskatchewan / Flickr

Strategic Plan Goals

In the City's Strategic Plan, 2012-2022, Council identified 7 Strategic Goals to pursue in this period. Major initiatives undertaken by the City will be focused on the Strategic Goals for the next ten years.

Continuous Improvement Saskatoon is the best-managed city in Canada.

We provide high quality services to meet the dynamic needs and high expectations of our citizens. We focus on continuous improvement and providing the best possible services using innovative and creative means. We go beyond conventional approaches to meet the changing needs of our city.

We are a preferred employer that attracts skilled and talented people from a variety of backgrounds and professional disciplines. We are diverse and broadly representative of the community we serve.

We work together in a safe, healthy and productive environment. We know what is expected of us in our respective roles. And, we feel engaged and empowered to build a better city – committing ourselves to high standards of performance and taking responsibility for our decisions and actions each day.

Asset and Financial Sustainability Saskatoon invests in what matters.

Our planning is inspired by the idea that “we invest in what matters”. The financial and physical resources under our care are used to address the needs of citizens today and tomorrow – focused on our long-term goal to manage the City in a smart, sustainable way.

The services we provide are aligned with what our citizens expect and are able to pay. Citizens see value in the investments they make through their tax dollars. On their behalf, we seek revenue streams from new and multiple sources, and manage both risk and debt appropriately.

We are open, accountable and transparent, particularly when it comes to the resource allocation and collection decisions we make. Our buildings, roads and bridges are well-managed and well-maintained – meeting the needs of citizens and reflecting the pride and priorities of a modern 21st century city.

Economic Diversity and Prosperity Saskatoon thrives thanks to a diverse local economy.

Saskatoon's regional economy continues to grow and diversify, demonstrating long-term sustainability.

The city is recognized globally as a centre for education, innovation and creativity, and a business-friendly environment. Strong institutions and a spirit of entrepreneurship encourage the ideas and plans of individuals and companies big and small. We are a city that celebrates and embraces an entrepreneurial spirit.

All sectors of the economy are pulsing and new economic pillars have emerged.

People from across the province, Canada and the world are drawn to our city for its quality of life, limitless opportunities and highly-skilled and educated workforce.

Saskatoon is known as a bustling, business-friendly city.

The 7 Strategic Goals will provide a framework against which future development will be evaluated. The Integrated Growth Plan will pay particular attention to the Strategic Goals of Sustainable Growth, Moving Around, Quality of Life and Environmental Leadership in order to guide development. Consideration should be given to how new development can contribute to achieving these goals.

Quality of Life

Saskatoon is a warm, welcoming people place.

Our neighbourhoods are “complete communities” that offer a range of housing options, employment opportunities, art, culture and recreational facilities and other amenities. Citizens have access to facilities and programs that promote active living, and enjoy the natural beauty and benefits of parks, trails and the river valley that brings people together.

Culture thrives in Saskatoon where diverse traditions, religions and languages are respected and celebrated. As a community, we find new and creative ways to showcase our city’s built, natural and cultural heritage. Every citizen feels a sense of belonging.

People are actively engaged in the future and governance of their city.

Our community spirit is strong where, through conversation and collaboration, we work as one community to move forward, together.

Environmental Leadership

Saskatoon grows in harmony with nature.

Saskatoon thrives in harmony with its natural environment, conserves resources and consistently demonstrates environmental leadership.

Our city’s air and water are clean. We reduced our consumption of water and energy. We rely on renewable energy sources and green technology where it makes sense to do so. We construct energy-efficient buildings. And, we are a leader in operating an energy-efficient city in our cold weather climate.

People routinely take transit, walk or cycle to get around, and our neighbourhoods are more compact. We produce less garbage and recycle or compost most of it. We grow more food in the city.

The South Saskatchewan River Valley is Saskatoon’s natural showpiece and supports biodiversity in its many forms. Our natural assets are protected, enhanced and linked. And, there is more green space per resident, thanks to a commitment to urban and grassland parks and an urban forest that is healthy and growing.

For more information on the City of Saskatoon's Strategic Plan 2012-2022:
www.saskatoon.ca (look under 'S' for Strategic Plan)

Moving Around

Saskatoon is a city on the move.

Our investments in infrastructure and new modes of transportation have shifted attitudes about the best ways to get around.

Our transportation network includes an accessible and efficient transit system and a comprehensive network of bike routes. People still use cars, and also rely on options such as public transit, walking and cycling.

Growth has brought new roads and bridges that improve connectivity for all travel modes. Improved streetscapes, interconnected streets and well-planned neighbourhoods encourage walking and cycling.

Attractive options to the car alleviate congestion and ensure people and goods can move around the city quickly and easily.

Sustainable Growth

Saskatoon is known for smart, sustainable growth.

Saskatoon's growth is environmentally and economically sustainable and contributes to a high quality of life. The city has grown both upward and outward – reflecting a balance of greenfield and infill development. Balanced growth has made the city a model of efficiency and resulted in attractive new people places that reinforce Saskatoon's sense of community.

Downtown is built up and bustling. Main streets and community hubs are urban villages. New neighbourhoods are walkable and well-planned; older neighbourhoods have been renewed and revitalized.

Our City Centre is a vibrant hub for culture, commerce and civic life. And, getting to and from this thriving, creative space is easy, safe and enjoyable.



Photo Credit: City of Saskatoon

Integrated Growth Plan Strategies

The nine Strategies described below will be used to implement the IGP. The Strategies will help redefine Saskatoon's new neighbourhood development and support the continued success of our established neighbourhoods. An overview of the Strategies is provided below. Each of the Strategies is explored further in the following pages.

Updating the Basic Building Blocks of New Development – Integrated Communities

New suburban development should be designed to include the following components in order to offer a complete and self-sustaining community within the city.

- ◇ Significant Employment Opportunities
- ◇ “Main Streets” and Transit-Oriented Development provide a new role for arterial streets
- ◇ Suburban Centre as the “focal point” of the Sector
- ◇ Redefined Neighbourhoods with greater internal and external connectivity

Establish Infill Corridors

New residential development within existing neighbourhoods should be focused along corridors that provide transportation, commercial amenities, and sufficient infrastructure to support higher densities. A strategic approach to intensification will be used to guide redevelopment opportunities into “main street” and transit corridors, as well as appropriate residential corridors.

Continue to Support Strategic Infill Areas

There are a number of strategic infill sites that are being considered for redevelopment or intensification that will continue to be supported. These sites present the opportunity for significant new urban development within the existing city footprint, allowing the City to maximize the use of existing infrastructure and minimize the need for greenfield development.

Amend Policies and Develop Incentives to Support Strategic Infill

The creation and implementation of Infill Corridors will require careful analysis. Existing policies may need to be amended to support this direction and incentives may be necessary to prompt redevelopment in strategic locations.

Develop a City-Wide Land Use Plan for Employment Areas

New employment areas are currently identified within Suburban Development Areas. However, an overarching strategy to develop Employment Areas could identify additional strategic locations for (re)development adjacent to existing residential areas and convenient to transit and /or highway access.

Establish a Rapid Mass Transit Corridor(s)

A definitive Rapid Mass Transit (RMT) Corridor or Corridors will be identified that corresponds to existing intensity corridors, appropriate rights-of-way, traffic patterns, and key destinations. The determination of permanent RMT Corridors will require careful analysis but can lead to significant investment along the corridor(s) and will support the provision of high-frequency transit on a long-term basis.

Reinvent the Bus Transit System Based on the RMT Corridor

A high frequency RMT Corridor will require a reinvention of the bus transit system. This reinvention needs to focus on a targeted approach that provides a high quality of service connecting high population areas with employment areas rather than ensuring that every home is within walking distance of a transit route.

New Roads and Bridges

Employment growth in the north end of Saskatoon is going to continue, and when combined with major residential development areas in the northeast, the need for a new river crossing and connecting roads becomes prominent. The future Perimeter Highway will serve some of this purpose but its strategic role is as a component of the National Highway System, not necessarily Saskatoon's arterial roadway system.

Develop and Implement Funding Strategies

Intensification in existing areas and the reinvention of the transit system will require infrastructure upgrades to the roadway, water, sewer and electrical systems. New funding strategies for these upgrades will need to be explored and implemented.

For more information on the City of Saskatoon's Integrated Approach to Growth Planning, check out the [Sustainable Growth and Moving Around Video](#) on YouTube.

What you said

Community Values

Through *Saskatoon Speaks*, citizens discussed what they considered to be the city's key strengths and the qualities and features that should be protected, reinforced or enhanced. These provide the basis for community values below, which in turn provide a starting point for the community's vision, helping to frame challenges and opportunities that lie ahead.

Sports and recreation

Education, innovation and entrepreneurship

The river, trees and broader natural environment

Access to natural resources

Ease of getting around

Distinct places and neighbourhoods

Sense of community and civic pride

Size of the city and its small-town feel

Arts scene and cultural festivals

Challenges

Opportunities

Planning Integrated Communities: What does that mean?

This initiative is a shift of the fundamental building blocks used to shape growth in the City of Saskatoon. It will work to match the vision and expectations of our citizens, expressed in *Saskatoon Speaks*, with the transportation, land use and servicing required to ensure that Saskatoon continues to be a great place to live.

New initiatives, policies and strategies will be focused on how to grow and develop the city so that we have the outcomes that our citizens want. This shift means that new development in established areas will be focused in areas that make sense for the city as a whole. Areas of more intense uses will help complement primarily residential areas and add a diversity of uses so that people can meet their daily needs closer to home. New neighbourhoods will be designed to accommodate all aspects of our daily lives, including offering more sources of employment. Throughout the community, people will have better transportation choices, including rapid transit.

Changing the way we grow will likely mean some tough choices along the way and the City will need community input to make sure we get it right.

It will be important to balance the priorities identified in Council's Strategic Plan for 2012-2022 and to consider the decisions we make today on land use, transportation and servicing, as it relates to the key priorities of that Plan.

Planning integrated communities is a new route for Saskatoon, and will require a period of adjustment for not only the City's Administration, but also for the community, and the development industry. This period is an opportunity to bring forward ideas, solutions and innovations that will help guide the City towards a new model of growth.



Photo Credit: City of Saskatoon

Strategic Goal: Sustainable Growth

New Development: Building Integrated Communities

Saskatoon has used the Suburban Development Area (or Sector) as its growth model for approximately 45 years. A Sector encompasses eight to ten neighbourhoods, at least 50,000 people and the necessary community facilities for all of these residents. This scale of development makes it possible to reimagine future Sectors as a whole, with a wide range of amenities, including transit, significant employment areas, and a mixed use, higher density Suburban Centre focal point.

Reimagining the Suburban Development Area involves the following key strategies:

- ◇ “Main Street” Concept and Transit-Oriented Development
- ◇ Significant Employment Opportunities
- ◇ Suburban Centre as the “focal point” of the Sector
- ◇ Redefined Neighbourhoods that are easier to get around, and that are well-connected to the rest of the city

Main Streets and Transit-Oriented Development

Individual neighbourhoods should be designed to integrate into the larger area so that high-frequency transit can provide a backbone for the transportation system, focused along high intensity, mixed-use corridors. Arterial roadways no longer exclusively form the edges of neighbourhoods. Some arterials are the “main streets” of neighbourhoods, providing efficient movement of traffic and a mix of land uses, opportunities and experiences.

Higher density residential uses and mixed-use areas should be concentrated along routes to support frequent transit service. The model of Transit-Oriented Development (TOD) will prove valuable to defining this development type in Saskatoon.



“Transit-Oriented Development (TOD) is a mix of moderate to high-density transit-supportive land uses located within an easy walk of a rapid transit stop or station that is oriented and designed to facilitate transit use.”

- City of Ottawa, Transit-Oriented Development Guidelines



New Employment Areas

Sectors should contain a significant land base to facilitate the development of new employment areas, in strategic locations. New areas for employment will have to be carefully designed to be complementary to existing employment centres and avoid drawing high intensity office employment activity away from the Downtown.

New employment areas should provide a mix of light industrial and business park uses, with appropriate transitions from the employment areas to the adjacent residential areas. The model of TOD should also guide the design of employment areas in order to provide greater mobility options into and out of employment areas, and additional support for higher frequency transit service.



Please refer to the Frequently Asked Questions starting on page 35 for further details.

Suburban Centre as Focal Point

Focusing urban growth within nodes and supporting these nodes with higher levels of transit service is fundamental to linking land use and transit, reducing walking times to and from uses and supporting the more efficient delivery of transit service. The Suburban Centre will be a key destination, a major node in the Sector as well as in the city-wide system.

Creating the Suburban Centre as a vibrant mixed-use area, linked with a strong transit system, will serve to better meet the daily needs of residents in the surrounding neighbourhoods. Accommodating live, work and play opportunities within the Sector, will help promote transportation options including walking, bicycling and transit, while still accommodating the private automobile.



Re-defined Neighbourhoods

The City will be undertaking a number of studies to determine a Rapid Mass Transit (RMT) Corridor, redesign the transit system to support the RMT, and determine appropriate corridors for strategic intensification in existing areas. New neighbourhood design should incorporate the same principles by focusing on nodes and corridors for higher intensity residential and mixed-uses. Better ways to travel around and between neighbourhoods, through a return to the traditional grid network, should be pursued.

The central role of schools in neighbourhood design will also be evaluated as it leads to very large neighbourhoods. Schools may instead serve more than one neighbourhood.

Infill Development

Strategic redevelopment through infill in existing areas should be focused on the following aspects:

- ◇ Establish Infill Corridors
- ◇ Support Strategic Infill Areas
- ◇ Amend Policies and Develop Incentives to Support Strategic Infill

In concert with the IGP, the City is also undertaking a comprehensive Infill Development Strategy. This Strategy is focused on three phases: Neighbourhood Level Infill, Intermediate Infill and Strategic Infill.

The Neighbourhood Level Infill phase will produce Residential Infill Design Guidelines for Established Neighbourhoods which will provide additional guidance for low density, individual infill projects.

Moving forward, the IGP's Nodes and Corridors Study will align with the Intermediate Level Infill phase which is focused on medium density infill. The identification of corridors will provide targeted areas for redevelopment in order to foster more complete communities in existing areas through the provision of different types of housing and commercial amenities. Some corridors will be targeted for "main street" development, including street-oriented commercial and other complementary uses,



while other corridors will be the focus of primarily residential densification in order to make efficient use of existing services. Appropriate transitions from these corridors to adjacent established neighbourhoods will be an important consideration in this study. The Nodes and Corridors study will determine the location and types of corridor redevelopment to be pursued.

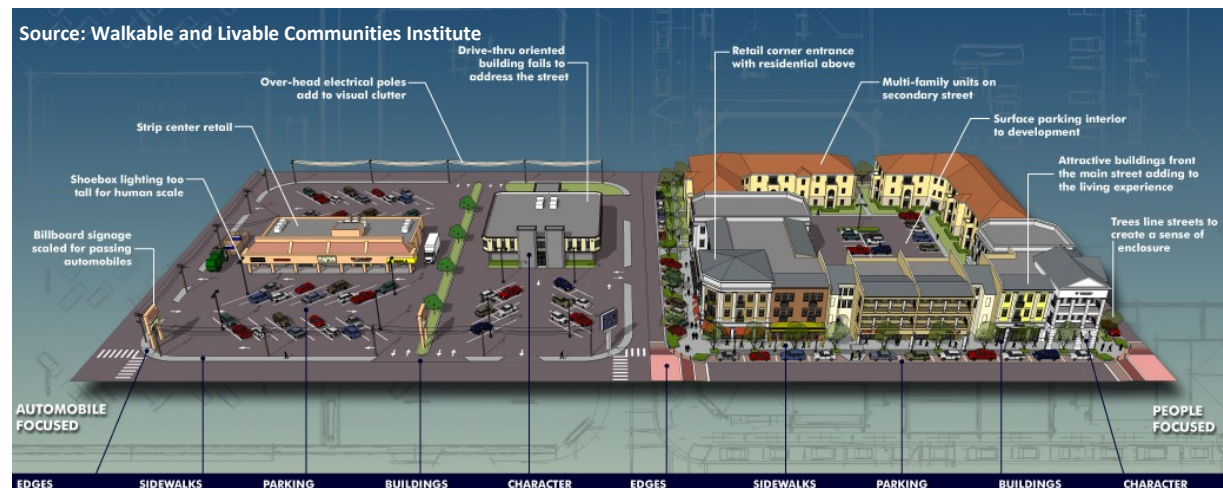
Strategic Infill

A number of large scale infill projects, have been identified through previous projects both from the City and other organizations, such as the College Quarter, shown at right. These projects will continue to be supported.

Principles for New Development

The following principles should be considered during all phases of design to produce a development that is beneficial to the community in the short and long-term. A development site should be planned and designed to address the following key elements:

- ◇ Focus development on sites that are convenient to planned transit services, neighbourhood amenities and services.
- ◇ Capitalize on opportunities to locate on previously developed sites and design new infill developments to reinforce and fill in an incomplete urban development pattern. Wherever possible infill development should seek to increase the efficient use of existing infrastructure by increasing residential density while remaining sensitive to the neighbourhood context in both design and scale.
- ◇ Incorporate space for public gathering and activities (e.g. courtyards, town square, communal gardens, play areas), where appropriate.
- ◇ Site design along identified corridors should be oriented primarily towards pedestrians with buildings being street-oriented and parking preferably located behind or possibly flanking the buildings. References for Livable Communities and Living Streets are included on page 29.



-
- ◇ Promote affordability through the use of strategies such as an appropriate range of lot sizes, maximizing amount of saleable - developable frontage, residential sites with rear lane access – allowing for narrow lots.
 - ◇ Provide for local economic sustainability through the provision of opportunities for employment within the community through a diverse mix of land uses, and the enhancement of tourism opportunities including eco-tourism.
 - ◇ Maintain or enhance significant existing environmental or historical features on the site. Buffer sensitive features from the impacts of development.
 - ◇ Identify water and sewer servicing requirements for the proposed increased densification and consider requirements for increased capacity to the water and sewer system.
 - ◇ Identify and implement water conservation measures within new developments that will reduce the water demands created by the development.

-
- ◇ All developments should strive to use green infrastructure for storm water management to the greatest extent possible. For example; green roofs, bio swales, stormwater planters, stormwater bump-outs (pictured below) or on site storage.





↑
LEFT LANE

RIGHT LANE

P
90 MIN
1.00 PER HOUR
2.00 PER DAY

Strategic Goal: Moving Around

Making Connections: How We Will Move Around the City

The roadway network within Circle Drive is characterized by many arterial streets with frequent connections to one another. Beyond Circle Drive, the network is characterized by few arterial streets that lack connectivity, limit access and sever connections to local streets. The future arterial street network is being re-imagined to be more frequently spaced and well connected including additional river crossing opportunities.



Within Circle Drive

Pre-war neighbourhoods were built for walking and transit with frequent connections between neighbourhoods.

Outside Circle Drive

Major roads and highways were designed to carry large volumes of traffic. Local roads were disconnected, making trips longer and more indirect.



New River Crossing

The Perimeter Highway will serve a strategic role as a component of the National Highway System and will serve some commuter traffic demand. However it is also necessary to provide an additional river crossing to adequately provide for commuter traffic between east side neighbourhoods and the north end employment area. Likewise, a new route for traffic between west side neighbourhoods and north end employment will also be required.

Redefining Our Transportation System

Reinventing Transit: Rapid Transit

Accommodating increasing travel demand on existing routes will require the ability to move more people rather than moving more cars. The City is committed to planning and developing fixed rapid transit routes across the city, connecting neighbourhoods and intensified corridors to employment and education destinations in the Downtown, University of Saskatchewan campus, and other nodes. While these routes have not yet been defined, the development community needs to be mindful of this opportunity as it unfolds. As a rapid transit route / system is implemented, the existing bus transit system will be realigned in order to focus its service to this corridor.



Please refer to the Frequently Asked Questions starting on page 35 for further details.

Transportation Options

New neighbourhoods and Sectors should be designed with land uses that offer significant employment opportunities and better options to moving around the area. A return to a grid network will reduce trip distances and make trips more easily accomplished by walking or cycling.

The return of the “Main Street” within neighbourhoods offers the opportunity for residents to satisfy their daily needs within walking distance of their home. Concentrating this activity along corridors well served by transit will provide an environment where accomplishing trips by transit just makes sense.

The car will continue to be an important mode of transportation but all modes will be accommodated in future neighbourhoods so that there are viable options for people to choose from, based on their individual needs and abilities.

Complete Streets

The current Infrastructure Services Design and Development Standards Manual provides a one-size-fits-all solution for street design – every arterial street looks the same and provides limited access. New street standards will be explored so that the street design matches the traffic demand and the land use context. Where appropriate, buildings may front onto arterial streets and will be designed to provide a human-scaled environment.

The City will draw upon the guidance of organizations such as CompleteStreets.org, the Institute of Transportation Engineers and the Congress for the New Urbanism with respect to the development of new standards.

The concept of “Complete Streets” is aimed at providing safe access for all modes of transportation, so that streets work for everyone, of all ages and abilities, regardless of how they travel.

Principles for New Development

The following principles are offered as early guidance. New developments should consider how their site can be connected to the larger multi-modal networks around them. Refer to the Recommended Resources on page 29 for further information.



- ◇ Incorporate public transit into the initial design of the proposed development / neighbourhood (e.g. walking distances to transit stops, density of development near transit nodes).
- ◇ Design the street layout and/or site design to provide support for walking and cycling while still providing for personal and commercial vehicle use. Provide connections to existing walkways or cycling trails and other destinations where possible.



- ◇ Design to maximize the number of dwelling units in the proposed neighbourhood / development that are within a reasonable walk of amenities such as: a transit stop; a public park; walking and cycling paths; everyday retail (convenience, general, grocery, pharmacy, hardware, and laundry); and mixed use focal point (retail, education facilities, and community services). Generally, more intense residential, commercial and mixed use development should be located along, or in proximity to, larger roadways.

- ◇ Design parks and open spaces to provide logical connections to surrounding areas.
- ◇ Give equal consideration to the continuity and connectivity of pedestrian, cycling, and transit facilities, as well as travel lanes for vehicles.

The intent of an integrated approach is to avoid creating situations like the one on the left, and instead, provide continuous facilities for all modes of transportation, appropriate to the land use context. The picture on the right shows an urban street that accommodates vehicles and bikes on the street and separates pedestrians via street trees and parking lanes.



“Creating an environment in which people can make rational choices between driving, biking, walking, carpooling, and using transit requires that these modes of transportation be efficient and intuitive to use.”

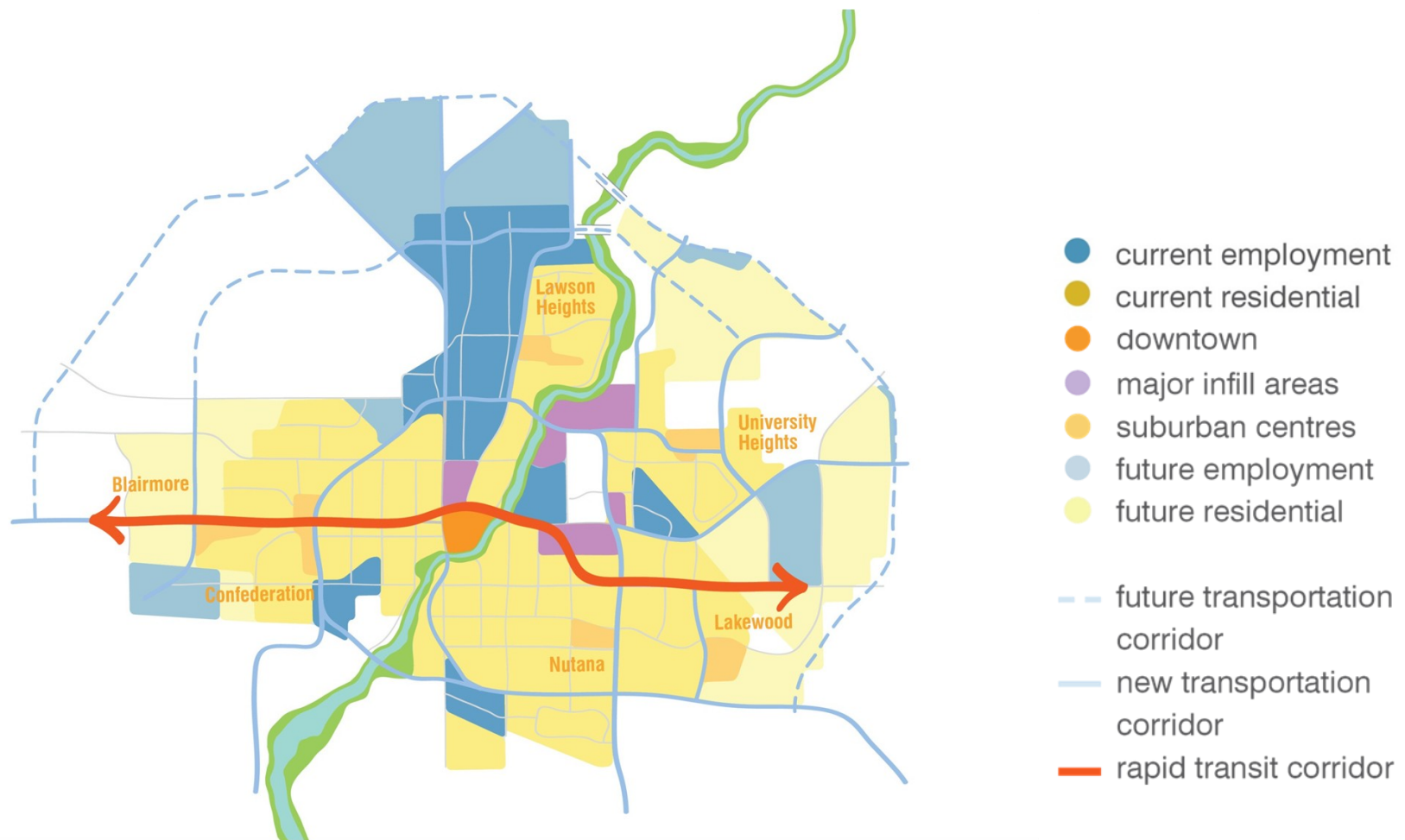


Photo Credit: City of Saskatoon

Key Studies and Timelines

The City plans to undertake the following major studies which will form the basis for the Integrated Growth Plan for Saskatoon. Each study will involve some form of public consultation. Please note the timelines below are approximate.

- ◇ **Nodes and Corridors Study** **2012 to early 2015**
This study will determine appropriate locations, refine the street cross-sections, land use, density and forms of development to be recommended for transit corridors, main streets and residential intensity corridors.
- ◇ **Infill Development Strategy** **Fall 2012 to mid 2014**
This strategy will be focused on preparing Neighbourhood Infill Design Guidelines, coordinating intermediate level infill development options in conjunction with the Integrated Growth Plan, and monitoring larger, strategic level infill development opportunities.
- ◇ **Rapid Mass Transit Study** **Fall 2012 to mid 2014**
This study will be focused on evaluating the appropriate transit technology, suitable locations and routes, as well as preliminary implementation guidelines.
- ◇ **River Crossing Study** **2012 to 2013**
This study will determine options for alignment, model traffic impacts, address associated land use options and prepare the preliminary assessments required for a new river crossing.
- ◇ **Employment Area Study** **Fall 2012 to mid 2014**
This study will be focused on evaluating existing and new sites for strategic employment area development, as well as the preparation of area redevelopment plans if necessary to facilitate new employment areas.



An Integrated City . . . A more diverse urban pattern that supports sustainable growth, healthy neighbourhoods and vibrant places.

Frequently Asked Questions

Sustainable Sector

What distinguishes a “sustainable sector” from existing sectors (Suburban Development Areas) in Saskatoon?

The “sustainable sector” contains many of the same elements as existing sectors. They are: neighbourhoods, a suburban centre and employment areas (new). The main difference is in the form and function of these elements and the way they relate to one another and the city as a whole.

A key intent of the sustainable sector is to create a self-sustaining community within the city— meaning that most of residents’ needs, including the opportunity for employment, can be met within their own suburban development area.

Other aspects of the sustainable sector include:

- ◇ interconnected neighbourhoods with major roadways acting as linkages rather than barriers (“Main Street” concept)
- ◇ transit-supportive development with greater residential and commercial intensities being located along major roadways and at major nodes in order to improve transit viability
- ◇ Suburban Centre as the “focal point” of the sector with improved connectivity, improved access for all modes of transportation and a greater diversity of uses
- ◇ “complete” streets and communities, meaning that the sector will be designed to meet the needs of all users and all transportation modes rather than focusing primarily on the movement and storage of automobiles.

How will significant employment opportunities be included in a sustainable sector?

A “new” element of the sustainable sector is the inclusion of employment areas within each Suburban Development Area. These employment areas could be made up of light industrial use, office park uses and some commercial uses and should be large enough so that a significant proportion of the sector’s working population could be employed there.



How will new neighbourhoods differ from recently-developed neighbourhoods?

Recently-developed neighbourhoods typically feature curvilinear street networks with a distinct hierarchy of roadways and a significant number of cul-de-sacs and/or crescents. In order to promote connectivity, new neighbourhoods should feature grid and/or modified grid street patterns. Linkages should be encouraged and a strict hierarchy of roadways should be de-emphasized.

Higher density residential development should occur along major roadways, typically on the edges of neighbourhoods (or within when a large corridor bisects a neighbourhood), rather than dispersed through the neighbourhood. Appropriate transitions from higher intensity uses to less intense land uses will ensure compatibility.

While neighbourhoods will remain dedicated primarily to residential land uses, new neighbourhoods should include increased consideration for a mixture of uses in addition to residential such as complementary retail and offices as well as live-work opportunities. Mixed uses should be encouraged both vertically (i.e. within a single site) and horizontally (i.e. across sites within the same vicinity).

New neighbourhoods will be physically smaller than recently-developed neighbourhoods and it is likely that elementary schools will serve more than one neighbourhood.

Rapid Mass Transit and Corridors

What is Rapid Mass Transit (RMT)?

This commonly refers to transit systems designed to serve at higher speeds and frequency than a typical bus system. Rapid transit generally combines a variety of physical, operating and system elements such as permanent transit stations, pay-before-boarding and dedicated lanes. Initially, the City of Saskatoon will be considering a Bus Rapid Transit (BRT) system.

What is an RMT corridor?

The City wishes to completely reinvent its transit service to be more efficient, convenient and cost effective. One way to do this is to focus on RMT using existing mixed use corridors , starting with BRT with the potential of transitioning to light rail (e.g. streetcars) in the future as Saskatoon's population warrants. It can be expected that buses will make stops frequently along the corridor, and may have their own dedicated lanes and stations. A series of transit hubs would be located along an RMT corridor. An RMT corridor location will be a permanent transit corridor.

What is a transit hub?

A transit hub is a main point of access to the RMT line that may take the form of small enclosed stations. People can park and ride and there may be other services available like a coffee shop, small grocer, etc.

How will the RMT corridor be selected?

At this point the major corridor(s) have not yet been selected. However, one corridor will likely follow major arterial roadways in an east-west direction and serve to link residential areas with major employment areas such as the University and Downtown. A north-south corridor will also be considered.

When will the RMT corridor be established?

The task of identifying the RMT line is one of many priority tasks of the new Integrated Growth Plan. We anticipate having the corridors identified by early 2014, and a BRT system in operation a year later.

What is an infill corridor?

Existing major roadways in Saskatoon, such as some arterials and major collectors, may be suitable for an increase in residential density through infill development and redevelopment of existing sites. This will allow for an increased level of transit service, more economical provision of infrastructure, improvement in amenities, and more viable commercial uses along and adjacent to these corridors. By increasing the number of people living along corridors, Rapid Mass Transit (such as BRT or Light Rail) and higher-service “feeder” transit routes become more viable since more users live within a smaller distance of major routes.

What is a “main street”?

Like infill corridors, main street areas are likely to be identified along some arterials and major collector roadways. These areas will similarly be identified for increased residential density through infill development. The key distinguishing feature of main streets from infill corridors is that a significant amount of street-oriented commercial and mixed use development will take place along them. This means that buildings should be built up to the sidewalk with parking behind and/or in a structure such as a parkade or underground. Over time, significant streetscape improvements will occur along these main streets ensuring that commercial uses are supported by an inviting environment for pedestrians and transit users.

How might development along a main street or infill corridor differ compared to what is there today?

Specific main street and infill corridors will be identified for intensification. As part of intensifying these areas, multiple storey buildings will likely be encouraged. Reduced or zero setbacks from the front lot line will also be encouraged or possibly even required, in many situations.

Main Street areas will be a focus for mixed-use redevelopment that will see a range of amenities and uses established. Sites adjacent to transit corridors may see reduced on-site parking requirements.

All of the details of future infill developments have not been determined at this time and public and stakeholder consultation will be necessary component of determining these details. For general reference, the model of Transit-Oriented Development could provide useful background for these areas. See the Recommended Resources on page 43 for suggestions.

What is a “complete street”?

“Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from [transit hubs].” - www.completestreets.org

“Complete Streets” is an outcome, not a standard or set of standards:

“There is no singular design prescription for Complete Streets; each one is unique and responds to its community context. A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more. A complete street in a rural area will look quite different from a complete street in a highly urban area, but both are designed to balance safety and convenience for everyone using the road.” - www.completestreets.org

Examples of how Complete Streets differ depending on the context. A suburban location (left) accommodates all users in a different method than a very urban situation (right).



Source: Flickr, Complete Streets



Source: Dan Burden, Walkable and Livable Communities Institute via Flickr

New River Crossing

Where will the new river crossing be located?

The need for another river crossing at the north end of the city has been identified. This will be a key linkage between residents on the east side of the river and the north end employment area.

The exact location of this river crossing has not yet been determined. The River Crossing Study, to be conducted between 2012 and 2013, will determine the location.

When will the river crossing be built?

This will be determined based on the outcome of the River Crossing Study and upon available funding.

Process

What consultation has been/will be done?

The Strategies that will inform the implementation of the Integrated Growth Plan were based on feedback from the community received during the Saskatoon Speaks process. The visioning process conducted for Saskatoon Speaks has prompted many of these strategies.

Additional consultation, input and feedback will be required from the community in order to refine many of the concepts outlined in this document. Each component and individual study piece will involve public and stakeholder consultation. The details of each consultation process have not yet been determined.

The City will be relying on the input and feedback of our citizens to make sure we get this right.



Photo Credit: Payton Chung

Recommended Resources

Transit-Oriented and Transit-Supportive Development:

[*Transit-Supportive Guidelines, 2012, Ontario Ministry of Transportation*](#)
[*Transit-Oriented Development Guidelines, 2007, City of Ottawa*](#)

Smart Growth:

[*www.smartgrowth.org*](#)
[*Sustainable Street Network Principles, 2012, Congress for the New Urbanism*](#)

Traditional Neighborhood Development:

[*www.tndtownpaper.com/neighborhoods.htm*](#)
[*safety.fhwa.dot.gov/ped_bike/*](#)
[*www.bettercities.net*](#)

Congress For The New Urbanism:

[*www.cnu.org/*](#)

Context Sensitive Solutions:

[*www.contextsensitivesolutions.org/*](#)
[*www.fhwa.dot.gov/context/index.cfm*](#)
[*www.completestreets.org*](#)

Transportation System Design:

[*www.completestreets.org/complete-streets-fundamentals/resources/*](#)
[*www.ite.org/emodules/scriptcontent/Orders/ProductDetail.cfm?pc=RP-036A-E*](#)
[*www.cnu.org/streets*](#)

Livable Cities:

[*Partners for Livable Communities*](#)
[*Livable Portland: Land Use and Transportation Initiatives*](#)
[*Model Design Manual for Living Streets, 2011, Los Angeles County*](#)

City of Saskatoon Initiatives

[*Saskatoon Speaks*](#)

[*City of Saskatoon Strategic Plan 2012-2022*](#)

[*Sustainable Growth and Moving Around Video*](#)



City of
Saskatoon

222 3rd Avenue North
Saskatoon, SK S7K 0J5
www.saskatoon.ca

Transportation
975-2454

Planning
975-2645

#	Project	Timing	Funding (\$ 000s)						Subtotal	Total
			Source	2012	2013	2014	2015			
A	Project Management and Administration	Ongoing	Existing Operating	\$38	\$38	\$38	\$19	\$133	\$558	
			Existing Capital	\$125				\$125		
			New Capital		\$100	\$100	\$100	\$300		
1	Bridging Document	Completion: June 18, 2012 (Council)	N/A					\$0	\$0	
2	Growth Plan to 500K - High Level	Completion: June 18, 2012 (Council)	N/A					\$0	\$0	
3	Growth Plan to 500K - Refined	Completion: November 2012	Existing Operating	\$31				\$31	\$42	
			Existing Capital	\$11				\$11		
4a	Integrated Growth Plan - Nodes and Corridors	Start: Immediately; consultant to start Fall 2012 Corridor locations confirmed by December 2013 Completion: December 2014	Existing Operating	\$58	\$115	\$178		\$351	\$1664 - \$1964	
			Existing Capital	\$85	\$553	\$270		\$908		
			New Operating				\$225	\$225		
			New Capital		\$180 - \$480			\$180 - \$480		
4b	Integrated Growth Plan - River Crossing Study	Start: Immediately Completion: Fall 2013	Existing Capital	\$100				\$100	\$250 - \$350	
			New Capital		\$150 - \$350			\$150 - \$350		
4c	Integrated Growth Plan - Rapid Mass Transit (RMT)	Start: Fall 2012 Completion: March 2014	Existing Operating	\$25	\$106	\$31		\$162	\$512 - \$812	
			Existing Capital	\$100				\$100		
			New Capital		\$250 - \$550			\$250 - \$550		
4d	Integrated Growth Plan - Land Use Plan for Employment Areas (Commercial/Industrial)	Start: Fall 2012 Completion: March 2014	Existing Operating	\$34	\$115	\$115		\$264	\$264	
			New Capital			\$250 - \$350	\$100 - \$200	\$350 - \$550	\$350 - \$550	
5	Water, Wastewater & Utilities Servicing Plan	Start: January 2014 Completion: December 2014	New Capital			\$250 - \$350	\$100 - \$200	\$350 - \$550	\$350 - \$550	
6	10 Year Budget and Cash Flow	Start: December 2014 Completion: June 2015	TBD					TBD	TBD	
7	Amendments to Policies and Standards	Start: December 2014 Completion: December 2015	TBD					TBD	TBD	

Project	Timing	Funding (\$ 000s)						Subtotal	Total
		Source	2012	2013	2014	2015			
TOTAL	Completion: December 2015	Existing Operating	\$186	\$374	\$362	\$19	\$941	\$3640 - \$4640	
		Existing Capital	\$421	\$553	\$270		\$1,244		
		New Operating				\$225	\$225		
		New Capital		\$680 - \$1480	\$350 - \$450	\$200 - \$300	\$1230 - \$2230		

COMMUNICATIONS TO COUNCIL

MEETING OF CITY COUNCIL – MONDAY, JUNE 18, 2012

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Denzil Dixon, dated May 25

Requesting temporary street closures of 3rd Avenue and 20th Street for Caribbean festival and parade on June 30, 2012. (File No. CK. 205-1)

RECOMMENDATION: that the request for temporary street closures of 3rd Avenue and 20th Street for Caribbean festival and parade on June 30, 2012, be approved subject to any administrative conditions.

2) Jason Rose, dated May 25

Commenting on recycling. (File No. CK. 7830-5)

RECOMMENDATION: that the information be received.

3) Kevin Scott and Diane Stephan, dated May 25

Providing a copy of a letter sent to the Administration regarding parking changes on Spadina Crescent. (File No. CK. 6120-2)

RECOMMENDATION: that the information be received.

4) Sheila Lawrence, dated May 28

Requesting that Avenue D between 22nd and 23rd Streets be temporarily closed on September 7, 2012, from 9:00 a.m. to 6 p.m. for barbecue and entertainment honouring 25 years of Community Service on behalf of the Persons Living with Aids Network of Saskatchewan.
(File No. CK. 205-1)

RECOMMENDATION: that the request to temporarily close Avenue D between 22nd and 23rd Streets on September 7, 2012, from 9:00 a.m. to 6 p.m. for barbecue and entertainment honouring 25 years of Community Service on behalf of the Persons Living with Aids Network of Saskatchewan be approved subject to any administrative conditions.

Items Which Require the Direction of City Council
Monday, June 18, 2012
Page 2

5) V. Romancia, dated May 30

Commenting on traffic control measures on McKinnon Avenue. (File No. CK. 6280-1)

RECOMMENDATION: that the information be received.

6) Brigitte Tan, dated May 29

Commenting on fluoridation. (File No. CK. 7920-1)

RECOMMENDATION: that the information be received.

7) Caitlin MacLachlan, dated June 3

Commenting on the cost of ambulance service. (File No. CK. 3000-1)

RECOMMENDATION: that the letter be referred to the Saskatoon District Health Board.

8) Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated May 28

Requesting to be sole agents for allocation of vending and concession locations for the Broadway Art Fest 2012 being held on June 23, 2012. (File No. CK. 205-1)

RECOMMENDATION: that the request from the Broadway Business Improvement District to be sole agents for allocation of vending and concession locations for the Broadway Art Fest 2012 being held on June 23, 2012 be granted.

Items Which Require the Direction of City Council
Monday, June 18, 2012
Page 3

9) **Laura Westman, dated June 6**

Requesting that 11th Street be closed between Broadway and Dufferin Avenues from 4:00 p.m. to 7:30 p.m. on Friday, June 15, 2012, to accommodate the Family Barbecue and Carnival event at Ecole Victoria School. (File No. CK. 205-1) **(As the event falls before the next meeting of City Council, this request has been handled administratively.)**

RECOMMENDATION: that the request for a temporary street closure on 11th between Broadway and Dufferin Avenues from 4:00 p.m. to 7:30 p.m. on Friday, June 15, 2012, to accommodate the Family Barbecue and Carnival event at Ecole Victoria School be granted subject to any administrative conditions.

10) **Janeen Covlin, dated June 6**

Commenting on bylaw pertaining to the sale of meat in the city. (File No. CK. 185-1)

RECOMMENDATION: that the direction of Council issue.

11) **North Central Transportation Planning Committee, dated March 1**

Submitting 2012/2013 membership invoice. (File No. CK. 155-1)

RECOMMENDATION: that the 2012/2013 membership fee to the North Central Transportation Planning Committee, in the amount of \$600.00, be paid.

12) **Bob and Dot Zens, dated June 9**

Commenting on loud vehicle noise in the city. (File No. CK. 375-2)

13) **James Brodie, dated June 9**

Commenting on loud vehicle noise in the city. (File No. CK. 375-2)

Items Which Require the Direction of City Council
Monday, June 18, 2012
Page 4

14) Roget Seines, dated June 12

Commenting on loud vehicle noise in the city. (File No. CK. 375-2)

15) Steven Thair, dated June 12

Commenting on loud vehicle noise in the city. (File No. CK. 375-2)

RECOMMENDATION: that the information be received and the letters be joined to the outstanding file on the matter.

16) Adam Snook, dated June 8

Commenting on prayer. (File No. CK. 150-1)

17) Karen Cook, dated June 8

Commenting on prayer. (File No. CK. 150-1)

18) Alex Hoppe, dated June 10

Commenting on prayer. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

19) Shellie Bryant, Secretary, Development Appeals Board, dated May 29

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 327 Flavelle Crescent. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, June 18, 2012
Page 5

20) Shellie Bryant, Secretary, Development Appeals Board, dated June 6

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 303 Dore Way. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

21) Shellie Bryant, Secretary, Development Appeals Board, dated June 6

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 3341 Ortona Street. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

22) Shellie Bryant, Secretary, Development Appeals Board, dated June 11

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 2241 Herman Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

23) Shellie Bryant, Secretary, Development Appeals Board, dated June 12

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 1803 Idylwyld Drive North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Sara Gowing, dated May 23

Commenting on a tree-planting project. (File No. CK. 4200-1) (Referred to Administration to respond to the writer.)

2) Maria Fortugno, dated May 23

Commenting on St. Mary's School. (File No. CK. 710-1) (Referred to Administration to respond to the writer.)

3) Jordan Magnuson, dated May 23

Commenting on a pothole causing damage to vehicle. (File No. CK. 6315-1) (Referred to Administration to respond to the writer.)

4) Chris Dauvin, dated May 23

Commenting on the condition of a street near the landfill. (File No. CK. 6315-1) (Referred to Administration to respond to the writer.)

5) Danny Vereschagin, dated May 28

Commenting on traffic on 37th Street. (File No. CK. 6320-1) (Referred to Administration to respond to the writer.)

6) Kent Pollard, dated May 28

Commenting on lack of access to pedestrian tunnel. (File No. CK. 6220-1) (Referred to Administration to respond to the writer.)

7) Brian Johnston, dated May 30

Commenting on the use of pesticides. (File No. CK. 4200-7) (Referred to Administration to respond to the writer.)

Items Which Have Been Referred for Appropriate Action

Monday, June 18, 2012

Page 2

8) Laura Chyzowski, dated May 30

Commenting on the intersection of Herold and Slimmon Roads. (File No. CK. 6280-1) (Referred to Administration to respond to the writer.)

9) Kelly Braun, dated May 31

Expressing concerns about prostitution. (File No. CK. 4350-012-2) (Referred to Chief of Police to respond to the writer.)

10) Harvey Anderson, May 31

Commenting on loud motorcycles. (File No. CK. 375-2) (Referred to Administration to respond to the writer.)

11) Elaine Schultz, Secretary for Board of Managers, Brandtwood Estates, dated May 28

Commenting on safety issues. (File No. CK. 5000-1) (Referred to Board of Police Commissioners for further handling.)

12) Cam Tennant, dated June 1

Commenting on yield signs adjacent to Eastlake Avenue. (File No. CK. 6320-1) (Referred to Administration to respond to the writer.)

13) Eric Lawrenz, dated June 5

Commenting on lawns by the riverbank. (File No. CK. 4200-1) (Referred to Administration to respond to the writer.)

14) Brandon Wilkinson, dated June 5

Commenting on proposed increases to the assessment of condominiums. (File No. CK. 1920-1) (Referred to Administration to respond to the writer.)

Items Which Have Been Referred for Appropriate Action

Monday, June 18, 2012

Page 3

15) Arnold Isbister, dated June 5

Commenting on proposed increase in taxes. (File No. CK. 6315-1) (Referred to Administration to respond to the writer.)

16) Robert Schmeiser, dated June 6

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

17) Ryan Janzen, dated June 7

Commenting on repairs done to clover leaf. (File No. CK. 6315-1) (Referred to Administration to respond to the writer.)

18) Peter Noyes, dated June 7

Commenting on water pooling in an alley. (File No. CK. 7820-1) (Referred to Administration to respond to the writer.)

19) Gary Derald, dated June 7

Commenting on tree trimming. (File No. CK. 4200-1) (Referred to Administration to respond to the writer.)

20) Brian Kraft, dated June 9

Commenting on large vehicles on Boychuk Drive. (File No. CK. 6315-1) (Referred to Administration to respond to the writer.)

21) Nicole Gantner, dated June 10

Commenting on recycling in multi-unit dwellings. (File No. CK. 7830-5) (Referred to Administration to respond to the writer.)

Items Which Have Been Referred for Appropriate Action
Monday, June 18, 2012
Page 4

22) Dwayne Sabulsky, dated June 9

Commenting on the condition of city streets, roadways and alleys. (File No. CK. 4139-1)
(Referred to Administration to respond to the writer.)

23) David Kirton, dated June 11

Commenting on the need for an off-leash dog part in the west end of the city.
(File No. CK. 4205-1) **(Referred to Administration to respond to the writer.)**

24) Bram Noble, dated June 10

Commenting on land clearing and development behind Hughes Drive. (File No. CK. 7500-1)
(Referred to Administration to respond to the writer.)

25) Joseph Gagnon, dated June 11

Commenting on issues resulting from railway tracks running parallel to Warman Road.
(File No. CK. 6171-1) **(Referred to Administration to respond to the writer.)**

26) Glen Reid, dated June 11

Commenting on recent changes to transit routes. (File No. CK. 7310-1) **(Referred to Administration to respond to the writer.)**

27) Lori Prostebby, dated June 11

Commenting on needle exchange. (File No. CK. 3000-1) **(Referred to Board of Police Commissioners [regarding allegations of illicit drug trade activities], to the Administration [regarding zoning issues] and to the Ministry of Health [regarding the issue of needle exchange programs] for consideration and response to the writer.)**

RECOMMENDATION: that the information be received.

D. PROCLAMATIONS

1) Debbie White, Founding Board Member, World Oceans Day, dated May 25

Requesting City Council proclaim June 8 to 15, 2012, as World Oceans Day. (File No. CK. 205-5)

RECOMMENDATION: that City Council approve the proclamation as set out above and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

B1)

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

From: CityCouncilWebForm [mailto:CityCouncilWebForm]
Sent: May 25, 2012 7:08 AM
To: City Council
Subject: Write a Letter to City Council File No. CK. 205-1

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Denzil Dixon
2020 Morgan ave
Saskatoon
Saskatchewan
S7J 2E1

EMAIL ADDRESS:

fdixon26@sasktel.net

COMMENTS:

I am putting on a caribbean festival, parade, on Jue 30th. It will be to promote the caribbean culture in Saskatoon. The parade starts at friendship park and makes its way to Victoria park where there will be music, displays, food, etc. I did not know until very recently that I needed to seek your approval for the street closure. I am hoping for your approval as much of the planning and advertising has already been done. I have had a contract from allocations for quite awhile now and was not told about needing approval from city council. Please contact me with any questions so we can speak further regarding the event. I am so looking forward to showcasing the fabulous costumes and music that the caribbean people of Saskatoon have to offer.

Thankyou so much.

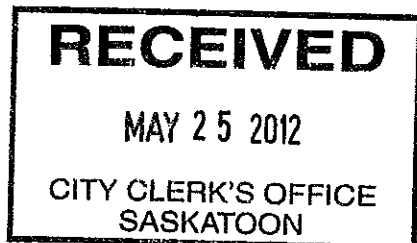
The parade will marshal at Friendship park at the base of the traffic bridge. The parade will go north on 3rd avenue and turn west onto 20th street. the parade will continue down 20th all the way to avenue c where it will turn south.

The parade will then turn onto Spadina crescent and continue all the way to Victoria park where there will be a day of family fun caribbean style.

Denzil Dixon

7830-5
Ba)

From: CityCouncilWebForm
Sent: May 25, 2012 11:56 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jason Rose
830 Ave T North
Saskatoon
Saskatchewan
S7L 3B7

EMAIL ADDRESS:

stacieandjason@hotmail.ca

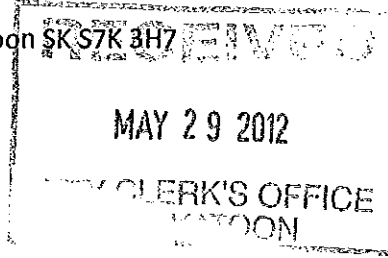
COMMENTS:

I just want to let everyone know what a complete waste of money, time and space you people are going to create by implementing the "recycling" program. First of all where exactly do you expect us to store yet another PLASTIC bin to hold our recycling? My family has been recycling for the last 6 years and the amount of recycling we have every two weeks will fill our black garbage bin...AND THATS SORTING IT!!!!!!..We have a 3 member family so I could only imagine what the amount would be for a 4-6 member family. Do you expect the people of Saskatoon to have yet another eye sore of a bin parked in the front yard? Nice work, real thought out, thanks alot...The people that are true recycling people are already doing it and if you think that you are going to get alot more people on board, good luck with that. All your going to get is a bunch of people using those bins for another garbage bin...Seriously people, its time to step down, pay more attention to your day jobs and let someone in that can sit down, full time, and deal with the issues we have in this city...or maybe you guys like the fact that we have a bunch of gun/knife carrying degenerates walking our streets in such high numbers now adays.....

6120-2
B3)

1134 Spadina Crescent East

Saskatoon SK S7K 3H7



May 25, 2012

Infrastructure Service

Transportation Branch

222 - 3rd Avenue North

Saskatoon, SK S7K 0J5

Attention: Ms. Lana Dodds

Dear Madam:

Re: Spadina Crescent Residence/No Parking

Today in our mail box we received your Notice about the consideration of eliminating any parking on the west side of Spadina Crescent East in front of the residences between Duke Street and Queen Street.

This notion and that any City staff time and resources would be expended at all on such a consideration are both so ludicrous that, while we will try to attend the meeting on May 31, 2012 to voice our opinion, we feel compelled to express the same without waiting until that date.

We have to assume that you are aware that there is no parking permitted on the east side of Spadina, so options for parking in our area are already limited. The result of eliminating parking on the west side of the street as well would therefore leave our entire block a long one by most standards....with no street parking whatsoever on both sides.

Did you ask yourself any of the following questions, before starting your process? If you had, we doubt that you would have taken this any further.

Is there any other block in the entire City that would face this unusual circumstance of having no parking on either side of the street?

Have you then considered what this would mean for those residents who can park only on the street near or in front of their home, or for those of us who enjoy having visitors come to our homes? Are you suggesting, for example, that if the visit happens in the middle of a -40 degree cold snap, the visitor, old or young, and whether capable of walking the distance or not, is to hope to find parking, at the closest somewhere on Duke or Queen Street, and then make his or her way to the host's residence?

Are these people not as important as cyclists who are merely travelling through the area?

And how is it that we would manage deliveries to our homes, whether it be, for example, a food or a floral delivery, and how are we to arrange for service people to come to our homes? Are they also expected to park blocks away? We think that our block would be quickly black-listed by all or some of these businesses.

Essentially, to overcome such obstacles, you would be forcing all to construct front driveways on which to park or to accommodate such things....driveways where now beautiful front yards exist. Would that not be tantamount to an expropriation of that piece of land by the City? Would it be reasonable to expect the City to provide compensation for this and to pay for the expense of creating meaningful parking to replace what to only a limited degree we now have?

Finally, we have to assume that, like other City residents, we are paying taxes for the ability to have at least some parking in front of our homes. It would be a legitimate reason to have our tax assessments reduced, should your notion ever be implemented. Does it make any sense for the City to suffer this financial loss, when perhaps money is better spent on other solutions, such as suggested below?

So please apply a little common sense here. By your own admission, it is only the segment of Spadina Crescent East between Duke Street and Queen Street that you say is narrow for both bicycles and vehicles. As circumstances would have it, there is a beautiful trail on the east side of Spadina that is meant to accommodate bicycles as well as pedestrians. If a cyclist is concerned about his or her safety, would it not be logical for him or her to use this part of the trail until Spadina again widens enough for him or her? This inconvenience is a far less than the loss suffered by the residents if parking is eliminated.

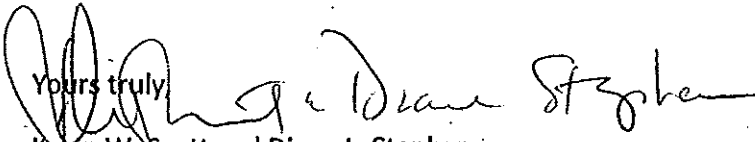
Further, you seem to say that it is only for a short segment of Spadina that this problem occurs. If that is the case, what is wrong with a cyclist occupying the lane and slowing traffic for this short distance, if he or she is intent on riding his or her bicycle on the road? Again, when comparing what is only a perceived inconvenience for the vehicle, such inconvenience pales by comparison to the challenges of the residents and others to the area if there is no parking.

Or, if it is such a great problem having vehicles and bicycles on this part of Spadina and money has to be spent to solve it, why would you put the residents to the expense of creating alternate parking (if such creation is even possible)? Would it not make sense instead to widen the street to the east, using land that already belongs to the City, to create the bike lane that you feel is missing? That would seem like a worthwhile investment by the City rather than lose the taxes due to lower assessments caused by lack of parking for the residents.

We sincerely hope that this whole matter is nixed immediately. It is in our view entirely unfair and pure nonsense to spend any more time on the possibility of eliminating the only parking that we have.

Thank you for your consideration.

Yours truly,

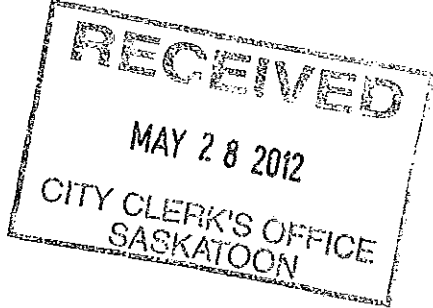

Kevin W. Scott and Diane L. Stephan

c. Mayor Don Atchison

c. Members of City Council

203-1) B4)

From: CityCouncilWebForm
Sent: May 28, 2012 2:46 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Sheila Lawrence
127C Avenue D North
Saskatoon
Saskatchewan
S7K 4J1

EMAIL ADDRESS:

plwa@sasktel.net

COMMENTS:

On behalf of the Persons Living with AIDS Network of Saskatchewan we would like to request street closure on September 7th, 2012 between the hours of 9:00 a.m. and 6:00 p.m.

In honour of 25 years of Community Service we are having an Outreach BBQ event. We will have BBQ's, tents, entertainment and an AIDS education table.

We are reaching out to the community to further educate and increase HIV/AIDS awareness.

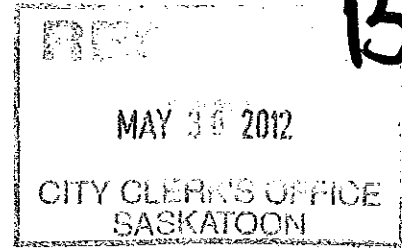
Thanking you in advance for your cooperation in making this worthwhile event a success.

Sheila Lawrence

Ave D between 22nd & 23rd Streets.

6280-1
(B5)

City of Saskatoon Infrastructure Services Dept
222 3rd Ave N
Saskatoon SK S7K 0J5
975-2454 fax: 975-2971



2012/05/30

re: IS 6280-1

Hello.

Thank you for your letter from a traffic safety engineer about yield signs for 2200-2300 block McKinnon Ave at Hilliard St.

As I 'spearhead' our community's need for these signs, it is good that a traffic safety engineer is involved. It is unfortunate that the point has been missed. It seems the history of this situation and past discussions have faded from non-McKinnon Ave residents memory far too fast, and respondents are not keeping themselves abreast of the chronology.

That point is we to be pro-active in prevention need, not just react to past accidents, both for the current situation of vehicle speed on a residential street, as well as the traffic increase that is to occur.

At the other two intersections on McKinnon cross streets, traffic now noticeably slows due to the yield signs. At Hilliard, drivers see that there is no sign so drivers seem to think that now *they* have the right to race through Hilliard-McKinnon. Note that the problem occurs from out-of-area traffic using McKinnon as a shortcut, not local drivers who are aware of the children.

The condo project two blocks from the Hilliard-McKinnon intersection is adding 120 homes to McKinnon Ave, which is 1.5x what already exists. McKinnon traffic has already increased from poor city management of Clarence Ave, and will increase significantly more as the condo owners go to Churchill Park Shopping Centre since the condo access is slated for lining up with McKinnon.

Traffic has already been diverted for the condo project construction activities, and will be more times. Even when traffic is not officially diverted, traffic has and will avoid the trucks and heavy equipment working on the condo project as they move about on Ruth St at Haultain/McKinnon Ave. This puts even more pressure on Hilliard as a diversion from the diversion.

At the most recent meetings to take place on these issues, the church group benefitting from this project stated they were going to become active in the community and communicate more and so on, but no communications have taken place.

We have asked several times for traffic count meters to take a count now, and then after the condo is fully occupied to prove that we are correct in how much traffic will increase, but every CofS person we contact does not even have the courtesy to respond.

Are you here everyday *watching* the traffic, therefore knowing what it is really like? We didn't think so. We are experts in what actually happens on our street.

Please get yield signs installed now. Please get this traffic count done now.
Please get the pedestrian bulbs calming traffic at all intersections as we have discussed before.

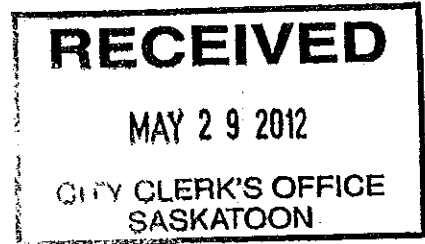
Thank-you.

V Romancia
Saskatoon SK

cc: Marilyn Loewen & City Council et al via city Clerk's Office via fax: 975-2784
222 3rd Ave N
Saskatoon SK S7K 0J5

7920-1 B6)

From: CityCouncilWebForm
Sent: May 29, 2012 9:09 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Brigitte Tan
Box 18, Stn.main, RR # 3
Saskatoon
Saskatchewan
S7K 3J6

EMAIL ADDRESS:

bptan@yourlink.ca

COMMENTS:

to all members of the City Council of Saskatoon:
Mr. Corbett, thank you for answering my email. However you did not address any of my concerns, or answer any of my questions. You conveniently referred me to "Health Canada" and the "National Dental Association of Canada". Those are political organizations who have always endorsed fluoridation and always will....they have their own agenda, their own script to follow, their own masters to serve. (Not US.)

I am writing to YOU, the City Council of Saskatoon, because YOU have the power to fluoridate or not fluoridate the water supply. So, rather than to be content with the "status quo," and to rely on someone else's guidelines, i invite you to see this issue not as politicians, but as fellow human beings with the same concerns as the rest of us, and from a common-sense point-of-view. After reading my letter, i invite you to research this issue for yourselves, individually, because you OWE it to yourselves and to those who have elected you and who trust you to act in their best interest.

Water fluoridation was first used by the Nazis in their concentration camps, with the purpose of sterilizing the women and subduing all prisoners. In the US, fluoridation had its beginnings in the 1940's, when the United States began making atomic bombs in great numbers. Investigative journalist Christopher Bryson has researched fluoridation for some 10 years and written the book "The Fluoride Deception." If you don't have time to read the book, you can find a 3 part interview with Bryson on YOUTUBE, they are about 9 minutes each and give you insight into the history of fluoridation.

Sodium fluoride and other forms of inorganic fluorides, such as Hydrofluorosilicic Acid, which may be used in our water, and which is even more reactive than Sodium Fluoride, are toxic industrial by-products, and what's more, they are themselves contaminated with other toxic substances such as lead, aluminium and arsenic, etc.

This definition alone would make anyone of sound mind wonder: What is this stuff doing in our water supply??

The fact that ANY individual or organization would endorse the use of such a substance for human consumption, is deeply troubling to me and many others.

Consider for a moment the issue of dental amalgams: the Canadian and American Dental Associations continue to endorse these materials as SAFE, despite a mountain of evidence to the contrary. How can we trust them?

The pretext for fluoridation was, and is, the dental health of children. However, you are forcing every man, woman and child to ingest this substance every day, for years and years, whether it benefits them or not, whether they want it or not.

Consider this: babies who are bottle-fed get fluoridated water from the beginning of their lives, even though it is harmful to babies. Children who like to swallow their toothpaste, because it tastes good, AND who drink fluoridated water, can easily get overdosed on the stuff.

Fluoride is partially excreted via the kidneys, and partially stored in the human body. Children store up to 50 percent of it in their bones, and there is a strong connection between fluoride consumption and bone cancer in children, especially in young boys.

All sick people are forced to ingest fluoride: kidney patients have difficulties excreting it, and for Dialysis patients it is downright dangerous. People with Diabetes drink more water than other people, and therefore can get overdosed on fluoride...and the list goes on and on.

Of all the fluoridated water, less than one percent is actually being consumed as drinking water. We also bathe in it, shower with it, feed it to our cats and dogs, water the garden and lawn with it....and what was banned from industrial smoke stacks because of the harm it did to all living things, is now quietly and conveniently flushed down the toilet and down the waste water pipes, into the river, where, as experts point out, it gets diluted, and it eventually reaches the ocean, which is becoming the "final and fatal" resting place of our thousands of chemicals, which are slowly killing all life there. AND US also.

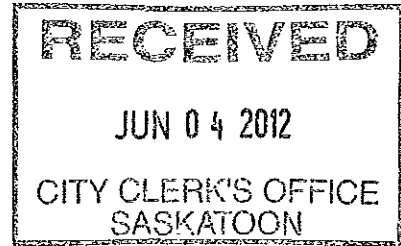
I am asking you again: What moral and ethical right do you have, to continue this abhorrent practice? Is this not a blatant violation of human rights and freedoms? If you take the time to research this issue, you will come to the conclusion that, at the very LEAST, fluoridation is not a black and white issue, but a very controversial one, one that affects the health of people and of the environment in many negative ways.

I am writing to you in the name of all those who do not wish to drink fluoridated water, all those who don't know it's there, but are being harmed by it. And i am asking you again not to take this lightly, and not to rely on the "guidelines" of those who serve the industry, which is the ONLY real beneficiary in all this.

Respectfully, Brigitte Tan

3000
(B7)

From: CityCouncilWebForm
Sent: June 03, 2012 9:58 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Caitlin MacLachlan
117 Northcote Ave.
Toronto
Ontario
M6J 3K4

EMAIL ADDRESS:

caitmaclachlan@gmail.com

COMMENTS:

I am writing for the sake of my grandmother, a Mrs. Eileen Stadnyk, who lives at 2309 McEown Avenue in the City of Saskatoon. I hope the concern that I wish to bring to your attention in this letter will be of interest to you.

Personally, I was appalled when I learned that each time a citizen calls an ambulance that citizen is billed \$350. Apparently my grandmother has 'only' been billed \$275 per ambulance ride. However, due to health issues, she has felt it necessary to call an ambulance multiple times over the past two months. In total she has been billed \$1375. That is a lot of money for a widowed woman living on a pension to pay after returning home from a nine day hospital stay. She lives alone and, with most of her family residing out of the province, has no alternative but calling an ambulance when her heart acts up.

While my grandmother has little faith that the government will provide her with any recourse, I sincerely believe this issue needs to be addressed promptly. I am concerned not only for my grandmother's sake. I fear for other elderly people and low income families who might feel they are prevented from accessing health care due to the fees incurred by calling an ambulance. We can hardly call Canadian health care universal if some groups of people cannot afford to access it.

Thank you for your time and consideration.

Sincerely,

Caitlin MacLachlan

Please note this message has also been sent to Lynne Yelich, Corey Tochor and Mairin Loewen



205-1
(B8)

Get the Goods... on Broadway.

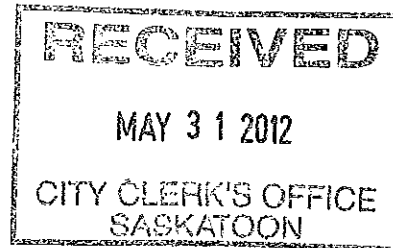
Broadway Business Improvement District

813 Broadway Avenue

Saskatoon SK

S7N 1B5

May 28, 2012



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

Re: **Broadway Art Fest 2012**

To His Worship and Members of City Council:

On Saturday, June 23rd, the Broadway BID will host *Broadway Art Fest 2012* for which we request permission to be the sole agents for the allocation of vending and concession locations. This will ensure that our licensed vendors and businesses are not compromised.

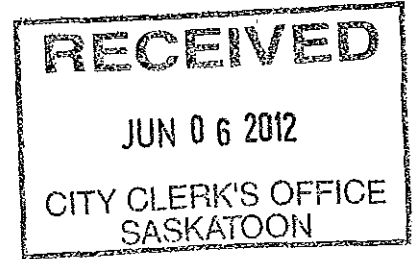
If there are any questions regarding this request, please contact me at 664.6463.

Kind regards,

Sarah Marchildon
BBID Executive Director

205-1
(B9)

From: CityCouncilWebForm
Sent: June 06, 2012 2:39 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Laura Westman
424 9 Street East
Saskatoon
Saskatchewan
S7N 0A8

EMAIL ADDRESS:

laurabishop@yahoo.com

COMMENTS:

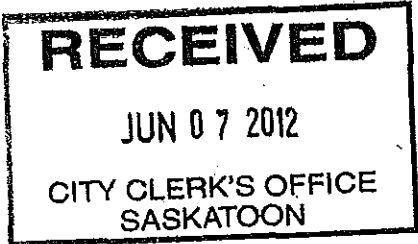
The Ecole Victoria School, School and Community Council would like to request the closure of 11th Street between Broadway and Dufferin from 4:30 - 7:30pm on Friday, June 15 in order to accommodate the school's Family BBQ and Carnival.

Thank you for considering our request.

Respectfully,
Laura Westman
Vice-Chair, EVS School and Community Council

185-1 B10)

From: CityCouncilWebForm
Sent: June 06, 2012 5:43 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Janeen Covlin
Box 184
Endeavour
Saskatchewan
S0A 0W0

EMAIL ADDRESS:

eatreal@coolspringsranch.ca

COMMENTS:

Subject: Review and repeal Meat By-law 5469

Through out all of Saskatchewan it is legal to sell meat from an abattoir with Regional Health Inspection... except Saskatoon.

Saskatoon's Meat Bylaw 5469 states that ALL meat sold in city limits must be provincially or federally carcass inspected. The by-law was put in place in 1975, supposedly for the reason the there was farmers bringing in "unsafe meat" and peddling it, but it is also rumoured that the the large packing plant, Intercontinental Packers (Intercon) may have lobbied to encourage such a bylaw, hence eliminating some local competition.

Currently, it is still enforced by The Saskatoon Health Region and is still eliminating sales from small Regionally Health Inspected butcher shops.

The advent of dirty factory farming and industrial food production prompted the chosen solution of Food Safety regulations and meat inspection. But what subsequently happened, as in this very situation, was the total exclusion of small pasture-based farms who were never a food safety problem to begin with.

An local example is free-range chicken that is commonly produced. There are 2 federally inspected plants and only 1 provincial plant. All of them raise "confinement chicken" but don't do any custom processing.

To follow all the rules, a farmer must first purchase very expensive chicken quota, proceed to financing a Provincial Inspected abattoir, and then have a ready and waiting market for the large amount of chicken need to allow service the debt and make a living. In short, it is not a "scaleable" business opportunity - the required "embryo" for a free-range chicken business is too big to be birthed, with the current regulatory climate.

Small, pasture-based farms are ultimately prevented from marketing healthy free-range poultry to chefs, health food stores or even the popular Saskatoon Farmers Market. All these people

would LOVE to have access to such local food, not only for the flavour, but the health benefits and to support environmentally sustainable farming, but... it is not legal.

Health Department IS currently satisfied with the safety of meat coming from Regional Health Inspected abattoirs as it is recognized that smaller operations are usually managed by the owners, who have a vested interest in supplying safe meat.

Many grocery chains have their own policies requiring Provincial or Federally inspected meat, therefore, it really isn't necessary for the City of Saskatoon to hold up a bylaw regarding a choice that could be made by the store, restaurant, or farmers market individually.

We are requesting for Bylaw 5469 to be repealed, to put Saskatoon in the same position as the rest of the province and have more safe, healthy local meats available in the city.

I look forward to hearing how the issue will proceed - thank you for hearing our concerns!

Sincerely,

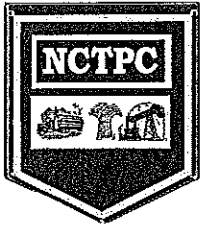
Janeen Covlin

As evidence of the demand for more food freedom in Saskatoon, there is a FaceBook group called...

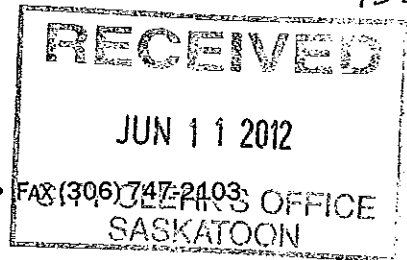
Saskatoon Food Freedom - Repeal Bylaw 5469

Many of Saskatoons top chefs and concerned citizens have joined in support

<http://www.facebook.com/groups/SLFFrepeal5469/>



NORTH CENTRAL
TRANSPORTATION
PLANNING COMMITTEE
BOX 972 • SHELLBROOK, SK • SOJ 2E0 • PHONE (306) 747-3762 • FAX (306) 747-2103



155-10
(B11)

INVOICE

<u>Customer</u>	<u>Particulars</u>
City Clerk's Office City Hall, City of Saskatoon 222 - 3 rd Ave North Saskatoon, SK S7K 0J6	Date: 01 March 2012 Invoice No: Payment Due: 31 March 2012

<u>Qty</u>	<u>Description</u>	<u>Unit Price</u>	<u>TOTAL</u>
	Membership Fee for April 1, 2012 to 31 March 2013 The Executive wish to thank you for your past support through your paid membership and also wish to thank you for your anticipated continued support in the 2012/2013 year.	Maximum of \$600.00	\$ 600.00
	TOTAL		\$ 600.00

*All paid members will receive copies of the approved Executive Minute by e-mail (or posted mail if you indicate you are unable to receive e-mail or you are unable to open Word documents).
Please include with your remittance your updated e-mail address.
All non-paid members will receive an e-mail copy of the Executive Minutes only if you are able to receive e-mail in Microsoft Word and we have your e-mail address on file.*

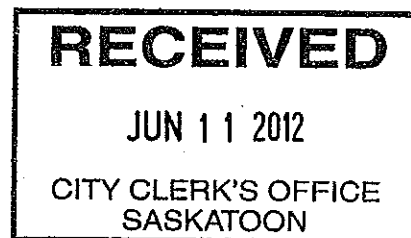
*If you have any questions,
Please feel free to contact any of the Executive Officers.*

Chairperson: Richard Porter @ (306) 747-7694
1st Vice Chairperson: Raymond Wilfing @ (306) 236-6811
2nd Vice Chairperson: Walter Kabaroff @ (306) 497-3544
Secretary: Beth Herzog @ (306) 747-3762
E-Mail: bethherzog@sasktel.net

~ Thank You ~

375-2
(B12)

From: CityCouncilWebForm
Sent: June 09, 2012 7:51 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Bob & Dot Zens
2060-424 Spadina Cres. East
Saskatoon
Saskatchewan
S7K 6X7

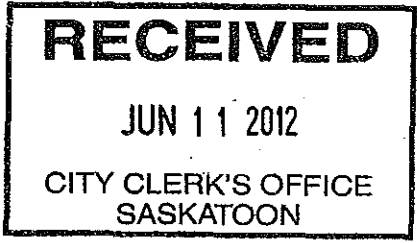
EMAIL ADDRESS:

COMMENTS:

Thank you for addressing the issue of loud vehicle noise in our city. Please know that you have the full support of hundreds of people who live downtown and are forced to leave the city in the summer due to the increasing and very disturbing noise levels in Saskatoon.

3753
X (BIB)

From: CityCouncilWebForm
Sent: June 09, 2012 6:01 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

james brodie
739 wilkinson way
saskatoon
Saskatchewan
s7n-3l6

EMAIL ADDRESS:

j.brodie@sasktel.net

COMMENTS:

City Council,

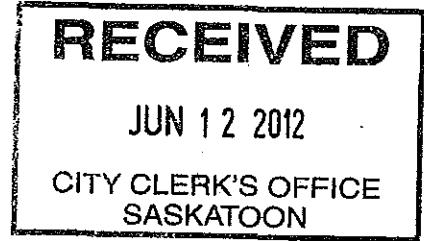
Well here we go again, noise, noise, noise enforcement, in the past we the city of saskatoon visited this issue and was defeated and now we are doing this again but with a different spin.

This is just a waste of taxpayers money and time, are we going to revisit the issue of RV Parking again as well, well shame on you, for the abuse of taxpayers money.

Thank-you

375-2
(B14)

From: CityCouncilWebForm
Sent: June 12, 2012 8:02 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Roget Seines
3268 Margaret Place
Regina
Saskatchewan
S4V 1G8

EMAIL ADDRESS:

rogetsaurus@gmail.com

COMMENTS:

Recent news indicates that your Council is considering enforcement of an excessive vehicle noise law utilizing newly available equipment. No doubt, you will receive resistance from the minority with a stake or special interest in the matter. However, be assured that the vast majority of citizens are in favour of this enforcement to quell a constantly growing problem. As a Regina resident, I will be watching your progress closely and encouraging our City Council to follow suit.

3-5-2
(BIS)

From: CityCouncilWebForm
Sent: June 12, 2012 10:30 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

steven thair
#405, 717 Victoria Avenue
Saskatoon
Saskatchewan
S7N 2T5

EMAIL ADDRESS:

steven.thair@sasktel.net

COMMENTS:

I write to encourage council to move forward with all steps needed to create a practical and enforceable bylaw to reduce vehicle noise, from both two wheeled and four wheeled vehicles.

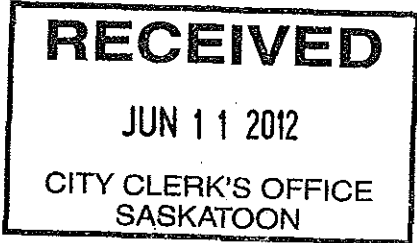
A loud horn will serve motorcyclists better than loud pipes, and spare the rest of us the disturbance of the latter.

If change to the provincial legislation is required, then please take the steps necessary to start that initiative.

Thank you,
Steven Thair

150-1
B16

From: CityCouncilWebForm
Sent: June 08, 2012 7:01 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Adam Snook
Rr2
Winfield
Alberta
T0c2x0

EMAIL ADDRESS:

adam@fcbg.ca

COMMENTS:

This is a letter regarding the recent " demands" made about council's praying before meetings.

This is a predominantly Christian country and has been since it's founding, and that background has served us well for the last 145 years.

It's unfortunate that someone in attendance was offended by the prayer, however no one forced them to participate.

I grew up in Saskatoon, attended Holy Cross high school, and I love that city and still consider it home.

At some point someone is going to have to stand up and say NO to people forcing their agendas on others. I implore the mayor and council to do the right thing and stick to tradition and to your beliefs.

Regards,

Adam Snook

150-1
(317)

From: CityCouncilWebForm
Sent: June 08, 2012 9:31 PM
To: City Council
Subject: Write a Letter to City-Council

RECEIVED
JUN 11 2012
CITY CLERK'S OFFICE
SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Karen Cook
GD
Binscarth
Manitoba
R0J 0G0

EMAIL ADDRESS:

gecook@mts.net

COMMENTS:

I recently read in the news that the city council of Saskatoon is being asked to refrain from Christian prayers at council-lead activities, as it may impose on other's human rights. As a Christian, I beg you to NOT bow down to the voice of a few who look to take the Lord completely out of the public eye. If I were at a ceremony where Hinduism or Buddhism, for example, were being mentioned or practiced, in the form of a quick prayer, I would in no way shape or form be offended. How can this offend or infringe on anyone's human rights? I don't believe you are trying to preach and convert anyone else to the Christian religion, just a simple prayer to the One True God. God has been taken out of schools, out of politics, out of science, do we really want to live in a God-less society? One individual was offended by this Christian prayer, please don't make the rest of your Christian population pay for that one individual's offense. If people are going to oppose the use of Christian prayers at these council-lead events, perhaps they would be more comfortable waiting outside until the prayer is complete, then re-join the event after. As I am not a resident of your city, I would understand if my opinions mean very little to you, however I felt a strong need to share with you that not everyone feels Christianity is offensive. I pray that you will all have the strength and courage to stand up for what you believe in, and allow Christian prayers to continue.

Thank you for your time.

150-1
B18

From: CityCouncilWebForm
Sent: June 10, 2012 3:05 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Alex Hoppe
2703 Spadina Cres. E.
Saskatoon
Saskatchewan
S7K 6P8

EMAIL ADDRESS:

chester.hare@hotmail.com

COMMENTS:

I've been commenting about the Ashu Solo complaint on the CBC's website.

<http://www.cbc.ca/news/canada/saskatchewan/story/2012/06/08/sk-prayer-complaint-1206.html>

Just thought I'd tell you how I feel and that maybe you could use some words of support.

I do not believe in God, but I do not think those who do are wrong for doing so.

- "The state should have no role in imposing, endorsing or promoting a particular religion OVER OTHERS,"

(A prayer of thanks offered up in public does not imply any negative connotations towards any other belief including that of non-belief. And it does not imply that Christianity is a superior religion, it was done for the benefit of a crowd of volunteers who were predominantly Christian. It was simply a thank you.)

- "nor should it pressure or coerce an individual into a religious practice,"

(The prayer was offered up to the crowd for them to take or leave as they saw fit. No one was forced to participate and no one was shunned for non-participation.)

Ashu Solo was not denied access to the podium and was free to offer up any prayer he wanted, to any god he wanted, for the benefit of the crowd. He chose not to.

His shyness is no reason to infringe upon other peoples right to express their beliefs. I understand and empathize with New Canadians who may have come from war torn countries where religious persecution runs rampant, places where people are willing to kill for, and are put to death for their beliefs. I have no intention of letting Canada become such a place.

People must be allowed to share and promote their beliefs so long as it doesn't infringe upon the beliefs of others. To say that "God is Great" does not infringe upon my belief of no God. However if you start challenging my morals and ethics based upon the fact that I don't share your faith, well that's just unacceptable here in Canada.

If you want to pray to your God go ahead, just don't try to make me do it or tell me I'm wrong not to.

No one did that to Ashu Solo.

I hope his complaint is reviewed by a higher agency and is dismissed.

Recitation of a prayer such as 'saying grace' is an inoffensive custom and not a challenge to anyone's beliefs. It sends no message other than 'thank you'.

The idea that it is "an unpleasant choice of sitting through the prayer or making a scene by leaving" is ludicrous. It's no worse than sitting through any other speech, and obviously Mr. Ashu Solo is not afraid of the spotlight created by causing a scene.

In the future when saying grace at public events, keep it short, and if other faiths want to say a similar message, by all means let them.

I hope justice will prevail, and the freedom to practice ones beliefs wont be overshadowed by the excessive sensitivities of others.

Regards,

Alex Hoppe
Citizen of Saskatoon
chester.hare@hotmail.com



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

B19)

May 29, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Refusal to Issue Development Permit
Alteration to One Unit Dwelling – Attached Deck – 10' X 28'
(Front Yard Setback Deficiency)
327 Flavelle Crescent – R1A Zoning District
Gordon Harrold
Appeal 19-2012**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

or **Shellie Bryant**
Secretary, Development Appeals Board

SB:drs

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, June 25, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall	
RE:	Refusal to Issue Development Permit Alteration to One Unit Dwelling – Attached Deck – 10' X 28' (Front Yard Setback Deficiency) 326 Flavelle Crescent – R1A Zoning District Gordon Harrold (Appeal No. 19-2012)	

TAKE NOTICE that Gordon Brent Harrold has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Building Permit to allow an attached deck, 10 feet by 28 feet, at 326 Flavelle Crescent.

The property is located in a R1A Zoning District. Section 5.8(2)(d) of the Zoning Bylaw states that an attached deck more than 0.4 metres in height may project 1.8 metres (5.906 feet) into the required front yard. Further, Section 8.2.2. of the Zoning Bylaw requires one-unit dwellings to have a front yard setback of 6.0 metres (19.685 feet). Given this information, a front yard setback of no less than 4.2 metres (13.779 feet) is required.

Based on the information provided, the front yard has a setback of 3.596 metres (11.8 feet) resulting in an encroachment of 0.603 metres (1.98 feet).

The Appellant is seeking the Board's approval to allow the attached deck.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 29th day of May, 2012.

Shellie Bryant, Secretary
Development Appeals Board

Templates\DABs\Dab-A



City of
Saskatoon

Saskatoon Development
Appeals Board

Bao)

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

June 6, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Development Permit
 Proposed Attached Deck
 (With Front Yard Setback Deficiency)
 303 Dore Way – R1A Zoning District
 Armella Frenette
 (Appeal No. 21-2012)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Shellie Bryant
Secretary, Development Appeals Board

SB:ks

Attachment

Templates\DABs\Mayor.dot



City of Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, July 9, 2012	TIME:	4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall		
RE:	Refusal to Issue Development Permit Proposed Attached Deck (With Front Yard Setback Deficiency) 303 Dore Way - R1A Zoning District Armella Frenette (Appeal No. 21-2012)		

TAKE NOTICE that Armella Frenette has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit to allow a proposed attached deck.

The property is located in a R1A Zoning District. Section 5.8 (2)(d) of the Zoning Bylaw states that raised patios and decks more than 0.4 metres (1.31 feet) in height above grade are permitted to project not more than 1.8 metres (5.91 feet) into a required front yard. The required front yard in the R1A District is 6.0 metres (19.68 feet).

Based on the information provided, the raised deck projects up to 3.20 metres (10.5 feet) into the required front yard resulting in a deficiency of 1.0 metres (3.28 feet).

The Appellant is seeking the Board's approval to allow the attached deck.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 6th day of June, 2012.

Shellie Bryant, Secretary
Development Appeals Board

Templates\DABs\Dab-A



City of
Saskatoon

Saskatoon Development
Appeals Board

B21)

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

June 6, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Development Permit
 Detached Accessory Building - Garden Shed with Playhouse
 (With Various Zoning Violations)
 3341 Ortona Street - R2 Zoning District
 Neil and Debbie Block
 (Appeal No. 20-2012)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Shellie Bryant
Secretary, Development Appeals Board

SB:ks

Attachment

Templates\DABs\Mayor.dot



City of Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, July 9, 2012.	TIME:	4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall		
RE:	Refusal to Issue Development Permit Detached Accessory Building - Garden Shed with Playhouse (With Various Zoning Violations) 3341 Ortona Street - R2 Zoning District Neil and Debbie Block (Appeal No. 20-2012)		

TAKE NOTICE that Neil and Debbie Block have filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit to allow a detached accessory building in the rear yard at 3341 Ortona Street.

The property is located in an R2 Zoning District. Section 5.7(3) of the Zoning Bylaw states that in any R district, no detached accessory buildings or structures shall:

- a) exceed four metres in height from grade level to the underside of the eaves;
- b) have any part of its roof in excess of five metres in height;
- c) be more than one storey in height above grade; and
- d) have a floor located more than 1.2 metres above grade level.

Further, Section 2.0 Definitions of the Zoning Bylaw indicates that "storey" means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Based on the information provided, the following zoning violations are noted:

1. With reference to clause a) noted above, the proposed detached accessory building is 4.470 metres in height from grade level to the underside of the eave resulting in the detached accessory building being 0.470 metres too high to the underside of the eave;
2. With reference to clause b) noted above, the proposed detached accessory building is 5.08 metres in height to the peak resulting in the detached accessory building being 0.08 metres too high to the roof peak.

3. With reference to clause c) noted above and the definition of a "storey", the floor of the garden shed constitutes the first storey and the floor of the playhouse will constitute a second storey which is not permitted; and
4. With reference to clause d) noted above, the floor of the proposed detached accessory building is 2.7 metres in height resulting in a detached accessory building floor being 1.5 metres too high above grade level.

The Appellant is seeking the Board's approval to allow the detached accessory building.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 6th day of June, 2012.

Shellie Bryant, Secretary
Development Appeals Board



City of
Saskatoon

Saskatoon Development
Appeals Board

Baa)

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

June 11, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Approve Subdivision Application
 One-Unit Dwellings
 (With Minimum Site Width Deficiency)
 2241 Herman Avenue – R2 Zoning District
 Kelly Foster
 (Appeal No. 23-2012)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Shellie Bryant
Secretary, Development Appeals Board

SB:ks

Attachment

Templates\DABs\Mayor.dot



City of Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, June 25, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, City Hall (Please enter off 4th Avenue, using Door #1)	
RE:	Refusal to Approve Subdivision Application One-Unit Dwellings (With Minimum Site Width Deficiency) 2241 Herman Avenue – R2 Zoning District Kelly Foster (Appeal No. 23-2012)	

TAKE NOTICE that Kelly Foster has filed an appeal under Section 228(1) of *The Planning and Development Act, 2007*, in connection with the City's refusal to approve Subdivision Application No. 34/12, for the property located at 2241 Herman Avenue.

The intent of the subdivision proposal is to create proposed Lot 49 to accommodate the construction of a new one-unit dwelling and proposed Lot 50 to accommodate an existing one-unit dwelling.

City Council, at its meeting held on May 28, 2012, denied the subdivision application on the basis that the proposal does not conform to the development standard of Zoning Bylaw No. 8770 regarding minimum site width for one-unit dwellings.

Section 8.4.4 of Zoning Bylaw No. 8770 requires that the site width for the construction of new one-unit dwellings in established neighbourhoods shall be at least 70 percent of the average site width for one- and two-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 7.5 metres.

In accordance with the 70 percent site width calculation, the required site width on the 2200 block of Herman Avenue is 12.16 metres. Proposed Lots 49 and 50 each show a site width of 11.43 metres. As a result, each lot is deficient in width by 0.73 metres.

Under the provisions of Section 228 of *The Planning and Development Act, 2007*, an applicant for subdivision has the right to appeal to the Development Appeals Board when their application for subdivision has been denied.

The Appellant is seeking the Board's approval of the subdivision application.

Development Appeals Board
Appeal 23-2012

Notice is being provided to the appellant, the Council, the municipality and to each property owner and the assessed owners of neighbouring properties within 75 metres from the subject property.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information can contact the Secretary at 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 11th day of June, 2012.

Shellie Bryant, Secretary
Development Appeals Board

Templates\DABs\Dab-A-Sub.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

B23)

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

June 12, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Development Permit
 Removal and Replacement of McDonald's Restaurant
 (With Deficiency in Required Number of Parking Spaces)
 1803 Idylwyld Drive North – IL1 Zoning District
 Stantec Architecture/Clayton Petrich
 (Appeal No. 22-2012)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Shellie Bryant
Secretary, Development Appeals Board

SB:ks

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, July 9, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall	
RE:	Refusal to Issue Development Permit Removal and Replacement of McDonald's Restaurant (With Deficiency in Required Number of Parking Spaces) 1803 Idylwyld Drive North - IL1 Zoning District Stantec Architecture Ltd./Clayton Petrich (Appeal No. 22-2012)	

TAKE NOTICE that Stantec Architecture Ltd./Clayton Petrich has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit to allow the removal and replacement of an existing restaurant at 1803 Idylwyld Drive North.

The property is located in an IL1 Zoning District. Section 6.3.4(4) requires one parking space per 30m² of gross leasable floor area for a restaurant in an IL1 district.

Based on the information provided, the gross leasable floor area of the proposed restaurant is approximately 471m² and requires a total of 16 parking spaces at 2.7m x 6.0m. Only 12 parking spaces are shown on the plans including 2 barrier free spaces resulting in a deficiency of 4 parking spaces.

The Appellant is seeking the Board's approval to allow the parking deficiency.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2783.

Dated at SASKATOON, SASKATCHEWAN, this 12th day of June, 2012.

Shellie Bryant, Secretary
Development Appeals Board

4200-1
C1)

From: CityCouncilWebForm
Sent: May 23, 2012 12:28 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Sara Gowing
827 ave J N
Saskatoon
Saskatchewan
s7l2k8

EMAIL ADDRESS:

chibi_princess@msn.com

COMMENTS:

Hello,
I would like to start a park project in the city. A park project is where the volunteers would plant trees donated by business and community members. I would get a bunch of local business and residents to donate time and money and one weekend in July or August where we would do the actual planting. I was wondering if there is a park that we would be able to plant the trees in, or if there are similar projects already started in the city.

Thank you so much for your time
Sara

From: CityCouncilWebForm
Sent: May 23, 2012 10:51 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Maria Fortugno
246A East Place
Saskatoon
Saskatchewan
S7J 2X9

EMAIL ADDRESS:

mariac.fortugno@gmail.com

COMMENTS:

I have, with grave disappointment, watched key heritage buildings destroyed since I was a child, growing up in Saskatoon. I remember the controversy over the demolition of Saskatoon's original performance theatre, "The Capitol". I remember the near miss when Riversdale Pool was proposed to be shut down because of its' disrepair, in the late 1970's. It was only the outcry of many citizens which thwarted that demolition in favour of plans to renovate.

Presently, to add to park space, there are plans to demolish St. Mary's School, the 99-year old building which was the first Catholic school erected in Saskatoon, and one of the first in Saskatchewan! If this is not a heritage site, what is! There are also rumours and much upset amongst Saskatoon citizens about the selling off and possible demolishment of Third Avenue United Church in the downtown.

I am appalled by the short-sightedness and narrow focus of proponents against the protection of heritage sites. These are the very buildings which have contributed to the solidity and beauty that has given Saskatoon a good reputation in the past. Meanwhile, we are becoming a box store marvel. Such un-architectural buildings use many resources but are DESIGNED to last only 10 years!

Ironically, there is great effort to tear down buildings which were built to last (consider the difficulty destroying the A.L. Cole site). Is this the city we want? Disposable boxes? I wouldn't be surprised if the Bessborough comes up for discussion of demolition, next, at this rate.

Sincerely,
Another Concerned Citizen

6315-1
C3

From: CityCouncilWebForm
Sent: May 23, 2012 3:23 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jordan Magnuson
822 Avenue J North
Saskatoon
Saskatchewan
S7L2K9

EMAIL ADDRESS:

jordan.magnuson@bmroofing.ca

COMMENTS:

To whom this may concern,

While driving yesterday in my truck I struck a pothole on the 1400 block of Avenue D North. It broke all 5 lug bolts off my front left tire, costing me \$131.00 in towing from Astro Towing and a \$200 cost to repair the damages. I will also need to get my wheel refinished as it suffered damage swell.

I believe this is the City's responsibility to pay for these damages, and is very lucky that no pedestrian or myself got injured during this mishap as my wheel that fell off could of killed someone.

Thank you for addressing my concerns quickly.

6315-1
C4)

From: CityCouncilWebForm
Sent: May 23, 2012 11:53 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

chris dauvin
206 keeley cres
ston
Saskatchewan
s7j 4b4

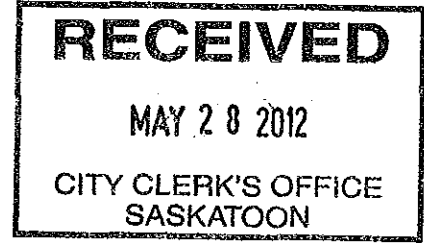
EMAIL ADDRESS:

cdauvin@hotmail.com

COMMENTS:

hi i would like an explanation as to why power drive road (the only road that goes to QEpower station and the garbage dump) is in such a third world condition?this road has been abused and neglected for far to long please fix this problem!

From: CityCouncilWebForm
Sent: May 27, 2012 8:48 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Danny Vereschagin
3543-37th Street West
Saskatoon
Saskatchewan
S7L7B8

EMAIL ADDRESS:

dan.vereschagin@shaw.ca

COMMENTS:

My family would like to have council address the fact that the street that we live on has been getting increasingly busier as well as the drivers are not slowing down.

How can we have speed bumps installed along our stretch of the street. Hughes has speed bumps and 37th further down has speed bumps. We find that drivers, including buses are not slowing down and using this stretch as a raceway.

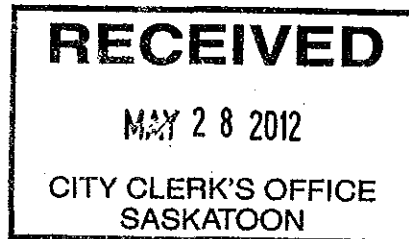
I have been outside on the sidewalk and have motioned to drivers to slow down and they keep on crusing.

Please do something for the safety of our children, our neighbours children and your future taxpayers.

Sincerely
Dan & Tracy Vereschagin

6220-1
Cb)

From: CityCouncilWebForm
Sent: May 28, 2012 9:59 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Kent Pollard
1222 Junor Av
Saskatoon
Saskatchewan
S7L 7K1

EMAIL ADDRESS:

kentpollard@gmail.com

COMMENTS:

For decades there has been a marked and lighted crosswalk at the south end of Edward Avenue (For pedestrian access to the south side of 33rd street) which had a wheelchair ramp on both sides, providing access to the tunnel under the CP rail tracks.

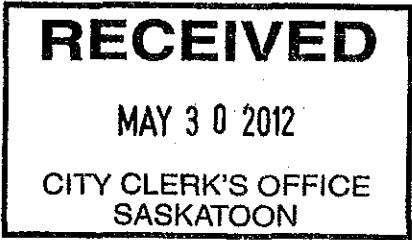
The construction of the new, much vaunted, pedestrian and cycling path from Kelsey to the riverbank has resulted in installation of a solid curb across that crosswalk, which is impenetrable to wheelchair users, forcing them to either travel a block west, if they intend to use the underpass, or stay on the north side of 33rd all the way to the riverbank, if that is their destination.

I find myself at a loss to imagine how the city justifies, in the second decade of the 21st century, removing wheelchair access that was already present, especially in light of the targeted goal of a dedicated pedestrian path.

I hope this is a careless, and wasteful, oversight that will be corrected, otherwise, it represents a sad indicator of the administration's commitment to those with mobility issues.

4200-7
C1

From: CityCouncilWebForm
Sent: May 30, 2012 1:39 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Brian Johnston
834 Marr ave
Saskatoon
Saskatchewan
S7L3Z5

EMAIL ADDRESS:

brianjohnston@sasktel.net

COMMENTS:

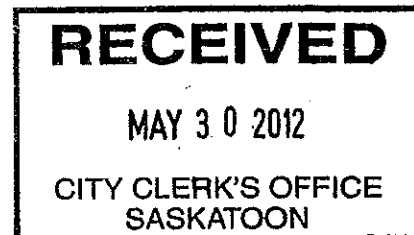
I am sure there have been talks about a potential pesticide ban in the city. I would encourage a pesticide ban and know this process takes some time in bringing about, however in the meantime it would be beneficial to all if home owners who are using pesticides would have to put a sign on their lawn displaying the use of pesticides. As far as pets are concerned, just walking my dogs around the neighborhood is nerve racking as they walk on almost every lawn they go past and love to groom themselves when returning home and ingest them. Often the pesticides can be smelt and I can keep them off, but often not. Now these chemicals are brought into our houses by our pets. I'm sure you get the picture. I believe it would improve everyones heath and safety if this small change were made. thank you for your time.

Brian

C8)

6280-1

From: City Council Web Form
Sent: May 30, 2012 9:32 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Laura Chyzowski
406-150 Pawlychenko Lane
Saskatoon
Saskatchewan
S7V0B4

EMAIL ADDRESS:

lchyzowski@shaw.ca

COMMENTS:

Good Morning,

The purpose of this letter is to raise concerns regarding the intersection of Herald Rd and Slimmon Rd in the Lakewood Suburban Centre.

As someone who lives in this area (on Pawlychenko), i frequent this intersection daily.

Throughout my travels through this intersection, I have witnessed many many near misses as people think that it is a 4 way stop, and it is not.

I have thought for a long time that there is going to be an accident there, especially with people who are not familiar with the area.

Unfortunately, last night, I was in fact in an accident there. I was driving Westbound on Herald and approaching the intersection. As I was driving through, a young man turned left directly in front of me, thinking that it was a 4 way stop. Well as he quickly realized after i T-Boned him, it is not a 4 way stop, i did in fact have the right of way.

So my request to you, is to please consider evaluating that intersection to be made into a 4 way stop. My accident i'm sure certainly wasn't the first, and it certainly won't be the last.

Thank you for you time.

4350-012-2
C9

From: CityCouncilWebForm
Sent: May 30, 2012 10:24 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Kelly Braun
210 Hogg Way
Saskatoon
Saskatchewan
S7N 3W4

EMAIL ADDRESS:

Kellybraun33@hotmail.com

COMMENTS:

Good evening Mr. mayor and Members of the Council. I Have chosen to come forth about a subject that isn't preferable to talk about: the issues of human trafficking and prostitution in our city. A month ago, I was on my way to a prayer meeting at the Youth for Christ building when I noticed a strange looking house on 33rd street. There were no signs other than "open" and a list of hours with a phone number. I got a queasy feeling in my stomach and I knew that it was a brothel. That night I was sharing with a friend about it and he said he had seen it too and called the number, being told that it was a "massage parlor". Afterwards he called the police to report it, and was told nothing could be done, because prostitution has been made legal. As a young woman, this is heart breaking and sickening to me. The big issue that many people don't realize is that prostitution is so rarely by choice. It is often young, vulnerable girls taken against their will and forced into the situation. Pimps are now given more freedom in the exploitation of these girls. I do not agree with the legalization making the situation a better one. Most sought after prostitutes are teenage girls, and with inspections being done on these "legal" brothels, the pimps will force the underage prostitutes more and more underground, putting them in extreme danger. The legalization of this puts an end to justice. The solution would be to continue fighting this injustice, having further persecution for pimps and rehabilitation for the girls. When society looks back on things like slavery in the United States or the Holocaust we say to ourselves, how could they have say by and just let that happen? Well I don't want to sit by and watch these girls be raped day after day and have everyone be okay with it. Thank you for reviewing my concerns.

C10)

375-2

From: CityCouncilWebForm
Sent: May 31, 2012 9:38 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Harvey Anderson
301-505 Clarence Ave. S
Saskatoon
Saskatchewan
S7H 2C8

EMAIL ADDRESS:

harvey.anderson@gov.sk.ca

COMMENTS:

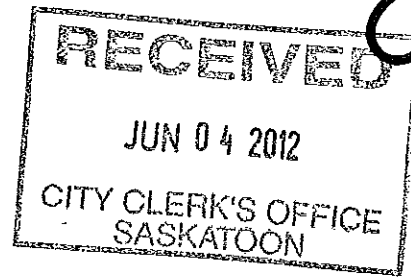
I cannot believe City Council has not yet found a way to reduce the noise from unmuffled motorcycles, although I was told by a Councillor 2 years ago that a bylaw was being developed. The city of West Kelona has banned the tinkeling sounds from mobile Icecream Venders, but Saskatoon can't enforce a law requiring addeqite mufflers on motorcycles.

The upcoming Hog Fest and Hell's Angels Bike Ralley would be a great time to start requiring mufflers on motorcycles, and if enforced would fatten the coffers of the City greatly. I have a hard time believing the city would grant permits for Pig Roast and street closure for a Known Organized Criminal Gang.

Sincerely

Harvey S. Anderson

Brandtwood Estates
3140 Louise Street
Saskatoon, SK S7J 3L8
306-374-5236



May 28, 2012

Your Worship, Donald J. Atchison and Council
City Hall
Saskatoon, SK

Dear Mayor Atchison:

The citizens of Brandtwood Estates wish to bring to your attention the series of crime, and alcohol or drug induced noise that has increased a great deal in recent months in our Eastview neighborhood and, we, as private (senior) citizens, are eminently unqualified to intervene. The drug dealings and parties that stem from the east end of Sturby Place have now moved beyond tolerable and should be addressed immediately.

In the last ten days, we have had two break-ins. Before that, sporadic break-ins, graffiti on our property and high speed traffic not only on Louise Street but on our property as well. We have also notice increased speeding on Arlington.

The citizens do not feel it is safe to walk in this area or be outside after dusk. We have many residents who depend on the use of their motorized scooter to get around and are hesitant to do so even in the daylight due to the speeding traffic and questionable characters who congregate in this area.

When the evening activities exceed tolerability, we have been calling the police department, however, by the time they arrive – if they arrive at all, the law breakers have dispersed.

We, the residents of Brandtwood Estates, urge the City of Saskatoon administration to direct the City Police Department to make a substantial increase in the surveillance around 3120, 3130, 3140 Louise Street and 2013 Arlington Avenue. In addition, the owners of Sturby Place should be contacted to address the situation that some of their occupants are participating in.

We ask that attention be given to the above concerns so the senior population in this area can ensure some quality of life and not be afraid for their safety.

We look forward to your response.

Yours truly,

Elaine Schultz, Secretary for
Board of Managers, Brandtwood Estates

c.c. Mairin Loewen, City Councillor Ward 7
Saskatoon Police Chief Clive Weighill

Ated: Signed petitions

PETITION TO CITY OF SASKATOON

Phase I Address: 2013 ARLINGTON AVE

Date: _____

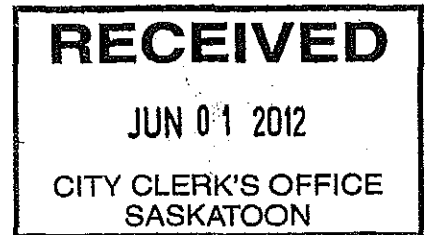
This document is a Petition from Brandtwood Estates, Arlington and Louise Streets (Eastview, Ward 7) regarding the increase in crime in this area and the petition to improve police surveillance and provide safety for the senior population in this area.

Name (Printed)	Condo #	Signature
LERRAINE LALONDE-MAHY	103	Lorraine Lalonde-Mahy
Jean L Mahy	103	Jean L Mahy
HILDA SZABO	107	Hilda Szabo
ED SZABO	107	Edward Szabo
LORNA MEARNS	105	Lorna Mearns
CLETA McHENRY	101	Cleta McHenry
EVELYN MITRU	106	Evelyn Mitru
Lloyd O'KEEFE	305	Lloyd O'Keefe
Yvette O'Keefe	305	Yvette O'Keefe
TED McKENZIE	104	Ted McKenzie
Sylvia O'Kenzie	104	Sylvia O'Kenzie
Marlene Dampsey	108	Marlene Dampsey
THELMA ISLEY	204	Thelma Isley
ALF COCHLAN	203	Alf Cochlan
WIM McKINNY	206	Wim McKinny
Ruth Sandy	202	R. Sandy
MARY Wilson	205	Mary R Wilson
ROSIE KENNEDY	303	Rose Kennedy
PAT NIMCHUK	307	Patrimichuk
Marie Moldenhauer	304	Marie Moldenhauer
Madeline Schergevita	306	Madeline Schergevita
Theresa Schergevita	306	Theresa Schergevita
Helen Matlock	302	Helen Matlock
Joyce WALTER	301	Joyce Walter

C12)

6300-1

From: CityCouncilWebForm
Sent: June 01, 2012 10:36 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Cam Tennent
519 5th street East
Saskatoon
Saskatchewan
S7H 1G2

EMAIL ADDRESS:

c.tennent@sasktel.net

COMMENTS:

I am writing council to address concerns over the recently placed yield signs adjacent to Eastlake Avenue from 1st to 8th streets.

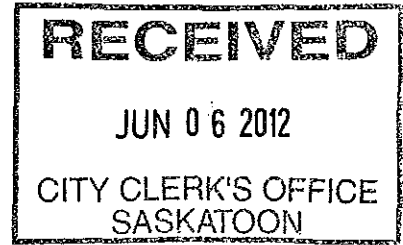
The addition of these signs has exacerbated the existing problems of high speed traffic through a residential neighborhood by motorists bypassing Broadway or Victoria avenues. With the installation of the yield signs there is now an unimpeded 8 block stretch for cars to speed through as an alternative to the main thoroughfares.

Myself and many of my neighbors feel this was an inappropriate solution to the traffic issues on Eastlake Avenue. Rather than slowing north south traffic down this now encourages thoroughfare traffic on a long established residential street.

The installation of passive measures such as roundabouts, speed bumps or another creative solution would have addressed the safety concerns more appropriately. The previous installations of yield signs on Landsdowne and Dufferin avenues have only impeded east west traffic and done nothing to address the safety of pedestrians, cyclists and motorists.

I would request that the city administration review this policy and direct the traffic engineers to address the real problem rather than implementing a bad solution.

From: CityCouncilWebForm
Sent: June 05, 2012 10:42 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Eric Lawrenz
1131 Osler Street
Saskatoon
Saskatchewan
S7N 0T6

EMAIL ADDRESS:

elawrenz@sasktel.net

COMMENTS:

During noon hour today I took a walk along the riverbank in the area often referred to as Bessborough Park; in the area north of the hotel.

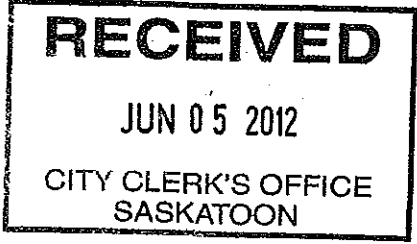
I was disappointed to see that much of the lawn area was uncut and the grass was nearly a foot tall with much of it already heading out into seed. Also, much of the area was severely overrun with dandelions. Completing this scene of neglect were numerous trees, both along the river bank and along the street, that were in dire need of a good pruning. These trees exhibited lots of large dead branches that were unsightly and unsafe. I have the mature trees in my own yard professionally pruned every five years and I'd never let them get to this state.

Bessborough Park is a symbol of our city, particularly in the summer time, but what I saw today presented a terrible image to the large flow of visitors that see this everyday. It's very unfortunate that the Parks department seems to be ignoring this small but important part of our city.

It never used to be like this, what happened?

1920-1
C14

From: CityCouncilWebForm
Sent: June 05, 2012 9:16 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Brandon Wilkinson
2233 St Henry Ave.
Saskatoon
Saskatchewan
S7M-5K6

EMAIL ADDRESS:

Starcitycontracting@gmail.com

COMMENTS:

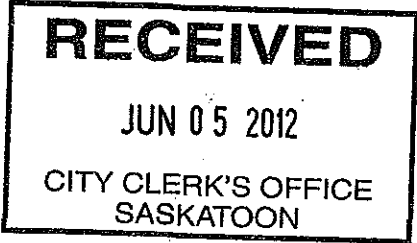
Hello and good day.
I would like to be heard on the matter of 2013 estimated property assessment.

I am told by the city information line that the estimated increase is 30% on all condo buildings across Saskatoon.
In this building that is a increase of over \$28,800 per year.
This building was built in 1982 and the average unit as of 2006 was valued at \$68,100, the 2013 assessment is that of \$177,600.
City of Saskatoon information line told me that the assessment was done for all units sold across Saskatoon with in the time of 2006-2011.
I do not understand how all condo buildings across Saskatoon can be subject to a 30%tax increase. Services to each building are not the same, School tax and such.
I am the president of my condo board and run/own a company in Saskatoon for the last 4 years. I have seen many changes over the years of living in this city, some good & some bad.
The condo unit I live in should not be subject to the same increase as the new building in Stonebridge/Willow Grove.

Thank you for your time on this matter.

6315-1
CIS

From: CityCouncilWebForm
Sent: June 05, 2012 4:26 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Arnold J. Isbister
1339 - 2nd Ave North
Saskatoon
Saskatchewan
S7K 2E6

EMAIL ADDRESS:

aji@shaw.ca

COMMENTS:

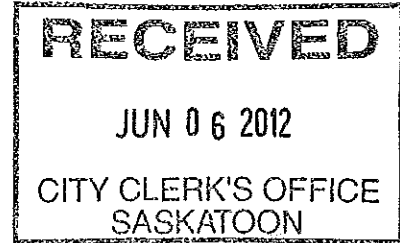
Why is our taxes going up when we have a pothole filled street(2nd ave North- 35th st.E) that is NOT even paved? And the grader has NOT come around since April. I want a Councillor to come and have a look and see how unfair this increase is in relation to the service we get!

Also our back alley was graded once this year but done so poorly there is a constant pond where our garbage bins are accessed. Our house has only a partial basement(not full) which should also affect the value and increase they have assessed.

Thank you for your time.

7920-1
C16

From: CityCouncilWebForm
Sent: June 06, 2012 10:19 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Robert Schmeiser
1309 13th St E
Saskatoon
Saskatchewan
S7H0C5

EMAIL ADDRESS:

robbie.saskatoon@gmail.com

COMMENTS:

Good Morning,

I've lived in Saskatoon my entire life. It is my home, and I want it to stay that way. I have become increasingly concerned over the decision to fluoridate the Saskatchewan water supply, specifically for Saskatoon. I have compiled a 'Top Ten' list of reasons I am concerned that we are making a terrible choice, with references below. I humbly request a committee be created to address this issue so that the facts are brought to light. Calgary, Alberta has recently decided against water fluoridation, along with Waterloo, Ontario, and many other Canadian cities. Please reply so that I know this message has been received. I thank you from the bottom of my heart for your action.

Top Ten

1) 97% of western Europe has chosen fluoride-free water. This includes: Austria, Belgium, Denmark, Finland, France, Germany, Iceland, Italy, Luxembourg, Netherlands, Northern Ireland, Norway, Scotland, Sweden, and Switzerland. (While some European countries add fluoride to salt, the majority do not.) Thus, rather than mandating fluoride treatment for the whole population, western Europe allows individuals the right to choose, or refuse, fluoride.

2) Fluoride is the only chemical added to drinking water for the purpose of medication (to prevent tooth decay). All other treatment chemicals are added to treat the water (to improve the water's quality and safety - which fluoride does not do). This is one of the reasons why most of Europe has rejected fluoridation. For instance:

In Germany, "The argumentation of the Federal Ministry of Health against a general permission of fluoridation of drinking water is the problematic nature of compulsion medication."

In Belgium, it is "the fundamental position of the drinking water sector that it is not its task to deliver medicinal treatment to people. This is the sole responsibility of health services."

In Luxembourg, "In our views, drinking water isn't the suitable way for medicinal treatment and that people needing an addition of fluoride can decide by their own to use the most appropriate way."

3) Contrary to previous belief, fluoride has minimal benefit when swallowed. When water fluoridation began in the 1940s and '50s, dentists believed that fluoride needed to be swallowed in order to be most effective. This belief, however, has now been discredited by an extensive body of modern research (1).

According to the Centers for Disease Control, fluoride's "predominant effect is posteruptive and topical" (2). In other words, any benefits that accrue from the use of fluoride, come from the direct application of fluoride to the outside of teeth (after they have erupted into the mouth) and not from ingestion. There is no need, therefore, to expose all other tissues to fluoride by swallowing it.

4) Fluoridated water is no longer recommended for babies. In November of 2006, the American Dental Association (ADA) advised that parents should avoid giving babies fluoridated water (3). Other dental researchers have made similar recommendations over the past decade (4).

Babies exposed to fluoride are at high risk of developing dental fluorosis - a permanent tooth defect caused by fluoride damaging the cells which form the teeth (5). Other tissues in the body may also be affected by early-life exposures to fluoride. According to a recent review published in the medical journal *The Lancet*, fluoride may damage the developing brain, causing learning deficits and other problems (6).

5) There are better ways of delivering fluoride than adding it to water. By adding fluoride to everyone's tap water, many infants and other at-risk populations will be put in harm's way. This is not only wrong, it is unnecessary. As western Europe has demonstrated, there are many equally effective and less-intrusive ways of delivering fluoride to people who actually want it. For example:

A) Topical fluoride products such as toothpaste and mouthrinses (which come with explicit instructions not to swallow) are readily available at all grocery stores and pharmacies. Thus, for those individuals who wish to use fluoride, it is very easy to find and very inexpensive to buy.

B) If there is concern that some people in the community cannot afford to purchase fluoride toothpaste (a family-size tube of toothpaste costs as little as \$2 to \$3), the money saved by not fluoridating the water can be spent subsidizing topical fluoride products (or non-fluoride alternatives) for those families in need.

C) The vast majority of fluoride added to water supplies is wasted, since over 99% of tap water is not actually consumed by a human being. It is used instead to wash cars, water the lawn, wash dishes, flush toilets, etc.

6) Ingestion of fluoride has little benefit, but many risks. Whereas fluoride's benefits come from topical contact with teeth, its risks to health (which involve many more tissues than the teeth) result from being swallowed.

Adverse effects from fluoride ingestion have been associated with doses attainable by people living in fluoridated areas. For example:

a) Risk to the brain. According to the National Research Council (NRC), fluoride can damage the brain. Animal studies conducted in the 1990s by EPA scientists found dementia-like effects at the same concentration (1 ppm) used to fluoridate water, while human studies have found adverse effects on IQ at levels as low as 0.9 ppm among children with nutrient deficiencies, and 1.8 ppm among children with adequate nutrient intake. (7-10)

b) Risk to the thyroid gland. According to the NRC, fluoride is an "endocrine disrupter." Most notably, the NRC has warned that doses of fluoride (0.01-0.03 mg/kg/day) achievable by drinking fluoridated water, may reduce the function of the thyroid among individuals with low-iodine intake. Reduction of thyroid activity can lead to loss of mental acuity, depression and weight gain (11)

c) Risk to bones. According to the NRC, fluoride can diminish bone strength and increase the risk for bone fracture. While the NRC was unable to determine what level of fluoride is safe for bones, it noted that the best available information suggests that fracture risk may be increased at levels as low 1.5 ppm, which is only slightly higher than the concentration (0.7-1.2 ppm) added to water for fluoridation. (12)

d) Risk for bone cancer. Animal and human studies - including a recent study from a team of Harvard scientists - have found a connection between fluoride and a serious form of bone cancer (osteosarcoma) in males under the age of 20. The connection between fluoride and osteosarcoma has been described by the National Toxicology Program as "biologically plausible." Up to half of adolescents who develop osteosarcoma die within a few years of diagnosis. (13-16)

e) Risk to kidney patients. People with kidney disease have a heightened susceptibility to fluoride toxicity. The heightened risk stems from an impaired ability to excrete fluoride from the body. As a result, toxic levels of fluoride can accumulate in the bones, intensify the toxicity of aluminum build-up, and cause or exacerbate a painful bone disease known as renal osteodystrophy. (17-19)

7) The industrial chemicals used to fluoridate water may present unique health risks not found with naturally-occurring fluoride complexes. The chemicals - fluorosilicic acid, sodium silicofluoride, and sodium fluoride - used to fluoridate drinking water are industrial waste products from the phosphate fertilizer industry. Of these chemicals, fluorosilicic acid (FSA) is the most widely used. FSA is a corrosive acid which has been linked to higher blood lead levels in children. A recent study from the University of North Carolina found that FSA can - in combination with chlorinated compounds - leach lead from brass joints in water pipes, while a recent study from the University of Maryland suggests that the effect of fluoridation chemicals on blood lead levels may be greatest in houses built prior to 1946. Lead is a neurotoxin that can cause learning disabilities and behavioral problems in children. (20-23)

8) Water fluoridation's benefits to teeth have been exaggerated. Even proponents of water fluoridation admit that it is not as effective as it was once claimed to be. While proponents still believe in its effectiveness, a growing number of studies strongly question this assessment. (24-46) According to a systematic review published by the Ontario Ministry of Health and Long Term Care, "The magnitude of [fluoridation's] effect is not large in absolute terms, is often not statistically significant and may not be of clinical significance." (36)

a) No difference exists in tooth decay between fluoridated & unfluoridated countries. While water fluoridation is often credited with causing the reduction in tooth decay that has occurred in the US over the past 50 years, the same reductions in tooth decay have occurred in all western countries, most of which have never added fluoride to their water. The vast majority of western Europe has rejected water fluoridation. Yet, according to comprehensive data from the World Health Organization, their tooth decay rates are just as low, and, in fact, often lower than the tooth decay rates in the US. (25, 35, 44)

b) Cavities do not increase when fluoridation stops. In contrast to earlier findings, five studies published since 2000 have reported no increase in tooth decay in communities which have ended fluoridation. (37-41)

c) Fluoridation does not prevent oral health crises in low-income areas. While some allege that fluoridation is especially effective for low-income communities, there is very little evidence to support this claim. According to a recent systematic review from the British government, "The evidence about [fluoridation] reducing inequalities in dental health was of poor quality, contradictory and unreliable." (45) In the United States, severe dental crises are occurring in low-income areas irrespective of whether the community has fluoride added to its water supply. (46) In addition, several studies have confirmed that the incidence of severe tooth decay in children ("baby bottle tooth decay") is not significantly different in fluoridated vs unfluoridated areas. (27,32,42) Thus, despite some emotionally-based claims to the contrary, water fluoridation does not prevent the oral health problems related to poverty and lack of dental-care access.

9) Fluoridation poses added burden and risk to low-income communities. Rather than being particularly beneficial to low-income communities, fluoridation is particularly burdensome and harmful. For example:

a) Low-income families are least able to avoid fluoridated water. Due to the high costs of buying bottled water or expensive water filters, low-income households will be least able to avoid fluoride once it's added to the water. As a result, low-income families will be least capable of following ADA's recommendation that infants should not receive fluoridated water. This may explain why African American children have been found to suffer the highest rates of disfiguring dental fluorosis in the US. (47)

b) Low-income families at greater risk of fluoride toxicity. In addition, it is now well established that individuals with inadequate nutrient intake have a significantly increased susceptibility to fluoride's toxic effects. (48-51) Since nutrient deficiencies are most common in income communities, and since diseases known to increase susceptibility to fluoride are most prevalent in low-income areas (e.g. end-stage renal failure), it is likely that low-income communities will be at greatest risk from suffering adverse effects associated with fluoride exposure. According to Dr. Kathleen Thiessen, a member of the National Research Council's review of fluoride toxicity: "I would expect low-income communities to be more vulnerable to at least some of the effects of drinking fluoridated water." (51)

10) Due to other sources, many people are being over-exposed to fluoride. Unlike when water fluoridation first began, Americans are now receiving fluoride from many other sources* besides the water supply. As a result many people are now exceeding the recommended daily intake, putting them at elevated risk of suffering toxic effects. For example, many children ingest more fluoride from toothpaste alone than is considered "optimal" for a full day's worth of ingestion. According to the Journal of Public Health Dentistry:

"Virtually all authors have noted that some children could ingest more fluoride from [toothpaste] alone than is recommended as a total daily fluoride ingestion." (52)

Because of the increase in fluoride exposure from all sources combined, the rate of dental fluorosis (a visible indicator of over-exposure to fluoride during childhood) has increased significantly over the past 50 years. Whereas dental fluorosis used to impact less than 10% of children in the 1940s, the latest national survey found that it now affects over 30% of children. (47, 53)

* Sources of fluoride include: fluoride dental products, fluoride pesticides, fluorinated pharmaceuticals, processed foods made with fluoridated water, and tea.

Once again, I thank you for your service to the City of Saskatoon, and the province of Saskatchewan. Really, I appreciate you.

Kindest Regards,
Robert Schmeiser

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References online at:
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Neurath C. (2005). Tooth decay trends for 12 year olds in nonfluoridated and fluoridated countries. *Fluoride* 38:324-325.

Online at:
<http://www.york.ac.uk/inst/crd/fluoridnew.htm>

Online at:
<http://www.fluoridealert.org/health/teeth/caries/fluoridation.html#poverty>

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Online at:

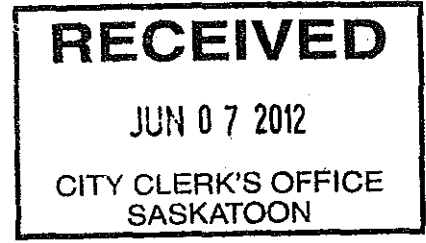
<http://www.fluoridealert.org/conference/2006/thiessen.html>

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National Research Council. (1993). *Health Effects of Ingested Fluoride*. National Academy Press, Washington DC.

63 (E-17)

From: CityCouncilWebForm
Sent: June 07, 2012 9:39 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Ryan Janzen
302-230 Slimmon Road
Saskatoon
Saskatchewan
S7V 0B3

EMAIL ADDRESS:

janzen.ryan@gmail.com

COMMENTS:

This is in regards to the repair job on the clover leaf ramp from Highway 16 to Circle Drive North and Circle Drive. First off why was it only partially repaired? The whole stretch needed to be fixed as there are still huge holes that I swerve to miss daily. Would it not make more sense to have had this whole thing repaired at one time? Second point, the section that was repaired is horrible. There are at least two spots where it is not level. Looks like it was fixed by some amateurs. This city needs to get its collective minds together and come up with some real solutions to our infrastructure problems, or our boom will go pop.

7820-1 C18)

From: CityCouncilWebForm
Sent: June 07, 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:

Peter Noyes
317 9th St. East
Saskatoon
Saskatchewan
S7N0A5

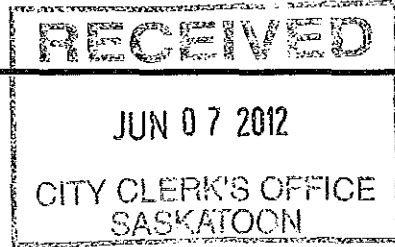
EMAIL ADDRESS:

petern929@shaw.ca

COMMENTS:

My neighbour at 321 9th St East has built a new house. There is apparently a water problem and they have a sump pump which dischrsges water into the alley way. Since there is no drainage in the alley way the water pools particularly in front of my garage. I have contacted the city's bylaw enforcement as well as drainage (don't know what department but someone took a mesage for Gerald at 975-2320) with no success. I find the city's response to a taxpayer's problem disgraceful.

4500-1
C19)



From: Gary Derdall [gderdall@shaw.ca]
Sent: June 07, 2012 3:33 PM
To: Web E-mail - City Clerks
Subject: Attention of City Clerks Office

Hello:

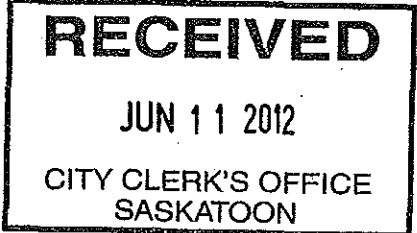
My wife and I live at 158 A.E Adams Crescent in Silverwood. Recently and likely within the last day, someone, likely city crews, has come along and scalped our evergreen tree at the front of our lot. There has been no warning, no discussion, no request for permission to do this and no notice that this would take place. We regularly trim our trees but this literally scalped our evergreen tree. With no notice or permission. And they cut on the house side of the tree as well.

I want a formal complaint lodged with council. What is the next thing your crews are going to do the our house and property. This is disgusting procedure since we pay heavy duty taxes and the only appreciation we get is your people coming on our property without permission or notice. This is abuse of taxpayers rights and where does this stop.

Gary Derdall
Saskatoon SK

6315-1
Cao

From: CityCouncilWebForm
Sent: June 09, 2012 10:42 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Brian Kraft
427 Blackburn Terrace
Saskatoon
Saskatchewan
S7V 1E8

EMAIL ADDRESS:

kraftb@yahoo.com

COMMENTS:

I believe it's time that city council put a stop to large trucks and equipment using Boychuk as a main thoroughfare. Especially obnoxious are the Taylor Concrete trucks constantly driving up and down, pounding the daylights out of the street. Saskatoon did not spend all that money and time twinning Boychuk only to see it getting pounded out on a daily constant basis.

I was under the impression that Boychuk has a weight restriction, which I'm sure the concrete trucks must be exceeding.

Taylor Concrete are not the only ones using this road as a main highway - almost every Sunday morning we see a semi or two sneaking up or down Boychuk, not to mention throughout the week moving excavators and other equipment.

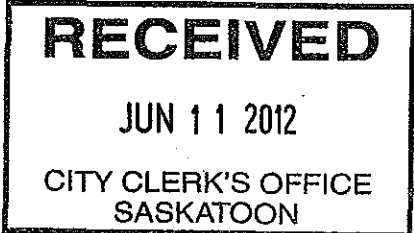
As a taxpayer who lives near the intersection of Boychuk and Briarwood Road, I do not want to see these trucks on Boychuk any longer - it's time to put a stop to this. The city has a hard enough time keeping our streets in good repair, they don't need to re-do Boychuk a few short months or years after just having finished completing it.

Thank you for your prompt attention to this matter.

Sincerely,
Brian Kraft

7830-5
(cal)

From: CityCouncilWebForm
Sent: June 10, 2012 3:20 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

nicole gantner
510 5th ave N
Saskatoon
Saskatchewan
S7K 2R2

EMAIL ADDRESS:

niwagantner@sasktel.net

COMMENTS:

I was very happy that council came up with a plan for multi-units recycling program however sorry to hear that is so incomplete. Only plastics and papers?? In our condo we have been recycling bottles and papers since 1997. Thus would would be paying \$184/mo. just for plastics?(this is based on \$4/unit) Cosmo industries already accept glass jars..why not expand? And tin cans?? Why not?

In highrise condos you often have many seniors who, unfortunately eat a lot from cans and jars. It might be something to consider.We are already down to 2 garbage bins a week.

Respectfully,
Nicole Gantner

From: CityCouncilWebForm
Sent: June 09, 2012 9:52 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Dwayne Sabulsky
221 Vancouver Ave N
Saskatoon
Saskatchewan
S7L3P5

EMAIL ADDRESS:

COMMENTS:

Some concerns that come up the same every year. Our streets are deplorable, the grass on major roadways and back allies may in some cases be cut But not frequently enough and the trimming is none existed. Does the city not own any weed wackers? The back ally behind Vancouver Ave North looks like a barnyard. City wide dandelions are in full seed once again. Trying to keep your yard free of them is a loosing battle when hundreds fall as you dig out the last one. Another thing is the barn yard mess along the CN tracks next to circle drive west. We have a city election this fall and most of you would like to be re elected. I sure want to see something done about this.

4205-1
(23)

From: CityCouncilWebForm
Sent: June 11, 2012 10:14 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

David Kirton
102 Whitecap Cr.
Saskatoons
Saskatchewan
S7m5C5

EMAIL ADDRESS:

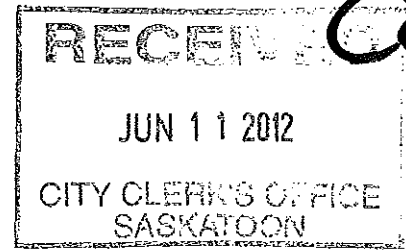
dkirton@rawlco.com

COMMENTS:

It has been three years or more now since the west side has had an off leash recreation area for dogs and their owners. Ever since the city destroyed the Montgomery OLRA to make way for South Circle Drive, there has been absolutely no movement towards a new area. And now I am floored to hear that James Wilke, the man in charge of this, has left to work for the City of Edmonton. Only two weeks ago, when I called him and asked for an update, he told me, "Wait. I have something big that we'll be announcing soon."
Funny, I thought he was talking about some movement for a new park.
I have talked to the mayor about this for years. To numerous city councillors. Everybody is sympathetic, but where is the action? Do you really believe it to be acceptable that we wait yet another year for a park while the city hires someone?
I am angered every time I have to drive across the river to take my dogs for a walk, and worried because it seems the lack of an OLRA on the west side IS becoming acceptable in City Hall. We don't need studies. Our dogs deserve a park in our own area, just like other areas in Saskatoon have.

7500-1

(24)



10 June 2012

Bram Noble
1531 Hughes Drive
Saskatoon, SK, S7L 7N2

To: City Council

Councillor Myles Heidt
Ward 4, City of Saskatoon
Saskatoon, SK
myles.heidt@saskatoon.ca

Dear Councillor Heidt:

I am writing to express my concern over the land conversion occurring behind Hughes Drive in the Dundonald neighbourhood and the flood risk that it is now posing to my property.

I reside at 1531 Hughes Drive. Since the land clearing and development activity commenced this spring my property has been placed at undue risk of flooding during rainfall events. This is due to improper leveling of the land behind my property and interruption of local drainage.

Since this spring we have had a number of rainfall events, thankfully none considered 'heavy rainfalls'. However, each rainfall event has resulted in flooding of the rear of my property. Today, June 10th, the water is approximately 3 feet into my backyard and my sum-pump is running frequently.

I have resided at 1531 Hughes Drive for seven years and have never experienced problems due to flooding, and my sump-pump has run only during the most severe rainfall events. This tells me that the current land conversion and development behind my property is affecting local drainage and placing my home at risk due to flooding. The loss of trees on my property and a vegetable garden are minor concerns, but nonetheless damage to my property. I am deeply concerned about what will happen should we experience a severe rainfall event.

I have appended photos taken today (see below) that depict the area of concern. I would appreciate that you would see to this issue that the drainage problem is resolved promptly before further flooding, and more significant damage occurs.

Thank you for your attention to this matter,

A handwritten signature in black ink, appearing to read "Bram Noble".

Bram Noble
1531 Hughes Drive
Tel. 306-249-3861
Email. B.noble@usask.ca

Attachments

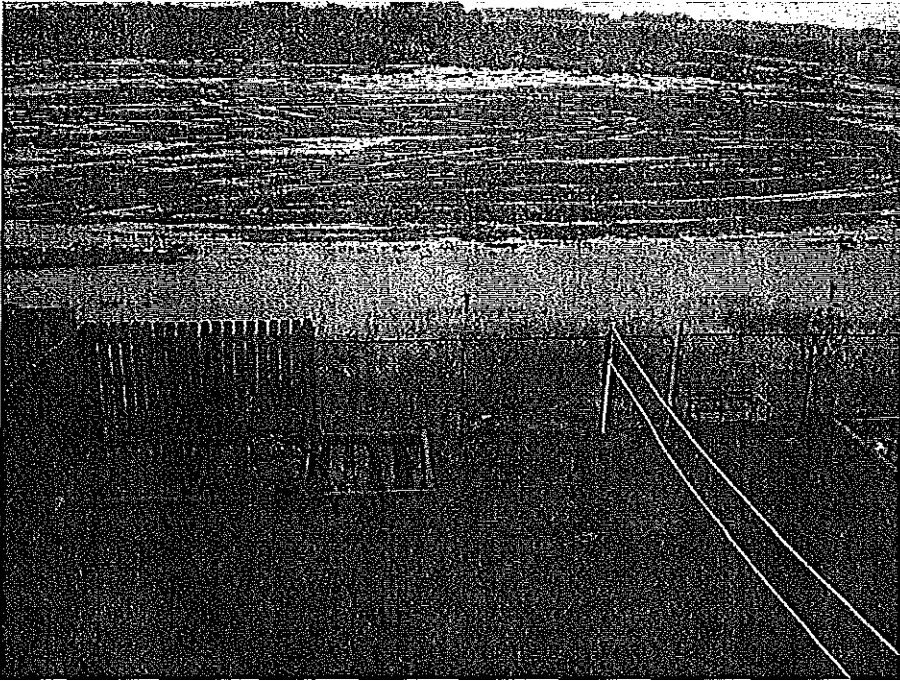


Photo 1. Land behind 1531 Hughes Drive, west view, 10 June 2012

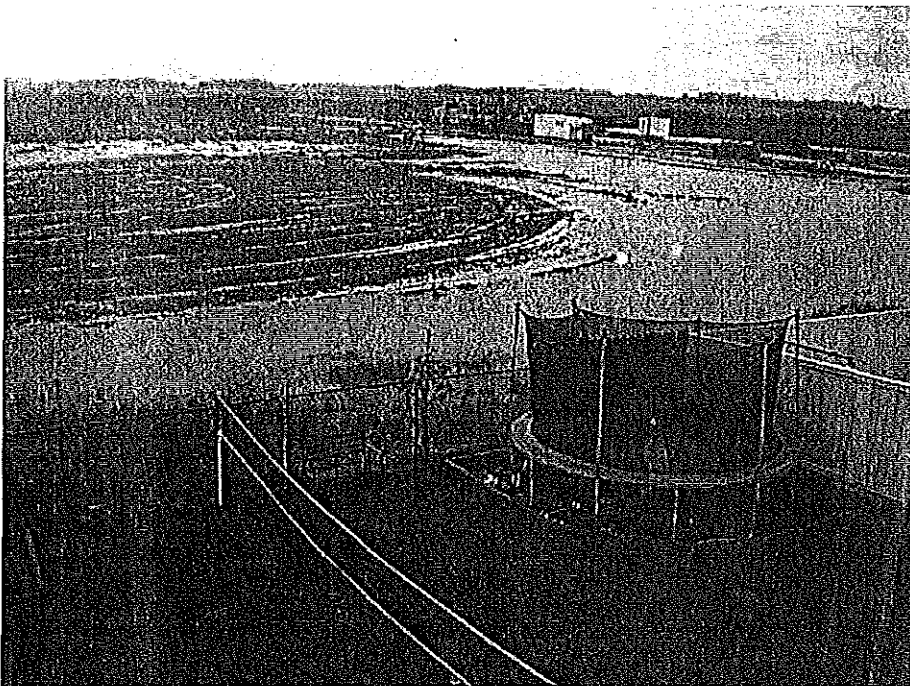
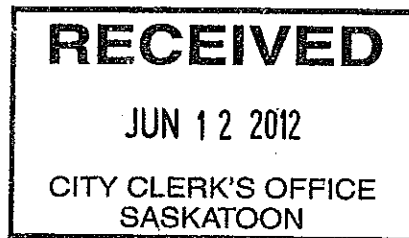


Photo 2. Land behind 1531 Hughes Drive, northwest view, 10 June 2012

6171-1
(C25)

From: CityCouncilWebForm
Sent: June 11, 2012 9:57 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Joseph Gagnon
210 Taylor St E
Saskatoon
Saskatchewan
S7H 1V1

EMAIL ADDRESS:

josephpaulgagnon@gmail.com

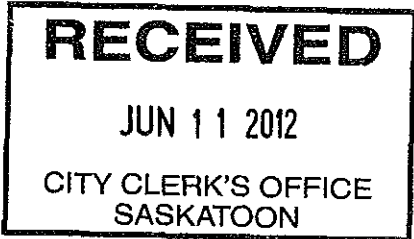
COMMENTS:

I wish to address the need of having safe crossing access for pedestrians and bikes to cross the CN train tracks between Circle Dr. north and 51st, to and from the North industrial area to the Lawson-River Heights area. On the map of Saskatoon there is no safe crossing for pedestrians. These tracks run parallel to Warman road and according to CN police it is illegal to trespass over the train tracks, as it is private property. Trespassing over these tracks carries a heavy fine, one people should not have to pay if there is no suitable crossing in place. Currently there is no safe crossing or sidewalks between the streets of 33rd to 51st for that entire length of Warman road. A safe crossing requires diverting a large distance, crossing at these train tracks is currently the only method of crossing, but it's illegal. It is essential to have access to the commercial and industrial areas west of the train tracks from the main streets of Assiniboine drive and Primrose. Circle drive overpass offers no safe crossing for pedestrians and bikes, and there is nothing within walking distance, unless crossing the tracks. I work in the north industrial area and have to cross the tracks at the location of Assiniboine dr. to the 43rd cul-de-sac everyday just to get to work, so do many others and I believe a safe crossing route is essential at this place for the numerous people of Saskatoon that require to cross into this area. If people cannot cross CN property at these locations because it is private property then safe crossing must be put into place. Installation of a pedestrian overpass or underpass even a developed city pathway in conjunction with CN that offers safe passage with the appropriate warnings of crossing train tracks is needed. Thank you in advance for your time to look to the matter.

Joseph Gagnon

7310-1
(26)

From: CityCouncilWebForm
Sent: June 11, 2012 2:13 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Glen Reid
26 127
Saskatoon
Saskatchewan
S7M5W2

EMAIL ADDRESS:

greid@innovationplace.com

COMMENTS:

I see recently you have made major changes to the bus system. Why was this done with no warnig it was coming??
I live on Gropper Cres and have caught the bus each work day to Innovation Place for the past ten years at Defenbaker and Fairlight but now I see you have no plans to run a bus to this stop.
Why was this eliminated and how do I get to work at 7:30 in the morning now and what about my return home??
You seem to be making it harder and harder for people to take the bus on a regular basis.

3000-1
C27

From: CityCouncilWebForm
Sent: June 11, 2012 3:04 PM
To: City Council
Subject: Write a Letter to City Council

RECEIVED
JUN 11 2012
CITY CLERK'S OFFICE
SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lori Prostebby
1521 Ave F North
Saskatoon
Saskatchewan
S7L 0V9

EMAIL ADDRESS:

vaganza@shaw.ca

COMMENTS:

Dear Worship the Mayor and Members of City Council.

My name is Lori Prostebby. I have owned a business at 511 33rd St, for the last 10 years. I also own a house in Mayfair area.

I have always loved the Mayfair area. Had a little edge to it. A lot of working families, seniors with Pets, so I opened a business in the area. It has been great.

A couple years ago. Aids Saskatoon moved into 601 33rd St. We welcomed them with open arms. They operated a well accepted centre for people affected with Aids. Fast forward to 2011-2012. Aids Saskatoon has evolved into 601 Outreach/Needle exchange. I only found out this from a mall resident a couple months ago. Merchants of our mall and residents in the area have noticed a big increase of drug use, discarded needles, and a lot of loitering around the Aids Saskatoon building and mall area. I was getting comments pretty much daily on the behaviour of the patrons. Spitting, swearing, fighting, and yes drug deals right in broad daylight. They do not hide the fact they are selling. A lot came from Mayfair drugs methadone/prescription drugs in hand and selling it in the parking lot. Not sure if they feel safe because of the needle exchange (police's hands are tied) The crime has increased in the area. (look at the crime stats for area) I had been robbed for the very first time last year (reported to police) I had to remove some products I used to sell (jewelery) as their patrons would stop in a window shop in my dogfood, grooming shop. My \$1000 van was stolen right outside my house, my backyards shed has been robbed 2 times in the last year.

Over the last month or so I have been reading studies pros and cons for needle exchange. What I have come to realize is there is really not a concession if needle exchange benefits society as a whole. Residents are not consulted. Police are not informed (had police here last week, they did not know about the needle exchange at 33rd) Its like it has been kept a secret from the residents. City and provincial government officials did know. Saskatoon Health, Sask Health had informed me they would be at the next Caswell Association meeting to educate us on needle exchange. I asked Darren Hill who is Mayfair City Councillor. He informed me he is not allowed to attend other community area meetings??? And interrupted me when we spoke on the phone, he blamed the increase of crime etc on the prostitutes in the area, which has actually decreased a lot over the years. The girls that work on the street

seem to respect us more then the patrons of Aids Saskatoon/601 Outreach At the last moment, Saskatoon Health, Aids Saskatoon cancelled out on attending the board meeting with the caswell association. I was also contacted by Caswell Community Association, they told me I could not go to the meeting as it is only open to caswell residents (on Caswell website, it says everyone welcome to their meetings). I do however pay city property taxes for my portion of the stripmall which is in Caswell. AND house taxes for my resident in Mayfair.

The question I would like answered is:

1. Why werent the residents of Caswell/Mayfair consulted or disclosed that there was a Outreach center/Needle exchange operating at 601 33rd Street W. I have a MLA right next door to me. No mention from him. City councilor Darren Hill had not informed us either. 2 Elections passed. We business merchants found out on our own from Pharmacy next door. We did approach Aids Saskatoon over 2 months ago with our concerns of loitering, etc around the outreach. Nothing was done to improve the problem. There are still people "hanging" around the area. While there is a smoking area for them in back, tables etc supplied. they do not use it.
2. As a concerned citizen, this whole needle exchange, methadone treatment should be revamped, make some improvements. Perhaps coloured needles so we know needles are being returned,(needles are not actually counted, they just go by containers they are supplied. found this on Sask Gov site) no more carry out methadone (its being sold outside mayfair drugs, yes,we have seen this on numerous occasions. Also the police seem to be left out of the loop on this. this must be very frustratingt to the police officers. I have spoken to acouple police who had come to my business, they had no idea there was a needle exchange there.

The words "harm reduction" have come up alot. How is giving needles to a addict reducing harm. the diseases, illnesses they get are just as bad or even worse then Adis itself.,everytime they inject death is a consequence. It affects us all by more healthcare dollars. Plus the population of who have acquired Aids has actually increased alot over the years. So saying we spend less or we save money on treating aids does not fly with me. It is not going down. There is more crime in the area, more people getting aids..... how is this harm reduction? Maybe in other cities, but not here. I also read on the saskatchewan government site on needle exchange programs from 2008 study. THEY DO share needles, with family members and friends.

I will keep this short. I thought I would voice my concerns to you as a whole. Provincial and Municipal members of our area seem to have kept the needle exchange their dirty little secret. Residents I have to spoken to had no idea. If they are going to hand out needles, the city officials, provincial government, healthcare officials have to be held accountable for the increase of crime and the large amount of aids cases in Saskatchewan.

One more thing, I noticed there is not 1 needle exchange on the eastside of Saskatoon? Why is that? There are plenty of drug addicts on the eastside too.

Thanks you for your time. I am just writing you as a concerned business owner, resident of mayfair and a parent of a 16 year old daughter (who has managed to stay drugfree). I fear for this summer when Mayfair pool opens, with the increase of needles and drug addicts around. Will be a scarey place to take children.

Also disclosure of these kind of Outreaches must be shared with residents in the area BEFORE they are opened. I feel our City Councillor has not been forthcoming on this matter with us residents. This is a election year. Some questions should be answered.

Yours truly

Lori Prostebby
1521 F North (residence)

511-33rd Street west (buisness)

205-5
DI

From: Web E-mail - City Clerks
Subject: World Oceans Days June 8th

RECEIVED
MAY 25 2012
CITY CLERK'S OFFICE
SASKATOON

Honorable City Mayor

Re: WORLD OCEANS DAY

Dear Honorable Mayor;

As you may be aware, Canada played a key role in the United Nations declaration of June 8th as World Oceans Day each year. Oceans generate 80% of our oxygen. The theme this year is *Youth: The Next Wave For Change*.

WORLD OCEANS WEEK CANADA asks you to take a leadership role in your community by:

1. Encouraging your residents to
 - a) Help our oceans and waterways by reducing their personal water usage
 - b) Help our marine life recover by avoiding sea foods on the endangered list
 - c) Keep the shores of our streams, rivers, lakes and oceans free of debris
 - d) Reduce their emissions and personal carbon footprint

2. Proclaiming June 8 to 14 World Oceans Week in your city (wording below)

Together we can make a difference now and for the future.

Sincerely,
Debbie White
Founding Board Member www.WorldOceansDay.ca
Cell 866 669-9758 Debbie@WorldOceansDay.ca

2818 Main St
Ste 352
Vancouver, BC
V5T0C1

Proclamation Sample for Mayors

**World Oceans Week June 8th to June 15th
In Recognition of World Oceans Day Awareness**

Whereas, in 2009 the United Nations proclaimed June 8th to be World Oceans Day each year around the world; and

Whereas, since 1992 Canada played a key role in the United Nations recognizing World Oceans Day; and

Whereas, World Oceans Week Canada was founded to encourage all Canadians to honour, celebrate, protect and preserve our waterways and oceans as well as the habitat along and in our waterways and oceans where 80% of the oxygen we breathe is generated; and

Whereas, World Oceans Week Canada has designated June 8 to June 15 as World Oceans Week in Canada; and

Whereas, World Oceans Week Canada urges all Canadians to take action to conserve water, preserve waterways and shorelines, reduce emissions, reduce their carbon footprint and protect the habitat along and in our waterways; and

Whereas, World Oceans Week Canada urges all Canadians to help our marine life recover by avoiding sea foods on the endangered list ; and

NOW THEREFORE, I, Mayor of, by virtue of the authority vested in me as Mayor of the City of, do hereby proclaim June 8 to June 15 as World Oceans Week in our city and encourage the residents of to actively conserve, preserve and protect our waterways, oceans and habit

IN WITNESS THEREOF, I have set my hand and caused the Seal of the City of to be affixed this day of, 2012.

....., Mayor