

**LATE ITEMS**  
REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2013

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**HEARINGS**

**3b) Proposed Amendment to Stonebridge Neighbourhood Concept Plan  
“Mixed Use 2 – High Density” and  
“Mixed Use 2 – Medium Density” to “Commercial”  
Cornish Road and Preston Avenue  
Applicant: North Ridge Development Corporation  
(File No. CK. 4351-012-003)**

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- Peggy Sarjeant, dated April 8, 2013, submitting comments.
- Adewole Adeniran, undated, submitting comments.

**MATTERS OF PARTICULAR INTEREST**

**10a) Residential Street Snow Clearing Update  
(File No. CK. 6000-1)**

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

The Acting City Manager will provide a verbal update on residential street snow clearing.

**ADMINISTRATIVE REPORT NO. 6-2013 SECTION B – CORPORATE SERVICES**

**B1) Municipal Tax Ratio Policy  
(Files CK. 1920-1; CS. 1625-1 and CS. 1920-1)**

- Kent Smith-Windsor, Executive Director, Greater Saskatoon Chamber of Commerce, dated April 4, 2013, requesting to speak regarding the above matter.
- Dawne Buzash, dated April 6, 2013, submitting comments.
- Shane Prpich, dated April 6, 2013, requesting to speak regarding the above matter.

**REPORT NO. 5-2013 OF THE PLANNING AND OPERATIONS COMMITTEE**

**1. Special Events Policy No. C03-007  
Request for Funding – Subaru Western Triathlon Series – Saskatoon  
International Triathlon  
(File No. CK. 1870-15)**

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- Carmen Bell, Race Director, Subaru Saskatoon Triathlon, Subaru Western Triathlon Series, will be present in the gallery to answer questions.

**REPORT NO. 3-2013 OF THE LAND BANK COMMITTEE**

**1. Proposed Changes to Residential Lot Sales – General Policy  
(File No. CK. 4110-36)**

- Rob Ziola, dated April 4, 2013, submitting comments.

**2. Evergreen Multi-Family Site  
Request for Proposals – Proponent Selection  
103 Pohorecky Crescent  
(File No. CK. 4215-1)**

- North Ridge Development Corporation will make a brief presentation with respect to the above.

**COMMUNICATIONS TO COUNCIL – CONTINUED**

*Due to technical problems with the online form, the following Communications were received after the deadline and are therefore being submitted as late items.*

**A. REQUESTS TO SPEAK TO COUNCIL**

**3) Glen Unger, dated April 2**

Requesting permission to address City Council with respect to the Saskatoon Wildlife Federation.

**RECOMMENDATION:** that a representative from the Saskatoon Wildlife Federation be heard.

**B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

**22) Lorrie Dobni, Saskatoon Road Runners Association and Peter Goode,  
Canadian Marathon Championships Saskatoon, dated April 2**

Requesting a letter of support from City Council to attach to Saskatoon Road Runners Letter of Intent to Athletics Canada to host the Canadian Marathon Championships.  
(File No. CK. 205-1)

**RECOMMENDATION:** that the direction of City Council issue.

## SPEAKERS LIST

(NOT including Presentations, Hearings or Matters Requiring Public Notice  
(\* ) represents late letter)

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### ADMINISTRATIVE REPORT NO. 6-2013 SECTION B – CORPORATE SERVICES

B1) Municipal Tax Ratio Policy  
(Files CK. 1920-1; CS. 1625-1 and CS. 1920-1)

**\*1. Kent Smith-Windsor**

**\*2. Shane Prpich**

### REPORT NO. 3-2013 OF THE LAND BANK COMMITTEE

1. Proposed Changes to Residential Lot Sales – General Policy  
(File No. CK. 4110-36)

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**3. Alan Thomorat**

2. Evergreen Multi-Family Site  
Request for Proposals – Proponent Selection  
103 Pohorecky Crescent  
(File No. CK. 4215-1)

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**\*4. Representative - North Ridge Development Corporation**

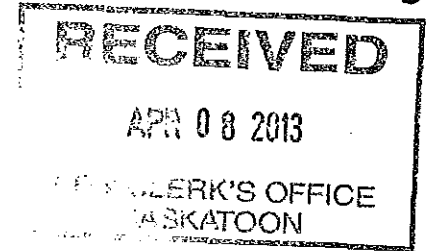
### MISCELLANEOUS MATTERS

**5. Brigette Krieg – Anti-Bullying Bylaw**

**\*6. Representative – Saskatoon Wildlife Federation**

From: CityCouncilWebForm  
Sent: April 08, 2013 3:38 AM  
To: City Council  
Subject: Write a Letter to City Council

3b)



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Peggy Sarjeant  
674, University Drive  
Saskatoon, Saskatchewan  
S7N 0J2

EMAIL ADDRESS:

[williampeggy@sasktel.net](mailto:williampeggy@sasktel.net)

COMMENTS:

Re: Stonebridge re-zoning

I have concerns about the re-zoning of Stonebridge.

1. I am very concerned about the potential impact of high traffic commercial development on the west side of Preston on the sensitive Moose Jaw Trail Park area on the east side. Does this create a precedence for further requests for re-zoning on the east side of Preston? What would happen if the Alliance Church should decide to move in the future? Are we going to have commercial development lining Circle Drive? I see greater and greater pressure being put on this last surviving piece of our pioneer history.

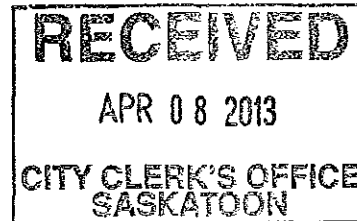
2. Of immediate concern is the impact this development has on the Master Plan for the area. It puts in jeopardy the whole 'village square' concept to the south of the proposed development. This was a key component of the Plan. Surely anyone considering locating in the square would have second thoughts when it would be a case of competing with a larger commercial development just two blocks away? The City has had difficulty getting the 'village square' concept off the ground in Willowgrove. One would expect the City to be doing everything possible in this instance to make the concept work rather than put up road blocks to its economic success.

3. I have never understood how land can be re-zoned after a Master Plan for the area has been developed and people have bought residences expecting to live adjacent to a certain type of development. I do not live in Stonebridge but if I had bought in the area and then found I was going to be living adjacent to a shopping mall instead of adjacent to condominiums, I would be most upset.

I am sure that the potential impact of this development on the Moose Jaw Trail park has not been considered. Can a vote on this proposed development be deferred until the impact on the park and on the proposed 'village square' has been fully explored?

Thank you,

Peggy Sarjeant



To The Saskatoon City Council

**RE: NOTICE OF PUBLIC HEARING:**

**Proposed Stonebridge Neighbourhood Concept Plan Amendment –**

**from “Mixed Use” to “Commercial”**

**Proposed Official Community Plan amendment –**

**from “Residential” to “District Commercial”**

**Proposed Zoning Bylaw amendment –**

**from “M2” and “M3” to “B4 by Agreement**

**Applicant: North Ridge Development Corporation**

**Written comments for consideration by the City Council with regard to this application:**

**Written by Wole Adeniran, 327 Gordon Road, Saskatoon SK S7T 0A5**

I am writing these comments on behalf of my family and myself who are Stonebridge Neighbourhood residents as well as small business owners in the Stonebridge Business Park area. We own a Veterinary Hospital in the area since 2010.

We do not agree to the proposed amendments for the following reasons:

- 1.0 May create traffic problem around entry and exit from Circle Drive by the Circle Drive Alliance Church area which is one of the major entries to Stonebridge Community area.
- 2.0 Will hurt the small businesses like ours presently struggling to survive in the Stonebridge Business Park area. Most business that I share a strip mall with in Stonebridge are struggling to survive. For example one of the businesses is presently being offered for sale for the second time (has changed hands once already).
- 3.0 Rezoning more areas as business centres in Stonebridge area will result in unnecessary competition and closure of many of such businesses and of course loss of jobs. For example, presently my business is not yet having enough sustainable patronage. Having another Veterinary clinic in the area will make it worse for my practice as well as in coming Veterinary clinic, because there is not enough pet population for the existing clinic not to say a possible additional veterinary clinic as is being proposed in the rezoning.

4.0 Most contents of B4 proposed rezoning already exist in the present Stonebridge Business Park.

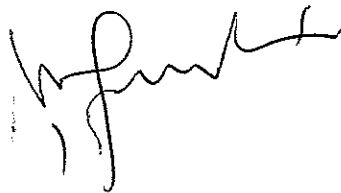
5.0 The Stonebridge Business Park is not fully developed yet. Many of the built commercial properties in the park are yet to get occupants. There are still empty land properties not yet built.

6.0 Keeping the present zoning arrangement of M2 and M3 will be more beneficial to the existing small businesses like mine and to the residents and families like mine in the area than rezoning it to B4 please.

My family and I, therefore do not support the rezoning proposal by North Ridge Developments.

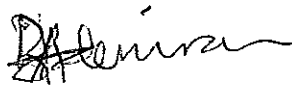
Thank you for the opportunity given me and my family to make our views known.

Adewole (Wole) Adeniran, MSc, DVM  
Stonebridge Veterinary Hospital  
5-215 Stonebridge Blvd  
Saskatoon SK S7T 0G3  
Phone: 306 244 2815  
Fax: 306 344 2817  
E-mail: [stonebridgevets@sasktel.net](mailto:stonebridgevets@sasktel.net)



And

Adewole and Adebola Adeniran  
327 Gordon Road  
S7T 0A5  
Saskatoon

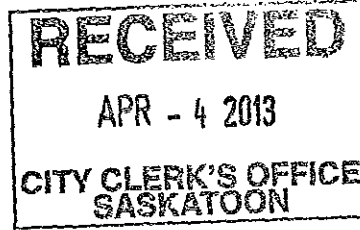


# The Chamber

Greater Saskatoon Chamber of Commerce

*Building the Best Business Climate in Canada,  
Thereby Creating a City of Opportunity*

**B1)** 1920-1  
104-202 4<sup>th</sup> Avenue North  
Saskatoon, SK S7K 0K1  
Tel: (306) 244-2151 Fax: (306) 244-8366  
Email: [chamber@saskatoonchamber.com](mailto:chamber@saskatoonchamber.com)  
Website: [www.saskatoonchamber.com](http://www.saskatoonchamber.com)



April 4, 2013

His Worship the Mayor  
And Members of City Council  
c/o City Clerk's Office  
2<sup>nd</sup> Floor City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK  
S7K 0J5

Dear Mayor Atchison & City Council:

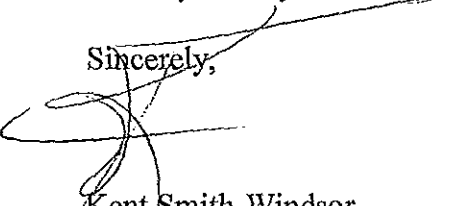
**Re: Request to Address City Council, April 8, 2013**

The Greater Saskatoon Chamber of Commerce is requesting to address City Council on April 8, 2013 regarding "Municipal Tax Ratio Policy."

Our speaking representative will be Mr. Kent Smith-Windsor representing the Greater Saskatoon Chamber of Commerce.

Thank you for your consideration of our request.

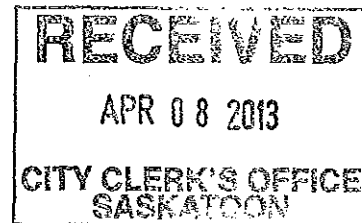
Sincerely,



Kent Smith-Windsor  
Executive Director



**From:** CityCouncilWebForm  
**Sent:** April 06, 2013 9:31 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Dawne Buzash  
2814 Eastview  
Saskatoon, Saskatchewan  
S7J 3H7

EMAIL ADDRESS:

[dawne.lucy@outlook.com](mailto:dawne.lucy@outlook.com)

COMMENTS:

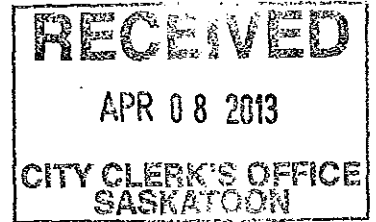
I have just read the article in today's Star Phoenix regarding a proposal to reduce the business tax in Saskatoon. I am strongly opposed to this. A business owner has the opportunity to be creative and resourceful in creating revenue from his/her ventures. As a homeowner I have no alternatives in the payment of civic taxes. Please know that I am not in favor of this proposal.

Regards,  
Dawne Buzash  
306 373-8690

1920-1

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**From:** CityCouncilWebForm  
**Sent:** April 06, 2013 10:26 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Shane Prpich  
214 Trotchie Crt  
Saskatoon, Saskatchewan  
S7K 7V8

EMAIL ADDRESS:

[prpich@hotmail.com](mailto:prpich@hotmail.com)

COMMENTS:

I would like to speak to the tax ratio item on the council agenda April 8th 2013.

April 4, 2013

City of Saskatoon  
Attn: City Council  
222 - 3rd Avenue North  
Saskatoon SK S7K 0J5

RE: CITY COUNCIL MEETING APRIL 8-2013: PROPOSED CHANGES TO LOTS FOR BUILDERS & INDIVIDUALS

I am writing to the City of Saskatoon in advance of Monday's forthcoming vote on proposed changes to the percentage of residential lots available to private citizens and home builders, via the lot draw lottery system (i.e. the proposed move to 90/10). I urge city council to maintain the existing 80/20 ratio currently in place. I wish to offer my opinions and experiences as to my position, via this letter.

As a citizen of Saskatoon, Ward 10, my family and I were fortunate to successfully participate in a lot draw in 2010. Since that time, we have successfully built our home and look back at that process as a very rewarding and gratifying experience.

Having participated in the building process myself, I fully know the process placed on individuals in fulfilling the requirements that the City imposes as it pertains to payment, timeframes for completion, progress inspections, final inspections, mortgages and residency periods. I can assure you these controls and checks/balances are very adequate in assuring quality of build that is very much equal, if not more, to that of builder homes. I trust that published opinions of individuals not being competent in the home building process are not a factor in this decision making process as nothing could be farther from the truth.

In my research of this particular scenario, I contacted the City of Saskatoon Land Branch to find out the reasons. I was informed of two main reasons:

- 1) A trend of declining applications coming forth by private individuals
- 2) An increase in the number of home builders, especially new start up builders, seeking more access to lots for their businesses.

I find these reasons both unsettling and insufficient as they relate to making change. There are other solutions within the context of this subject that I don't believe have been fully considered.

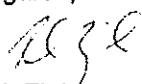
As it pertains to point 1), numbers can rise and fall as we all know. Just as the private individual applications may be down currently, they may be well up in 2-3 years time. No-one can predict these trends with certainty. At the time I purchased my own lot, the ratio was 1 in 3 or in other words, every 3<sup>rd</sup> lot being available to individuals (the other 2 to builders of course). I felt this was a very fair and equitable distribution ratio that gave both sides opportunity to chart their own course on home building. Today the ratio is 2:8 and is proposed to move to 1:9. By making this change, the city is essentially removing opportunities for city of Saskatoon citizens as it fully guarantees fewer lots available to them and more available to home builders. Furthermore, the fact that the number of private applications have dropped is inconsequential. In the current system, and in today's environment of falling applications, all that this would mean is quicker throughput of the individual

applications, all would be satisfied and all remaining lots go to builders via lottery or purchase. A win win for both sides. The ratio can remain the same, and falling private applications simply mean that more become available to builders through the current system. In addition, future potential increases in private applications are not jeopardized by a permanent ratio change. Again, let's remember that demand goes up and down and will certainly in the future. What happens should the trend reverse in 5 years and the number of private applications radically changes upwards? This is no time to overreact on a short 1-2 year observation.

This point simply leads to my assessment of the real cause for the proposed changes which is point 2): builder pressure for greater access to lots at the expense of citizens. Wouldn't it be nice if all businesses and all industries could operate in a non-competitive environment? In the world I live in, businesses must compete for their customer. Is the city really in the business of ensuring success to builders when every other business in any other industry must play by the rules of supply and demand and fight for their customer? This change removes the simple economics of supply and demand. You are saying, that "Due to the fact that the city has more builders today than it did 5 years ago, we must provide them opportunities for lots at the expense of individuals." I'm sure the manufacturing industry would love every provincial crown corporation to fully procure from SK instead of lowest cost tender as they are required to through TILMA and the New West Partnership. But no ... they must fight for their business and they must prove their worth to the customer. No one is changing the rules or the landscape so they have guaranteed success. Could it not be possible that maybe too many builders have sprung up in this city and that normal economics should dictate which of the strong survive and which of the weak do not? Just like every other force in normal competitive business and commerce today? Our city has about 20 more home builders than the city of Winnipeg with 1/3 of the population. There were 7038 residential permits issued in Winnipeg in 2012. There were 4259 in Saskatoon. These numbers show the true situation and that there is "fat" supply in this city. Unfortunately, I believe their voice is strong and has led to this motion tonight. A move to 1:9 will further compound this with additional supplies and "too" many builders for the size of the market. I trust all industries and future decisions will see the results of this vote and will expect the same for their industries. Is the City of Saskatoon prepared to change other practices, such as tendering, to ensure local suppliers obtain the share of the business?

In conclusion, the City of Saskatoon is growing in population at a very successful rate. The demand for housing, and particularly affordable housing, is only going to continue to grow. Changing the allocations based on very short term factors do not help the city in this regard. This only guarantees higher prices and greater challenges for young people and first time buyers. Affordable housing means many things to many people. To me, it meant controlling my own expenses and spending what my budget allowed. I had an environment whereby I was fully in control and could dictate my outcome. I built within my means. Let's stay out of the business of manipulating supply & demand and stay in the business of ensuring fair and equitable access to all citizens who desire choice.

Regards,



Rob Ziola

1127 Patrick Terrace  
Saskatoon, SK S7W 0G2

LB2.

**Bryant, Shellie (Clerks)**

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**From:** Grazier, Matt (CY - Land)  
**Sent:** April 05, 2013 9:59 AM  
**To:** Bryant, Shellie (Clerks)  
**Subject:** April 8th Council - Agenda  
**Attachments:** Evergreen\_Presentation.ppt

Hi Shellie,

For the upcoming Council Meeting, with respect to the Land Bank Committee items, Northridge wishes to do a brief presentation on their project (Evergreen RFP Selection Report).

Can you please make sure the attached slide will be accessible when their item is considered?

Thank you

Matt

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**From:** Danielle Haughian [<mailto:dhaughian@northridge.sk.ca>]  
**Sent:** April 05, 2013 9:51 AM  
**To:** Grazier, Matt (CY - Land)  
**Subject:** Evergreen Powerpoint

Hi Matt,

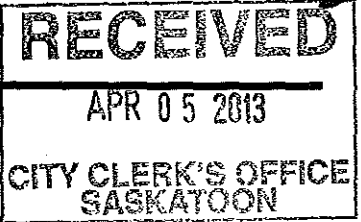
Joe asked me to pass this along to you for the Evergreen presentation on Monday.

Thanks,

**Danielle Haughian**  
I.D.T.

North Ridge Development Corporation  
3037 Faithfull Avenue  
Saskatoon SK, S7K 8B3  
Phone (306) 242-2434 ext. 341  
Email [dhaughian@northridge.sk.ca](mailto:dhaughian@northridge.sk.ca)

A. 3)



**Bryant, Shellie (Clerks)**

**Subject:** FW: SWF On the Agenda at Council Meeting - Monday April 8th

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**From:** Bryant, Shellie (Clerks)  
**Sent:** April 04, 2013 11:20 AM  
**To:** 'glen.w.ungar@sunlife.com'  
**Cc:** Jeffries, Zach (City Councillor)  
**Subject:** RE: SWF On the Agenda at Council Meeting - Monday April 8th

Mr. Unger. I will place you on the April 8 Council agenda as a speaker under our late items that are distributed on Monday. Unfortunately your request was received beyond our Tuesday @ 5:00 deadline and was not able to be placed on the agenda that is distributed prior to the meeting. Speakers on "new business" are heard following consideration of Council's agenda matters. The meeting begins at 6:00.

Shellie Bryant

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**From:** Jeffries, Zach (City Councillor)  
**Sent:** April 04, 2013 8:54 AM  
**To:** Sproule, Joanne (Clerks)  
**Subject:** FW: SWF On the Agenda at Council Meeting - Monday April 8th

Hi Joanne,

As per the email below, Glen Ungar would like to address Council on Monday about the Saskatoon Wildlife Federation. Please confirm when he has been added to the agenda.

Thank you,  
Zach

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**Zach Jeffries**  
Councillor – Ward 10  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
p: 306.249.5513  
e: [zach.jeffries@saskatoon.ca](mailto:zach.jeffries@saskatoon.ca)

----- Forwarded message -----

**From:** <[glen.w.ungar@sunlife.com](mailto:glen.w.ungar@sunlife.com)>  
**Date:** Tue, Apr 2, 2013 at 9:59 AM  
**Subject:** SWF On the Agenda at Council Meeting - Monday April 8th  
**To:** Zach Jeffries <[zach@spadinastrategies.ca](mailto:zach@spadinastrategies.ca)>  
**Cc:** [ecodad@sasktel.net](mailto:ecodad@sasktel.net), [glen.w.ungar@sunlife.com](mailto:glen.w.ungar@sunlife.com)

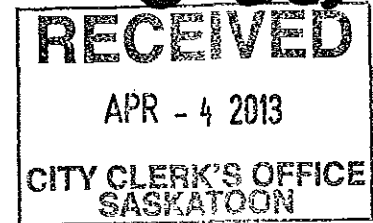
Zach - Thanks for your time today

As per our discussion this morning - we are having difficulties completing the form to get on the agenda for the April 8th City Council Agenda . Could you please confirm that you are able to add us to the agenda for the 8th? Thank-you in advance.

GWU

Glen Wm Ungar, CFP, CLU, CH.F.C  
Financial Centre Manager  
Sunlife Financial  
Bus (306) 652-8322 ext 2207  
Fax (306) 933-0513  
www.sunlife.ca  
www.sunlife.ca/glen.w.ungar

205-1



April 2, 2013

Dear Members of City Council:

Re: **Saskatchewan Marathon**  
***Request for Letter of Support***  
**Canadian Marathon Championships**

The Saskatoon Road Runners Association (SRRA) organizes and hosts the Saskatchewan Marathon annually. It attracts more than 4000 participants of various fitness levels as well as hundreds of volunteers, supporters and suppliers for an exciting weekend of competition and fun. 2013 is the 35<sup>th</sup> year that the Saskatchewan Marathon has been held in Saskatoon.

The SRRA is planning to prepare a bid to host the 2015 – 2018 Canadian Marathon Championships in Saskatoon on the last Sunday of May in conjunction with the Saskatchewan Marathon. The Canadian championships are held annually, and until recently, have always been held in Ottawa. This event is one of Athletics Canada's three road racing championships for Canada's best road and wheelchair racers, and we believe it will be an excellent addition to Saskatoon's Sports Tourism calendar. The Canadian Marathon Championships are a qualifier for Canadian marathon runners who intend to participate in the Paralympic Games, the Pan American Games and the Olympic Games.

The SRRA has formed a BID committee to work on this project. The BID committee must submit a Letter of Intent to Athletics Canada by April 26, 2013. We respectfully request a letter of support from City Council to attach to the Saskatoon Road Runners Letter of Intent to Athletics Canada to host the Canadian Marathon Championships.

Thank you for your consideration of this request.

Sincerely,

**Lorrie Dobni**  
President  
Saskatoon Road Runners Association

**Peter Goode**  
Chair, Bid Committee  
Canadian Marathon Championships Saskatoon

*The Saskatchewan Marathon is the longest running marathon in Saskatchewan. Organized and produced by the Saskatoon Road Runners Association (SRRA), the Saskatchewan Marathon is a spring tradition for participants in Western Canada, and is a qualifier for the Boston Marathon.*

*The 2013 Saskatchewan Marathon proudly supports the Meewasin Valley Authority.*