



**PUBLIC MINUTES**  
**STANDING POLICY COMMITTEE ON PLANNING,**  
**DEVELOPMENT AND COMMUNITY SERVICES**

**Monday, August 14, 2017, 9:00 a.m.**  
**Council Chamber, City Hall**

PRESENT: Councillor D. Hill, Chair  
Councillor B. Dubois, Vice-Chair  
Councillor T. Davies  
Councillor H. Gough  
Councillor Z. Jeffries  
His Worship, Mayor C. Clark (Ex-Officio)

ALSO PRESENT: Councillor C. Block  
General Manager Community Services R. Grauer  
Solicitor C. Bogad  
Deputy City Clerk D. Kanak  
Committee Assistant P. Walter

**1. CALL TO ORDER**

The Chair called the meeting to order.

**2. CONFIRMATION OF AGENDA**

**Moved By:** Councillor Dubois

That the agenda be confirmed as presented and the speakers be heard.

*(Councillor Jeffries was not present for the vote.)*

In Favour: (4): Councillor Hill, Councillor Dubois, Councillor Davies, and Councillor Gough

**CARRIED UNANIMOUSLY**

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no declarations of conflict of interest.

#### **4. ADOPTION OF MINUTES**

**Moved By:** Councillor Davies

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on May 29, 2017 be approved.

*(Councillor Jeffries was not present for the vote.)*

In Favour: (4): Councillor Hill, Councillor Dubois, Councillor Davies, and Councillor Gough

**CARRIED UNANIMOUSLY**

#### **5. UNFINISHED BUSINESS**

##### **5.1 Inquiry - Former Councillor Lorje (April 25, 2016) - Richard St. Barbe Baker Afforestation Area [File No. CK 4000-1 and PL 4131-39-1 (BF 016-16)]**

This item was deferred from the May 29, 2017 meeting due to time constraints.

Mayor Clark entered the meeting at 9:01 a.m. and Councillor Jeffries entered the meeting at 9:05 a.m. during discussion of the matter.

**Moved By:** Councillor Gough

That the report of the General Manager, Community Services Department, dated May 29, 2017, be forwarded to City Council for information.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

##### **5.2 Neighbourhood Level Infill Development Strategy - Review of Regulations for Primary Dwellings [File No. CK 4350-63 and PL 1702-9-14]**

This item was deferred from the May 29, 2017 meeting due to time constraints.

**Moved By:** Mayor C. Clark

That the report of the General Manager, Community Services Department, dated May 29, 2017, be forwarded to City Council for information.

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, and Councillor Jeffries

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By:** Councillor Jeffries

That the Administration report back to the Standing Policy Committee on Planning, Development and Community Services with the list of items that were forwarded to the Province of Saskatchewan requesting amendments to *The Planning and Development Act, 2007*.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

## **6. COMMUNICATIONS (requiring the direction of the Committee)**

### **6.1 Delegated Authority Matters**

#### **6.1.1 Naming Request - 'Barnsley' AND Naming Advisory Committee Report - Second Quarter 2017 [File No. CK 6310-1]**

The Deputy City Clerk reported that the Naming Advisory Committee considered the May 16, 2017 report of the General Manager, Community Services, requesting the Committee's direction with respect to one general naming request and two renaming requests.

After consideration of the naming policy and its guidelines and consultation with Administration, the Naming Advisory Committee recommended that the name 'Barnsley' be added to the Names Master List (Unassigned). The Committee requested a further report from the Administration regarding the renaming applications.

**Moved By:** Mayor C. Clark

1. That 'Barnsley' be added to the Names Master List (Unassigned); and
2. That the report of the General Manager, Community Services Department dated May 16, 2017 be forwarded to City Council for information.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

## **6.2 Matters Requiring Direction**

### **6.2.1 Application for Funding Under the Heritage Conservation Program – Arrand Block (520 - 524 11th Street East) [File No. CK 710-36 and PL 907–1]**

The Deputy City Clerk reported that the Municipal Heritage Advisory Committee reviewed the June 7, 2017 report of the General Manager, Community Services and supported the recommendations outlined in the report.

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That funding be approved, to a maximum of \$9,953.34 (amortized over three years), through the Heritage Conservation Program for the repair and restoration of the columns at 520 to 524 11th Street East;
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 agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**6.2.2 Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East) [File No. CK 710-67 and PL 907–1]**

The Deputy City Clerk reported that the Municipal Heritage Advisory Committee reviewed the June 7, 2017 report of the General Manager, Community Services and supported the recommendations outlined in the report.

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That funding be approved, to a maximum of \$10,000 (amortized over three years), through the Heritage Conservation Program for the structural work at 518 11th Street East;
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 agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be requested to remit payment of the grant following completion of the project.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**6.3 Requests to Speak (new matters)**

**6.3.1 Tim Bannan - Parking Patio Program [File No. CK 4350-017-001]**

Mr. Tim Bannan, Oliv Tasting Room spoke to the Committee regarding concerns about the parking spaces that are being taken

up by parking patios and requested a review of the parking patio program.

Councillor Block entered the meeting at 9:29 a.m. during discussion of the matter.

**Moved By:** Councillor Dubois

That the information be received and joined to the file.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By:** Councillor Gough

That the Administration report back to the Committee as early as possible regarding more specific density thresholds around parking patio implementations considering the longer time parking patios restrict parking and that this be tied to the pending report on the metre hooding policy and fee structure options.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

## **7. REPORTS FROM ADMINISTRATION**

### **7.1 Delegated Authority Matters**

#### **7.1.1 Innovative Housing Incentives - The Lighthouse Supported Living Inc. - 119 Avenue O South [File No. CK 750-4 and PL 951-146]**

Councillor Davies excused himself from the meeting at 9:56 a.m.

**Moved By:** Councillor Dubois

1. That funding of 10% of the total capital cost of the renovation of two affordable rental dwelling units at 119 Avenue O South by

The Lighthouse Supported Living Inc., estimated at \$38,455, be approved, subject to approval of this project under the Provincial Rental Development Program; and

2. That the City Solicitor be requested to prepare the necessary incentive agreement, and that His Worship the Mayor and the City Clerk be authorized to execute this agreement under the Corporate Seal.

*(Councillor Davies was not present for the vote.)*

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.1.2 Innovative Housing Incentives - Cress Housing Corporation - 910 and 912 Argyle Avenue [File No. CK 750-4 and PL 951-147]**

Councillor Gough excused herself from the meeting at 9:57 a.m. and Councillor Davies re-entered the meeting at 9:58 a.m. during discussion of the matter.

**Moved By:** Councillor Dubois

1. That funding of 10% of the total capital cost towards the development of two affordable rental units located at 910 and 912 Argyle Avenue by Cress Housing Corporation be approved, to a maximum of \$49,920; and
2. That the City Solicitor be requested to prepare the necessary incentive agreement, and that His Worship the Mayor and the City Clerk be authorized to execute this agreement under the Corporate Seal.

*(Councillor Gough was not present for the vote.)*

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.2 Matters Requiring Direction**

**7.2.1 Inquiry - Councillor D. Hill (July 26, 2017) - Report on Bees on Roof of City Hall [File No. CK 151-1, x7550-1]**

The following inquiry was made by Councillor D. Hill at the meeting of City Council held on July 26, 2017:

"Would the Administration please present the following report to the next Standing Policy Committee on Planning, Development and Community Services for their consideration: Inquiry - Councillor D. Hill (March 22, 2010) Vancouver Pilot Project - Bees on Roof of City Hall."

The 2010 report was provided.

Councillor Gough re-entered the meeting at 10:00 a.m. during discussion of the matter.

**Moved By:** Mayor C. Clark

That the Administration initiate a discussion with the University of Saskatchewan on rooftop beekeeping and how to make it feasible.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.2.2 Community Support (Officer) Program - Alternate Office Location [File No. CK 5400-1 and PL 5400-186 (BF 082-15)]**

**Moved By:** Councillor Davies

That the report of the General Manager, Community Services dated August 14, 2017, be forwarded to City Council for information.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**



### **7.2.3 Additional Development at Prairieland Park [File No. CK 4225-3 and PL 4225-2]**

As background, City Council, at its meeting held on June 26, 2017, considered a report on the above matter and approved the addition of the skyride chairlift and future modifications to the main vehicular entrance at Ruth Street and Herman Avenue. City Council also resolved that the final design details be vetted through the Exhibition Neighbourhood Traffic Review and Local Area Plan prior to final approval; and that, depending on timing of feedback from the Exhibition Neighbourhood Traffic Review, it be made available to Prairieland Park to include as part of the design process.

In the Committee's report, City Council had been advised that additional reports were requested from the City Solicitor on the history of the lease agreement between the City and Prairieland Park and the Saskatoon Prairieland Park Corporation on matters relating to Item 1 of the Concept Plan, including what the expansion in Phase 1 and 2 would enable Prairieland Park to bid on that cannot be bid on right now.

The August 14, 2017 report of the City Solicitor provided the above responses, and included a copy of the May 29, 2017 report.

Mr. Mark Regier, Prairieland Park, spoke to the Committee regarding the proposed expansion of Prairieland Park.

Councillor Gough excused herself at 10:51 a.m. and re-entered the meeting at 10:52 a.m. during discussion of the matter.

**Moved By:** Mayor C. Clark

That the information be received.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**Moved By:** Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the additional

development at Prairieland Park, as set out under Item 1 of the concept plan outlined on page 2 of the May 29, 2017 report of the General Manager, Community Services, be approved.

In Favour: (4): Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Against: (2): Councillor Hill, and Councillor Dubois

**CARRIED**

**Moved By:** Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the Administration provide a report on what the equivalent of property tax would be specifically for the Sports on Tap component of the Prairieland Park and enter into discussions with Prairieland Park, Saskatoon Regional Economic Development Authority, and Tourism Saskatoon about options, any granting opportunities, and other relevant information regarding the role this plays in economic development.

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

Against: (1): Councillor Davies

**CARRIED**

#### **7.2.4 PotashCorp of Saskatchewan Inc. Contribution and Naming Rights Agreement [File No. CK 4205-9 and RS 4206-KI-12]**

Mayor Clark excused himself from the meeting at 11:01 a.m. during discussion of the matter.

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the key terms of the Contribution and Naming Rights Agreement between the City of Saskatoon and PotashCorp of

- Saskatchewan Inc. be approved as noted the August 14, 2017 report of the General Manager, Community Services; 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 appropriate agreement under the Corporate Seal.

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, and Councillor Jeffries

**CARRIED UNANIMOUSLY**

#### **7.2.5 City Entrance Signs [File No. CK 6280-1 and PL 4005-6]**

Mayor Clark re-entered the meeting at 11:17 a.m. during discussion of the matter.

**Moved By:** Councillor Jeffries

1. That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:
  - a. That the remaining four City Entrance Signs, proposed to be created as per the Highway Entrance Features Concept Plan, not be constructed;
  - b. That \$374,229.74 be returned to the Reserve for Capital Expenditures; and
  - c. That funding continue to be provided to maintain the existing City Entrance Signs; and
2. That the Administration report with a reduced scope sign option that would be done in-house, with each location itemized.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

#### **7.2.6 Innovative Housing Incentives - Mortgage Flexibilities Support Program - Proposed Amendment to the Innovative Residential Investment Inc. 2017 Bundled Project [File No. CK 750-4 and PL 951-140]**

Councillor Dubois excused herself from the meeting at 11:26 a.m. during discussion of the matter.

**Moved By:** Councillor Gough

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That an additional site, located at the corner of Lewin Way and Lewin Crescent (address to be assigned), be added to the Innovative Residential Investment Inc. bundled project under the City of Saskatoon's Mortgage Flexibilities Support Program; and
2. That the City Solicitor be requested to prepare the necessary incentive and tax sponsorship agreements, and that His Worship the Mayor and the City Clerk be authorized to execute these agreements under the Corporate Seal.

*(Councillor Dubois was not present for the vote.)*

In Favour: (5): Councillor Hill, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

The meeting recessed at 11:27 a.m. and resumed at 11:37 a.m. Councillor Dubois re-entered the meeting at 11:32 a.m.

**Moved By:** Councillor Jeffries

That Item 7.2.5 be reconsidered and a recommendation be added that the report on in-house options include visuals.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.2.7 Award of Contract - Transit Villages Concept Plans Request for Proposals [File No. CK 4350-66 and PL 4110-78-2]**

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the award of contract for the provision of planning services to complete the Transit Villages Concept Plans planning and design services to Dialog, in partnership with Watt Consulting Group and Colliers International, for a total contract amount not to exceed \$350,000, including taxes and disbursements, be approved; 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 agreement under the Corporate Seal.

In Favour: (6): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, Councillor Jeffries, and Mayor C. Clark

**CARRIED UNANIMOUSLY**

**7.2.8 Market Sounding Results for a Downtown Grocery Store [File No. CK 4130-1 and PL4130-22-10 (BF 010-17)]**

Mr. Alex Fallon, SREDA, was in attendance to answer questions.

Councillor Davies excused himself at 12:16 p.m. and re-entered the meeting at 12:20 p.m. during discussion of the matter. Mayor Clark excused himself from the meeting at 12:11 p.m.

Councillor Hill temporarily vacated the Chair to propose a friendly amendment to the motion put forward by Councillor Dubois.

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the Administration be directed to review Vacant Lot and Adaptive Reuse Incentive Program Policy No. C09-035 for potential options to further incentivize residential development, and grocery store locations in the identified food deserts including the city centre.

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, and Councillor Jeffries

**CARRIED UNANIMOUSLY**

Councillor Block excused herself from the meeting at 12:24 p.m.

**7.2.9 Stabilization of Funding for the Affordable Housing Reserve and Proposed Amendments to Reserves for Future Expenditures Policy No. C03-003 [File No. CK 750-4 and PL 950-20]**

**Moved By:** Councillor Dubois

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that it consider implementing the proposed housing funding strategy, as outlined in the August 14, 2017 report of the General Manager, Community Services, for the 2019 budget year.

**Deferral Motion:**

**Moved By:** Councillor Gough

The August 14, 2017 report of the General Manager, Community Services be deferred and the Administration report back to the Standing Policy Committee on Planning, Development and Community Services with an expanded report including reporting on the neighbourhood land development fund and its return on investment on this and other programs in Saskatoon.

In Favour: (5): Councillor Hill, Councillor Dubois, Councillor Davies, Councillor Gough, and Councillor Jeffries

**CARRIED UNANIMOUSLY**

- 8. MOTIONS (notice previously given)**
- 9. GIVING NOTICE**
- 10. URGENT BUSINESS**
- 11. IN CAMERA SESSION (If Required)**

**12. ADJOURNMENT**

The meeting adjournment adjourned at 1:00 p.m.

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Councillor D. Hill, Chair

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D. Kanak, Deputy City Clerk