

Council Chamber
City Hall, Saskatoon, Sask.
Monday, November 20, 1995,
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Birkmaier, Heidt, Langford, Langlois,
McCann, Postlethwaite, Roe, Steernberg and Waygood;
City Commissioner Irwin;
City Solicitor Dust;
City Clerk Mann;
City Councillors' Assistant Kanak

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT the minutes of the regular meeting of City Council held on November 6, 1995, be approved.

CARRIED.

HEARINGS

- 2a) **Briarwood Replotting Scheme**
Parcel A, EV5793
Parcel A, 82-S-19256
Parcel AA, 89-S-02055
S.E., N.E., and N.W. ¼ Sec. 19-36-4-3
(File No. CK. 4230-1)

REPORT OF CITY CLERK:

"Attached is a copy of Clause B11, Report No. 25-1995 of the City Commissioner which was adopted by City Council at its meeting held on November 6, 1995.

Report of the General Manager, Planning and Building Department, November 9, 1995:

RECOMMENDATION:

- 1) that City Council authorize the preparation of a replotting scheme for the remaining unsubdivided lands in the Briarwood Neighbourhood in conformance with Section 161 of *The Planning and Development Act, 1983*; and,

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- 2) that the General Manager, Planning and Building Department, be authorized to submit to the Land Titles Office:
 - a) a certified copy of this resolution, and
 - b) a copy of the enclosed list of all parcels and general description of land included within the replotting scheme as required under Section 163(1) of *The Planning and Development Act, 1983*.

City Council during its November 6, 1995 meeting, authorized the General Manager, Planning and Building Department to serve notice on the affected registered owners within the above replotting scheme as required under Section 162 of *The Planning and Development Act, 1983*.

Notice has been served, and a public hearing is to be held on November 20, 1995.

The purpose of the replotting scheme is to assemble the unsubdivided portion of land within the Briarwood Neighbourhood and distribute it proportionately amongst the four owners for future subdivision and development as identified on the attached List of Land affected by the Briarwood Replotting Scheme. Should City Council authorize the preparation of a replotting scheme, it will be necessary for an attached list of owners and land descriptions within the replotting scheme to be submitted to the Land Titles Office for endorsement of each Certificate of Title as required under Section 163(1) of *The Planning and Development Act, 1983*, indicating that the land is included in a replotting scheme. These lands are described in the attached List of Land affected by the Briarwood Replotting Scheme. The affected land parcels are shown outlined on the attached Briarwood Replotting Scheme, Plan No. 1. The proposed new distribution of parcels shown on the attached Plan No. 2, Briarwood Plan showing proposed replotting is provided for information only.

ATTACHMENTS

1. List of land affected by the Briarwood Replotting Scheme
2. Briarwood Replotting Scheme Plan No. 1
3. Plan No. 2 Briarwood Plan showing proposed replotting"

His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor Langford, Seconded by Councillor Atchison,

THAT the hearing be closed.

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CARRIED.

Moved by Councillor Postlethwaite, Seconded by Councillor Roe,

- 1) that City Council authorize the preparation of a replotting scheme for the remaining unsubdivided lands in the Briarwood Neighbourhood in conformance with Section 161 of The Planning and Development Act, 1983; and,*
- 2) that the General Manager, Planning and Building Department, be authorized to submit to the Land Titles Office:*
 - a) a certified copy of this resolution, and*
 - b) a copy of the enclosed list of all parcels and general description of land included within the replotting scheme as required under Section 163(1) of The Planning and Development Act, 1983.*

CARRIED.

- 2b) Hearing**
Sale of Dedicated Lands
All of Municipal Reserve MR1, Plan No. 92-S-44715
The Saskatoon Natural Grasslands Area
Located in the Silverspring Neighbourhood
Proposed Bylaw No. 7502
(File No. CK. 4214-1 and 4131-10)

REPORT OF CITY CLERK:

"Attached is a copy of Clause B4, Report No. 21-1995 of the City Commissioner which was adopted by City Council at its meeting held on September 25, 1995.

Also attached is a copy of the notice which appeared in the local press under dates of October 28 and November 4, 1995.

Report of the City Solicitor, November 15, 1995:

RECOMMENDATION: that City Council consider Bylaw No. 7502.

City Council, at its meeting on September 25, 1995 resolved that the Saskatoon

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Natural Grasslands Resource Management Plan should proceed and that this Office should prepare the necessary documents to transfer land title of the Saskatoon Natural Grasslands to the Meewasin Valley Authority.

In accordance with the requirements of Sections 201 and 207 of *The Planning and Development Act, 1983*, Council must give notice of its intention to pass this kind of bylaw by advertisement inserted at least once a week for two consecutive weeks in a newspaper published or circulated in the area affected by the bylaw. The first of the notices must be published at least three weeks before the date for the public hearing to consider any representations about the bylaw. The required notice was advertised in the Saskatoon *Star Phoenix* on October 28, 1995 and November 4, 1995. The notice requirements set out in the *Act* have been met.

We are also enclosing a copy of the Title to the property for Council's information.

ATTACHMENTS

1. Proposed Bylaw No. 7502; and
2. Copy of Certificate of Title."

His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Council consider Bylaw No. 7502.

CARRIED.

- 2c) **Hearing**
Removal of Junked Vehicles
Section 132 of *The Urban Municipality Act*
(File No. CK. 4400-1)

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REPORT OF CITY CLERK:

"City Council, at its meeting held on November 6, 1995, considered Clause B12, Report No. 25-1995 of the City Commissioner, a copy of which is attached, and resolved:

that City Council instruct the Fire and Protective Services Department to serve the Notice of Junked Vehicles on the owner of 415 Preston Avenue pursuant to Section 132(2) of *The Urban Municipality Act, 1984.*'

The Fire and Protective Services Department has prepared and served a Notice of Junked Vehicles ordering the removal, by December 11, 1995, of the following junked vehicle by the owner of 415 Preston Avenue:

Make: Trailmobile
Model: Semi Trailer
Colour: White
Licence: None

Attached is a copy of the above-noted Notice.

In accordance with Section 132 of *The Urban Municipality Act*, the owner served with the Notice may appear before Council to show cause why the junked vehicle should not be removed from the property and destroyed or its condition remedied within the time specified in the Notice.

Should the owner not appear before Council, or should he appear but fail to show cause why the vehicle should not be removed, it is recommended:

- 1) that Council confirm the Notice requiring the removal of the vehicle by December 11, 1995; and
- 2) that, should the individual named in the Notice not comply with said Notice, the Fire and Protective Services Department be authorized to remove the vehicle from the property, destroy same, with the cost of so removing and destroying it to be added to and form part of the taxes on the land and buildings."

His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Langford, Seconded by Councillor Postlethwaite,

- 1) that Council confirm the Notice requiring the removal of the vehicle by December 11, 1995; and*
- 2) that, should the individual named in the Notice not comply with said Notice, the Fire and Protective Services Department be authorized to remove the vehicle from the property, destroy same, with the cost of so removing and destroying it to be added to and form part of the taxes on the land and buildings.*

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

- 1) Shirley Ryan, Executive Director
North Saskatoon Business Association, dated November 15**

Requesting permission for Ms. Isabel Anderson to address Council regarding an article in *The StarPhoenix* on November 15, 1995 entitled "Dayday balks at councillor's wish list". (File No. CK. 150-1)

RECOMMENDATION: that Ms. Anderson be heard.

Moved by Councillor Roe, Seconded by Councillor McCann,

THAT Ms. Anderson be heard.

CARRIED.

Ms. Isabel Anderson, on behalf of the North Saskatoon Business Association, urged Council to consider and reconsider the budget decisions it is about to make keeping three things in mind -- there is a difference between wish lists and lists of affordables; the ratepayers of this city cannot afford to pay higher taxes; and the ratepayers of this city need Council to do whole-budget planning on their behalf. She indicated that there are capital projects which are wealth-creating for the city in that they generate future revenues, and there are capital projects which simply use up wealth, and expressed the opinion that there must be a balance between the two that falls within the

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limits of what the ratepayers of the city can afford to pay.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**2) Elmer Scheltgen
511 Avenue D South, dated November 16**

Requesting permission to address Council regarding the Riversdale Neighbourhood information report. (File No. CK. 4353-1)

RECOMMENDATION: that Clause 2, Report No. 8-1995 of the Planning and Operations Committee be brought forward for consideration and that Mr. Scheltgen be heard.

**3) El Hrytsak
203 Avenue K South, dated November 16**

Requesting permission to address Council regarding the Riversdale Neighbourhood information report. (File No. CK. 4353-1)

RECOMMENDATION: that Clause 2, Report No. 8-1995 of the Planning and Operations Committee be brought forward for consideration and that Mr. Hrytsak be heard.

4) El Hrytsak for Norm Rebin, dated November 16

Requesting permission for Mr. Norm Rebin to address Council regarding the Riversdale Neighbourhood information report. (File No. CK. 4353-1)

RECOMMENDATION: that Clause 2, Report No. 8-1995 of the Planning and Operations Committee be brought forward for consideration and that Mr. Rebin be heard.

5) El Hrytsak for Dave Phillipow, dated November 16

Requesting permission for Mr. Dave Phillipow to address Council regarding the Riversdale Neighbourhood information report. (File No. CK. 4353-1)

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RECOMMENDATION: that Clause 2, Report No. 8-1995 of the Planning and Operations Committee be brought forward for consideration and that Mr. Phillipow be heard.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT Clause 2, Report No. 8-1995 of the Planning and Operations Committee be brought forward for consideration and that Dr. Sheltgen be heard.

CARRIED.

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REPORT NO. 8-1995 OF THE PLANNING AND OPERATIONS COMMITTEE

**2. Riversdale Neighbourhood Information Report
(File No. CK. 4353-1)**

RECOMMENDATION: that the information be received.

Your Committee has reviewed and supports the following report of the General Manager, Planning and Building Department dated November 7, 1995:

"REPORT

This information report will inform City Council of a process that the Planning and Building Department has prepared to review the 1990 Riversdale Core Neighbourhood Study and Bylaws that were presented to Council on April 10, 1995. The purpose of the Riversdale Core Neighbourhood Study Review is to review the original 1978 Core Neighbourhood Study land-use policies for the Riversdale Neighbourhood which have guided development decisions affecting the Riversdale Neighbourhood since 1978, and rewrite policies where appropriate. The review of all Core Neighbourhoods was initially prompted by City Council in 1988, when the 1978 Core Study was formally adopted by bylaw, into the City of Saskatoon Development Plan. Some Council members questioned the currency of the 1978 study data.

Saskatoon's core neighbourhoods include Caswell Hill, City Park, Westmount, Pleasant Hill, Riversdale, Varsity View (formerly Albert and Brunskill), and Nutana. These neighbourhoods share several unique attributes that combine to give them a special character, including:

- proximity to the Downtown, Kelsey Institute, and the University,
- an older housing stock, often with unique architectural features,
- a variety of lot sizes and housing forms, and a mature tree canopy,
- special demographics, such as fewer persons per household and diverse ethnicity, and,
- a varied mix of residential, commercial and industrial land uses, not found elsewhere.

As part of the City of Saskatoon's Development Plan, land-use policies for the core neighbourhoods are intended to achieve the following goals:

- to increase certainty about the locations and magnitudes of new development in each core neighbourhood;
- to define clearly the future character of each neighbourhood and to influence, to a high degree, the kinds of development taking place in the core neighbourhoods;

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- to protect and preserve the established, stable, low density areas and the unique form of housing stock which exists in the core neighbourhoods;
- to protect areas of low density and high stability from undesirable and potentially harmful development; and
- to provide a clear and concise regulatory framework for the administration of land use change in the core neighbourhoods.

In 1991, City Council adopted new Bylaws to govern land use policy for the Albert, Brunskill, Nutana, Westmount, Caswell Hill, City Park, and Pleasant Hill Neighbourhoods. However, the Bylaw concerning the Riversdale neighbourhood was not passed at the request of the Riversdale Community Association.

Given that the first phase of the public input component of the Plan Saskatoon Project is completed, it is important to obtain direction from that input. That direction will come in the form of a Directions Document which will articulate community opinions, which will serve as a blueprint for the renewal of the City of Saskatoon Development Plan and Zoning Bylaw. Early responses currently tabulated in the Plan Saskatoon Project show support for the viability of the core neighbourhoods, including further civic action on the resolution of land use conflicts, the enforcement of property maintenance problems, and the protection of heritage properties. The Directions Document will establish principles that the Administration, the Municipal Planning Commission and City Council would employ in the Core Neighbourhood Land Use policy. We are in need of agreement on the basic principles of inner city development, such as the designation of industrial land; where is it appropriate to place infill housing; the issue of commercial space; architectural control; housing density; and open space. After the Directions Document is completed the Planning and Building Department will review the original content of the Riversdale Core Neighbourhood Study in order to determine what adjustments and changes need to be made. In the meantime, representatives from the Planning and Building Department will meet with the Riversdale Community and School Association, the King George Community and School Association, the Pleasant Hill Community Association, the Optimist Neighbourhood Council, the Riversdale Owners Coalition (ROC), and the Riversdale Business Improvement District in order to discuss in general terms, suggestions for the Riversdale neighbourhood and the content of the Riversdale Core Neighbourhood Study. It is our intention at this public meeting to discover if common ground may exist among concerned parties and the major differences that may remain. It is expected that this general meeting will be held in December 1995. All persons who attended or submitted information to the April 10, 1995 Public Hearing will be invited to attend this general meeting in Riversdale.

ATTACHMENTS

1. Attachment 1 - List of people who provided comments."

Dr. Elmer Scheltgen, Riversdale Owners Coalition, expressed concern regarding the short notice

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for making a presentation to Council and indicated that the public meeting regarding Riversdale should not be held until after the final analysis of Plan Saskatoon is out.

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT Mr. Hrytsak be heard.

CARRIED.

Mr. El Hrytsak, Riversdale Owners Coalition, advised Council of his concerns regarding the December, 1995 date for the general meeting regarding Riversdale, and expressed the view that the meeting should occur after the analysis of Plan Saskatoon is presented.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Mr. Rebin be heard.

CARRIED.

Mr. Norm Rebin asked Council when the issue of zoning in Riversdale would be finished, and expressed the opinion that the zoning should stay the same. He indicated that the issues can be addressed through education. Mr. Rebin noted that he would prefer if changes were not made to the zoning, but if there must be changes, then the citizens must be heard.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT Mr. Pillipow be heard.

CARRIED.

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Mr. Dave Phillipow advised Council regarding the role of the Riversdale Owners Coalition in the community. He expressed the opinion that new is not always better than the old, and urged Council not to rush into making changes in Riversdale.

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT the information be received and that the presentations be forwarded to the Planning and Operation Committee's file on the matter.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Langlois,

THAT the regular Order of Business be suspended and Clause A6, Report No. 26-1995 of the City Commissioner and Item 6a) of Unfinished Business be brought forward for consideration.

CARRIED.

REPORT NO. 26-1995 OF THE CITY COMMISSIONER

**A6) Discussion Paper
Saskatchewan Municipal Government
Tax Policy Proposals
(File No. 1920-1)**

Report of the General Manager, Finance Department, November 14, 1995:

"INTRODUCTION

On September 29, 1995, the Saskatchewan Assessment Management Agency (S.A.M.A.) approved a new assessment manual to be used to complete the 1997 reassessment of the whole province. To assist municipalities in the implementation of the new manual, the Department of Municipal Government held various consensus building sessions with key stakeholders to determine the tax tools needed by municipalities to implement the final reassessment. The results of these consensus building sessions were tabled with City Council as policy proposals. City Council has referred these proposals to a meeting on November 20, 1995, to hear submissions. This report will attempt to review the implications of the tax policy proposals.

BACKGROUND

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A. Why Reassessment?

The last reassessment was completed in 1984 and was based on a 1965 replacement cost value system. Since that time, many changes in building values have taken place in Saskatchewan and the 1965 values have become extremely outdated. As well, the 1997 model, although a replacement model, will place more emphasis on the current market values of properties.

Appendix A (attached) demonstrates clearly how the 1965 values have become outdated when we compare the current assessed market value. For example, since 1965 the total assessed value of one- and two-family residences has increased from \$609M in 1965 to \$3,709M in 1994, for a multiple of six times. On the other hand, the commercial and industrial total assessed value has increased from \$381M in 1965 to \$1,170M in 1994, or a multiple of only three times. This change is due to the fact the residential property value increase has more than doubled the increases in property values of commercial and industrial properties from 1965 to 1994. This inequity was one of the key reasons that many corporations and individuals requested that the assessment values and systems be properly updated.

B. Why Does City Council Need Tax Tools?

Under the present legislation, if City Council had to implement the reassessment it would have no tools to control, aside from phasing-in the tax increase over three years, any tax shift from one class of property to another. For example, without any tax tools, new, larger houses or houses with high market value, could face tax increases of up to 90%, while small, older houses with a low market value, could have tax decreases of up to 25%. Newer commercial buildings, with a high market value, would face tax increases of potentially over 100%, while older commercial buildings with a low market value could see their taxes decrease up to 70%.

(As a note of caution, these figures are generalizations and should NOT be extrapolated to determine an assessed value on any particular building or house).

The legislative proposals by the Municipal Government Department will provide City Council with the opportunity to control the impact of these tax shifts between property classes, should it wish to do so.

Tax Tool Proposals

A. Municipal Government Proposals

The Province has proposed the following:

1. It will define the types of property classes and the percentages of values that will apply to each class.

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2. Urban municipalities will be able to use a mill rate factor, minimum tax, and a 3-year phase-in to modify tax shifts.
3. Mill rate factors can be determined by the urban municipality and accepted or rejected by the school boards.
4. Business taxes will be optional, with the business tax, if applicable, to be only calculated on its property value, not the fair rental value as presently used in Saskatoon. S.A.M.A. would determine the method of allocating business tax, while the province would determine the rules to deal with vacant properties.

Fundamentally the proposal would work as follows:

<hr/> Gross Assessment	The assessed value of a property determined by the S.A.M.A. Manual and methodology.
<hr/> X	
<hr/> Percentage of Value	The province would establish classes (such as residential, multi-residential, commercial, and agricultural), and develop the percentages of value to be applied across the province.
<hr/> =	
<hr/> Taxable Assessment	This is the assessed value of the property that would act as the base for calculating property tax.
<hr/> X	
<hr/> Uniform Mill Rate	A single mill rate would apply to all properties. This mill rate would be determined through the annual budget process.
<hr/> X	
<hr/> Mill Rate Factor	The City could chose a factor which would weight the taxes payable by the various classes and properties. The _____
<hr/> =	School Boards would have to accept or reject that factor.
<hr/> Taxes Payable	

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B. Analysis of Proposals

1. Percentage of Values and Mill Rate Factors

Administratively, as this is a market related assessment system, we would prefer that for all property classes the value assigned for calculating the taxable assessment be 100%. Simply put, we believe that each property class should be taxed at its full assessed value to ensure ease in explaining and calculating property taxes. The City would then apply a variable mill rate to assessed value to determine taxes payable.

The proposal by the Municipal Government Department does accomplish what the City wishes to do, but by a more confusing method. This method is an attempt to reach a compromise with the Saskatchewan Association of Rural Municipalities (S.A.R.M.), which prefers limited flexibility for its members in calculating taxes.

Should this proposal become law, the City will require:

- a. At least three classes of property, that being residential, multi-residential and commercial.
- b. That the preferred percentage of value applied to each class be 100%.
- c. That in light of the ability of the school boards to accept or reject the mill rate factors, that where there are major municipalities with coterminous boundaries with the school boards, all parties be required to use the same mill rate factors.

2. Business Tax

The Province has proposed that the business tax become an optional tax. If it is to be used as a source of revenue, the tax is to be based on the assessed property value. This proposal would effectively ban the use of our present business tax system which uses a fair rental value. If a municipality adopts such a tax, then S.A.M.A. will determine the methodology for the calculation of the tax, which will not be a simple procedure.

Administratively, we support the elimination of the business tax, with the understanding that the same amount of revenue would be raised through a commercial variable mill rate or mill rate factor.

The Municipal Government Department has also proposed an adjustment be made for vacant commercial properties. We do support adjustments for the business portion of a mill rate factor if a property becomes vacant. However, the municipal government proposal, at this time, is vague and requires clarification.

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3. Other Issues

The proposal would also allow a municipality to have a minimum tax, and to phase-in all changes over a three-year period.

The proposal would also allow the Business Improvement District to levy a tax on the occupants of properties. Yet if there is no business tax, the City will not have a record of who the occupants who pay the levy are.

CONCLUSION

In general, the proposals would give City Council the necessary tools to manage the tax shifts between the various classes of properties, and through a three-year phase-in period, provide some relief when implementing the reassessment. However, several questions need to be answered:

1. HAS THE PROVINCE REJECTED THE CONCEPT OF VARIABLE MILL RATE IN FAVOUR OF MILL RATE FACTORS?
2. WHAT ARE THE CLASSES OF PROPERTIES AND WHAT WILL BE THEIR PERCENTAGES OF VALUES? EQUALLY AS IMPORTANT IS SETTING THE CLASSES AND THEIR VALUES - NO IMPACT ANALYSIS ON INDIVIDUAL PROPERTIES CAN BE COMPLETED WITHOUT THE PROVINCIAL GOVERNMENT PROVIDING THIS INFORMATION.
3. WHAT IS THE ROLE OF THE SCHOOL BOARDS WITH RESPECT TO MILL RATE FACTORS? IF ONE SCHOOL BOARD CHOSE TO ACCEPT OUR FACTORS, WHILE THE OTHER REJECTED THEM, OUR NEW COMPUTER TAX SYSTEM IS UNABLE TO HANDLE SUCH CALCULATION.
4. HOW IS VACANT COMMERCIAL PROPERTY TO BE DEALT WITH?
5. IF THERE IS NO BUSINESS TAX, CAN A B.I.D. LEVY BE CALCULATED AGAINST THE OWNER OF A PROPERTY?

While administratively we can support the paper in principle, we need further discussions to resolve the above questions in a satisfactory manner.

By using the tools proposed to control tax shifts, City Council could manage the impact of reassessment.

FUTURE ISSUES

After the tax policy questions are resolved, City Council will then be facing three new questions:

1. Should we have more than a variable mill rate (mill rate factor) to deal with residential,

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multi-residential, and commercial tax shifts?

2. If the tax tools are available, what should the magnitude of the shifts between classes be?
3. Should there be a business tax?"

ATTACHMENTS:

1. Appendix A - 1997 Assessment Valuation Model

UNFINISHED BUSINESS

- 6a) Communication to Council**
From: Bill Reader, Deputy Minister
Saskatchewan Municipal Government
Date: October 12, 1995
Subject: Providing Council with tax policy proposals
related to the province-wide reassessment
(Files CK. 1615-2 and 1920-1)

City Council, at its meeting held on October 23, 1995, during consideration of the above-noted communication, copy attached, resolved that the matter be referred to the Administration for a report and that City Council invite submissions from the public regarding the tax policy to be considered at 8:00 p.m. at the regular Council meeting scheduled for November 20, 1995.

This matter is also being reported on under Clause A6, Report No. 26-1995 of the City Commissioner.

Attached are copies of the following communications which have been received regarding the matter:

- Letter dated November 7, 1995 from Terry Boucher, requesting permission to address Council;
- Letter dated November 14, 1995 from Ken McKinlay, Executive Director, Saskatchewan Home Builders' Association;
- Letter dated November 12, 1995 from Ernie Meili, requesting permission to address Council;
- Letter dated November 14, 1995 from Kent Smith-Windsor, Executive Director, The Partnership, requesting permission to address Council;
- Letter dated November 14, 1995 from Dale Botting, Executive Director, Prairie

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Region, Canadian Federation of Independent Business, requesting permission to address Council; and

· Letter dated November 16, 1995 from Joan Steckhan, Director, Finance and Administration, Saskatoon Regional Economic Development Authority.

General Manager, Finance Richards provided Council with a brief overview of the tax policy proposals put forward by the Department of Municipal Government.

Moved by Councillor Roe, Seconded by Councillor Langlois,

THAT Mr. Boucher be heard.

CARRIED.

Mr. Terry Boucher addressed Council regarding his submitted letter, and indicated that the tax policy review gives Council an opportunity to make necessary changes in the assessment system. He outlined areas of concern regarding the present system, and offered suggestions regarding improvements.

Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT Mr. Meili be heard.

CARRIED.

Mr. Ernie Meili expressed concern regarding the present inequities in property tax assessment in Saskatoon, particularly as it applies to downtown property owners. He noted the changes that have occurred in the business community over the past 30 years, and the problems this has created for downtown property owners, as noted in his submitted letter of November 6, 1995. He urged Council to deal with the inequities in the property tax assessment system as it is long overdue.

Moved by Councillor Waygood, Seconded by Councillor Birkmaier,

THAT Mr. Batten be heard.

CARRIED.

Mr. Dick Batten, Chair of the Board of Management of The Partnership, advised Council that as a downtown organization, they have been affected more than any other part of the city by the failure

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of the system to adjust to market values over time. He highlighted the inequities in the present system and noted that the reassessment is long overdue. He suggested that Council has the option of a tax assessment system based either on value of properties, or a system based on services, or a user pay formula, or some combination in between.

Moved by Councillor Roe, Seconded by Councillor Langlois,

THAT Mr. Botting be heard.

CARRIED.

Mr. Dale Botting, Executive Director, Prairie Region, Canadian Federation of Independent Business, reviewed the issues raised in his submitted brief and highlighted the findings of a survey conducted regarding the property tax system. He provided Council with recommendations for action, as noted in the Executive Summary of his submission.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT the presentations and submitted correspondence be received as information.

CARRIED.

Moved by Councillor Postlethwaite, Seconded by Councillor McCann,

- 1) that the Administration continue with its discussions with the Department of Municipal Government regarding the tax policy proposals; and*
- 2) that Council support the 100% valuation of all properties to be included in this assessment.*

IN AMENDMENT

Moved by Councillor Langlois, Seconded by Councillor Heidt,

- 3) that the word "multi-residential" be deleted from the classes of property, so that there are only two classes of property, being residential and commercial.*

THE AMENDMENT WAS PUT AND CARRIED.

THE MOTION AS AMENDED WAS PUT AND CARRIED.

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AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

- 1) **Melanie Kenny**
330 Waterbury Road, dated November 8

Expressing concern regarding the contents of flyer mailed from a company in Montreal. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

- 2) **Marlene Hall, Secretary**
Development Appeals Board, dated November 14

Submitting Notice of Development Appeals Board Hearing regarding private detached garage in rear yard at 1419 Kilburn Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

- 3) **Marlene Hall, Secretary**
Development Appeals Board, dated November 14

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling at 1624 Jackson Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

- 4) **Marlene Hall, Secretary**
Development Appeals Board, dated November 14

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling at 415 Chitek Crescent. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

- 5) **Lyle Mallett**
43 Tucker Crescent, dated November 11

Commenting regarding municipal surcharges on electricity sales. (File No. CK. 1905-3)

RECOMMENDATION: that the information be received.

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Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

**6) A. Margaret Sarjeant
674 University Drive, dated November 13**

Submitting comments regarding the Municipal Justice Building. (File No. CK. 530-1)

RECOMMENDATION: that the information be received and considered with Item 6b) of "Unfinished Business".

**7) Ruth Millar
621 7th Street East, undated**

Submitting comments regarding the Municipal Justice Building. (File No. CK. 530-1)

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RECOMMENDATION: that the information be received and considered with Item 6b) of "Unfinished Business".

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the information be received and that Item 6b) of "Unfinished Business" be brought forward for consideration.

CARRIED.

UNFINISHED BUSINESS

- 6b) Communication to Council**
From: Mayor Henry Dayday, Chair
Board of Police Commissioners
Date: October 30, 1995
Subject: Requesting Council's approval to demolish
the Municipal Justice Building
(File No. CK. 530-1)

City Council, at its meeting held on November 6, 1995, deferred consideration of the above-noted letter, copy attached, to this meeting and resolved that a copy of the report received by the Board of Police Commissioners be made available to Council. Attached is a copy of the above-noted report which has previously been provided to Council members.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the Municipal Justice Building be demolished.

*YEAS: His Worship the Mayor, Councillors Atchison, Langlois, McCann,
Heidt and Steernberg*

6

*NAYS: Councillors Langford, Postlethwaite, Waygood, Birkmaier and
Roe*

5

COMMUNICATIONS - CONTINUED

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

- 1) **Al Schulzke**
Women's National Stream Cup Organizing Committee, dated November 1

Submitting an application for funding for the rental cost of the University of Saskatchewan facilities under the Special Events Policy in connection with the 1996 Canadian Gymnastics Women's National Stream Cup being held at the Physical Education Building at the University of Saskatchewan from February 2 to 4, 1996. **Referred to the Administration and Finance Committee.** (File No. CK. 1870-1)

- 2) **J.D. Wood**
318 Sturgeon Drive, dated November 1

Submitting comments regarding a proposed change in the traffic pattern at Warman Road and Circle Drive. **Referred to the Administration for a report.** (File No. CK. 6250-1)

- 3) **Jocelyn Richardson, Vice-President**
Saskatoon Opera Association, dated November 6

Submitting a request for financial assistance. **Referred to the Administration and Finance Committee.** (File No. CK. 1870-1)

- 4) **Edward G. Glendinning**
65 Clark Crescent, dated November 6

Submitting comments regarding the sanding of City streets. **Referred to the Administration for a response to the writer.** (File No. CK. 6315-1)

- 5) **Shirl Jack, President**
Westview Community Association, dated November 7

Submitting comments regarding installation of traffic lights and flashing pedestrian crosswalk signs on 33rd Street West at Northumberland and Catherwood Avenues and expressing similar concerns regarding the intersection of 33rd Street and Junor Avenue. **Referred to the Planning and Operations Committee.** (File No. CK. 6250-1)

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**6) Councillor Jill Postlethwaite
Special Needs Transportation Committee, dated November 9**

Requesting an amendment to Bylaw No. 7200 to allow Special Needs buses to use bus stops.
Referred to the Administration for a report. (File No. CK. 7305-1)

**7) Laura Hartney, Director of Planning
R.M. of Corman Park No. 344, dated November 7**

Requesting Council's consideration of a complementary amending bylaw to the Saskatoon Planning District Development Plan. **Referred to the Administration for a report.** (File No. CK. 4240-5)

**8) Don Kerr
720 13th Street, dated November 9**

Expressing concerns regarding transit service. **Referred to the Planning and Operations Committee.** (File No. CK. 7310-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

**1) Judith Cheesbrough
December Memorial Committee, dated November 6**

Requesting Council to proclaim the period from November 25 to December 6, 1995 as "Two Weeks of Awareness: Violence Against Women" in Saskatoon and requesting permission to hang a collage in the public area of City Hall. (File No. CK. 205-5)

**2) Jim McCrory, Director of Public Service and Community Relations
BBS Saskatchewan Incorporated, dated November 7**

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Requesting Council to proclaim the month of December, 1995 as Tree of Plenty Month in Saskatoon. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C;
 - 2) that permission be granted to the December Memorial Committee to hang a collage in the public area of City Hall; and
 - 3) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

Moved by Councillor Langford, Seconded by Councillor Atchison,

- 1) that City Council approve all proclamations as set out in Section C;*
- 2) that permission be granted to the December Memorial Committee to hang a collage in the public area of City Hall; and*
- 3) that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

REPORTS

City Commissioner Irwin submitted Report No. 26-1995 of the City Commissioner and Addendum to Report No. 26-1995 of the City Commissioner;

Councillor Roe, Chair, presented Report No. 8-1995 of the Planning and Operations Committee;

Councillor Steernberg, Member, presented Report No. 4-1995 of the Audit Committee;

Councillor Waygood, Member, presented Report No. 9-1995 of the Land Bank Committee; and

His Worship the Mayor, Chair, presented Report No. 5-1995 of the Executive Committee.

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Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT Council go into Committee of the Whole to consider the following reports:

- a) Report No. 26-1995 of the City Commissioner and Addendum to Report No. 26-1995 of the City Commissioner;*
- b) Report No. 8-1995 of the Planning and Operations Committee;*
- c) Report No. 4-1995 of the Audit Committee;*
- d) Report No. 9-1995 of the Land Bank Committee; and*
- e) Report No. 5-1995 of the Executive Committee.*

CARRIED.

His Worship Mayor Dayday appointed Councillor Birkmaier as Chair of the Committee of the Whole.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:

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"REPORT NO. 26-1995 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the following information be received.

ADOPTED.

SUBJECT	FROM	TO
Schedule of Accounts Paid \$822,943.09 (File No. 1530-2)	October 19, 1995	October 24, 1995
Schedule of Accounts Paid \$1,652,219.84 (File No. 1530-2)	October 25, 1995	November 1, 1995
Schedule of Accounts Paid \$583,041.10 (File No. 1530-2)	November 1, 1995	November 6, 1995
Schedule of Accounts Paid \$3,188,871.21 (File No. 1530-2)	November 3, 1995	November 7, 1995
Schedule of Accounts Paid \$5,475,341.41 (File No. 1530-2)	November 7, 1995	November 14, 1995

**A2) Investments
(File No. 1790-3)**

RECOMMENDATION: that City Council approve the attached purchases and sales.

ADOPTED.

Report of the General Manager, Finance Department, November 1, 1995:

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"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

ATTACHMENTS

1. Schedule of Securities Transactions (October 16-31, 1995)

**A3) Property Realized Reserve Withdrawal
(File No. 1815-3)**

RECOMMENDATION: that \$382,288.24 be withdrawn from the Property Realized Reserve to finance land development/sales costs.

Report of the General Manager, Finance Department, November 6, 1995:

"On an annual basis, your staff prepares a report summarizing costs, other than servicing costs, which are associated with the City's involvement in the land development business. These costs have been incurred during the period December 1, 1994, to September 30, 1995, and City Council's formal authorization is now required to withdraw funds from the Property Realized Reserve to finance these costs.

The following summarizes the costs incurred:

Land Titles fees		\$ 6,591.00
Survey Costs	13,698.78	
Advertising - Zoning	4,738.17	
Ground Water Monitoring	9,300.00	
Volume Rebates - land sales	236,749.63	
Real Estate Commissions	4,068.75	
Appraisals	3,759.50	
Survey costs - Silverspring	44,441.66	
Lot price reductions (Westview, Dundonald)	49,875.00	
Miscellaneous	<u>9,065.75</u>	
Total		<u>\$382,288.24"</u>

IT WAS RESOLVED: that the matter be referred back to the Administration for clarification regarding lot price reductions.

**A4) Communications to Council
From: Irene Walter
201 - 910 - 9th Street**

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Date: September 11, 1995
Subject: Submitting concerns regarding the processing
of post-dated cheques for the payment of taxes
(File No. 1920-1)

RECOMMENDATION: that the following information be received.

ADOPTED.

Report of the General Manager, Finance Department, November 7, 1995:

"At its September 25, 1995 meeting, City Council received and referred the above-noted letter to the Administration for a report. Mrs. Walter mailed a post-dated cheque to the City in payment of her 1995 property taxes. She noted, at the end of August, that the cheque had not cleared her bank, and pursued the matter at City Hall.

Our internal investigations suggest that this cheque was never received and, as Mrs. Walter confirms, the cheque was never presented to her bank for payment. However, it is possible that the cheque was received and inadvertently misplaced or inappropriately filed. The Treasurers Branch also contacted Canada Post, requesting it to investigate the issue within its offices and tracking system. To date, there has been no response.

The current situation with respect to this matter is that the tax account in question was paid in full with a replacement cheque, and a stop payment has been recorded on the original cheque at the appropriate bank. We spoke to Mrs. Walter on October 21, informing her of the status of our investigation. As we agreed, with the volume of paper exchange that currently occurs, situations like this do, unfortunately, happen on occasion. We certainly acknowledged the inconvenience this matter has caused her.

Finally, Mrs. Walter was informed that if we received any additional information from the investigation within Canada Post, we would be in contact with her again."

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**A5) Animal Control - Fines
(File No. 152-4)**

RECOMMENDATION: that City Council consider Bylaw No. 7510.

ADOPTED.

Report of the City Solicitor, November 8, 1995:

"At its meeting of November 6, 1995, Council resolved to follow the recommendation of The Advisory Committee on Animal Control and increase the minimum fines on three offenses. The suggested increase of the minimum fine of \$25.00 to \$50.00 covers the offenses of:

- (a) dog on public playground or posted area;
- (b) dog creating a nuisance by barking or howling; and
- (c) cat being at large.

The attached Bylaw makes the necessary amendments to The Animal Control Bylaw."

ATTACHMENTS

1. Proposed Bylaw No. 7510.

**A6) Discussion Paper
Saskatchewan Municipal Government
Tax Policy Proposals
(File No. 1920-1)**

DEALT WITH EARLIER. SEE PAGE NO. 12.

**A7) Scrap Metal for Sale
(File No. 1250-1)**

RECOMMENDATION: that the following information be received.

ADOPTED.

Report of the General Manager, Asset Management Department, November 10, 1995:

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"Various quantities of scrap metal including copper, aluminum, steel rims, and poles will be sold by Tender. Tenders will be received at the office of the Inventory and Disposal Services Branch, 88-24th Street East, Saskatoon, until December 11, 1995, 2:00 p.m. CST. The material will be sold to the highest bidder and is available for viewing at Central Stores, 330 Ontario Avenue, Saskatoon, Saskatchewan."

Section B - Planning and Operations

**B1) Youth Sports Subsidy Program - 1995-96
(File No. 1720-3-3)**

- RECOMMENDATION:**
- 1) that the Youth Sports Subsidy Program be retained;
 - 2) that the Sport Component of the Assistance to Community Groups--Cash Grant Program be deleted, including the deletion of the Sports Advisory Subcommittee;
 - 3) that the Sports Participation Grant Program be established under the management of the Leisure Services Department, using the following guidelines:
 - a) funding will be available to non-profit groups offering sports programs;
 - b) the funding year will run from July 1 to June 30;
 - c) fifty percent (50 percent) of the funding will be used for skill-development programs for coaches;
 - d) twenty-five percent (25 percent) of the funding will be allocated to learn-to/developmental programs; and,
 - e) twenty-five percent (25 percent) of the funding will be allocated to programs which provide access where cost is a barrier to participation (in particular, registration and equipment costs);
 - 4) that the Sports Participation Grant Program be phased in, becoming fully operational on July 1, 1997; and,
 - 5) that City of Saskatoon Policy Number C03-034 (Youth

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Sports Subsidy - Allocation Criteria) be expanded to include the Sports Participation Grant Program and that the Administration report further on this.

ADOPTED.

Report of the General Manager, Leisure Services Department, November 1, 1995:

"EXECUTIVE SUMMARY

During its meeting held on September 5, 1995, the Executive Committee approved the following principles which form the basis for providing municipal funding for sports activities:

1. to support programs targeted at youth aged 18 years and under;
2. to encourage learn-to/developmental programming;
3. to support the removal or reduction of cost as a barrier to participation; and,
4. to encourage the provision of leisure activities for Saskatoon residents by external delivery agencies.

There are two existing City grants for sports activities: the Youth Sports Subsidy and the Sport Component of the Assistance to Community Groups--Cash Grant Program. As noted in the August 10, 1995, discussion paper prepared by Leisure Services staff, the Youth Sports Subsidy reflects these principles, the Sport Component of the Cash Grant does not. During its September 5, 1995, meeting, the Executive Committee approved the principles, and directed Leisure Services staff to consult with affected groups on proposed grant program changes and then to submit an implementation plan for review and approval; this report responds to that directive. The deletion of the Sport Component of the Cash Grant and the implementation of the grant program recommended above will ensure that a limited amount of funding (\$66,500 in the Sport Component of the Cash Grant program in 1995) will be targeted in the most effective way to meet community needs. The new grant structure will improve the skill levels of coaches (a key role in most sports activities), encourage external delivery agencies (sports groups and other groups where appropriate) to provide sports programs, encourage new participants in sports programs by supporting learn-to and developmental programs, and provide targeted assistance where cost is a barrier to participation.

At the end of December each year, advertising is prepared for the Assistance to Community Groups Cash Grant Program and application forms are updated and printed. In order for your staff to remove references to the Sports Component from the promotional materials and the forms, to advise previous applicants that the Sports Component of the Cash Grant is no longer available, and to implement the phase-in plans, a decision on the 1996 grant structure would need to be made by mid-December.

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BACKGROUND

During its June 12, 1995, meeting, the former Planning and Development Committee resolved, in part:

'that a meeting be held between the Legislation and Finance Committee and the Planning and Development Committee to discuss total City subsidies (i.e. Youth Sports Subsidy and Assistance to Community Groups--Cash Grants Program [Sports Component]) and to receive a report from the Administration on which programs might be rationalized.'

The Youth Sports Subsidy Program provides subsidies to minor non-profit sport organizations (for youth aged 18 years and under) to reduce the rental costs of facilities required to deliver their programs. The Assistance to Community Groups--Cash Grants Program is a broad-based program that encompasses sport, culture, recreation, social services, and the environment. Funding can be used for general activities, pilot projects, or a specific undertaking such as a workshop.

In response to the above directive, the Leisure Services Department prepared a discussion paper (dated August 10, 1995) which was reviewed by the Executive Committee during its meeting held on September 5, 1995. Based on needs assessment data, trends analysis, and other information, the discussion paper identified the principles which form the basis for providing municipal funding for sports activities. These principles are:

1. to support programs targeted at youth aged 18 years and under;
2. to encourage learn to/developmental programming;
3. to support the removal or reduction of cost as a barrier to participation; and,
4. to encourage the provision of leisure activities for Saskatoon residents by external delivery agencies.

The discussion paper noted that the impact of these principles would be:

1. Adult groups, or groups with a primarily adult membership, which do not provide targeted programs as identified in the principles above, will no longer receive funding. (The Sports Component of the Assistance to Community Groups--Cash Grant Program will be discontinued.) This practice is consistent with the City's cost-recovery approach for its own adult sports programs whereby the base rate (i.e. adult rate) is set to maximize revenue and/or achieve the desired full cost recovery directed by City Council (e.g. golf).
2. The Youth Sport Subsidy program meets three of the four principles cited above and will be maintained.

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3. Access to City funding will be expanded to include non-profit organizations which are not sports organizations, but which are providing sports programs designed to remove barriers to participation and/or to encourage those not currently participating in sports to become active (e.g. the Boys and Girls Club).
4. Removing or reducing significant barriers will increase participation in sports activities.
5. The provision of funding to external delivery agencies will serve as an incentive for community groups to consider self-directed delivery as an option to city-operated programs.

The deletion of the Sports Component of the Cash Grant will allow funding to be reallocated to programs which implement the principles cited above.

The Executive Committee reviewed the discussion paper and resolved:

- 1) that the principles for providing support for sports programs, as outlined in the report of the General Manager, Leisure Services dated August 10, 1995, be approved;**
- 2) that the draft proposal for reallocation of funds be presented to user groups and to the Leisure Services Advisory Board for review and comments; and,**
- 3) that the Leisure Services Department undertake a consultation process with current grant/subsidy recipients and prepare a detailed implementation plan for review and approval by the Committee.'**

During its meeting held on October 23, 1995, City Council resolved:

- 'that the agenda items for the public section of the Executive Committee be dealt with as part of the regular City Council agenda.'**

In accordance with this resolution, this report is submitted to City Council.

As directed by the Executive Committee, Leisure Services staff reviewed the discussion paper with the Leisure Services Advisory Board during its meeting held on September 28, 1995. Meetings with sports organizations which receive Cash Grants and/or Youth Sport Subsidy funds were held October 17 and 18, 1995. Members of the Sports Advisory Subcommittee, which makes recommendations regarding the allocation of the Sports Component of the Cash Grants, were also invited to attend the meetings.

The groups were asked to comment on the proposal in the discussion paper to reallocate the funding currently available under the Sports Component of the Cash Grant to specific programs which conform to the principles previously approved by the Executive Committee. In general, although there was apprehension about losing the operating funding provided under the Sport Component of

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the Cash Grant, groups were supportive of the principles, and how they would be applied to grant funding.

JUSTIFICATION

Your staff has reviewed the input received from sports organizations and the Leisure Services Advisory Board. There were a few areas where individual participants at the meetings disagreed, or where the consensus was different at the various meetings. Appendix A summarizes the comments collected at the public input meetings and shows the action taken which seems to best meet the principles on which the City will provide funding toward sports activities.

We recommend:

- a) That the Youth Sport Subsidy be retained.

Justification: In a forthcoming report, your staff will be proposing some minor policy changes in areas such as eligibility requirements. However, overall, the program responds directly to the first, third, and fourth principles cited above.

- b) That a Sports Participation Grant Program be established to replace the Sport Component of the Cash Grant.

This program will be based on the principles approved by the Executive Committee and on community needs identified through needs assessment data. Three types of grants are proposed; each responds to two or more of the principles cited above. The specific requirements within each of these types of grant may change over time based on needs assessment data and community feedback. The Sports Participation Grant Program will consist of the following elements (the 1995 funding for the Sport Component of the Cash Grant was \$66,500; this figure is used in the calculations below):

- i) All grants listed below will be available to non-profit groups offering sports programs.

Justification: Non-sport groups will now be eligible. The focus is now on the program provided rather than the nature of the delivery agency (e.g. the Boys and Girls Club, the YWCA, and groups focusing on disabilities would now be eligible to apply to one of the components of the program listed below). Community associations will not be eligible since they receive funding through other City programs.

- ii) That the funding year for these grants run from July 1 to June 30.

Justification: Many of the groups likely to apply for this funding also apply for the Youth Sports Subsidy. Using the same funding year as used for the

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Youth Sports Subsidy will simplify budgeting, program scheduling, and application procedures for these groups.

- iii) That 50 percent of the funding (\$33,250) be used for skill-development programs for coaches.

Initial criteria will include:

- Skill development programs for volunteer and professional coaches will be eligible.
- Eligibility will be limited to the National Coaching Certification Program Levels I and II Theory and Technical courses.
- Any funding remaining in this category three months prior to the year end of the program, will be reallocated to learn-to/developmental programs.

Justification: The roles played by the coach (teacher, leader, organizer) are significant to the success of any sports activity. Offsetting some of the costs involved in improving the skills of coaches will improve the level of coaching in sports programs and offer a flexible but targeted approach towards encouraging the provision of sport activities by the best-value suppliers. This grant responds to the second and fourth principles cited above.

- iv) That 25 percent of the funding (\$16,625) be allocated to learn-to/developmental programs.

Initial criteria will include:

- Priority will be given to new programs which are designed to get people of all ages who are not currently active to get involved in a sport.
- Equal priority will be given to new programs which target sectors of the population which have a traditionally low level of participation in sports activities.

Justification: The development and practice of skills is cited by people surveyed in the needs assessment process as one important reason they want to participate in sport activities. This funding will support programs which encourage new participants to get involved in sports activities and to acquire the basic skills of the sport. This grant responds to the second, third, and fourth principles cited above.

- v) That 25 percent of the funding (\$16,625) be allocated to programs which provide access where cost is a barrier to participation (in particular, registration and equipment costs).

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Initial criteria will include:

- The City will assist in funding the direct costs incurred by the organization as a result of including participants who could not otherwise afford to participate (e.g. equipment, a portion of any rental fees, provincial dues).
- There must be some degree of self-help (either the individual or the organization).

Justification: Needs assessment data show that registration fees combined with the cost of equipment is the most significant barrier to participation. This grant responds to the second, third, and fourth principles cited above.

- vi) That the program will be managed and adjudicated by the Leisure Services Department, which will establish detailed criteria based on needs assessment data.

Justification: a) In the Cash Grant program, community involvement was part of the adjudication process. In the proposed Sports Participation Program, community involvement takes place through the needs assessment process (input from the general public), and in the design of the program (input from current grant/subsidy recipients and the Leisure Services Advisory Board). Your staff believe that the latter process is a more effective way to ensure that limited funding is deployed in the most effective way.

- b) The adjudication process under the Cash Grant involves three stages: review and recommendations by the volunteer Sports Advisory Subcommittee to the Administration and Finance Committee, review and recommendations by the Administration and Finance Committee to City Council, and review and final decision by City Council (including appeals, if any). This lengthy process is frustrating for the applicants, and involves considerable volunteer, Council, and staff resources. Given the small amount of funding available (\$66,500 in 1995), your staff believe that a more streamlined approach is appropriate.

- vii) That the Sports Participation Program be phased-in.

- Groups who received Cash Grants in 1995 will receive the following amounts to enable them to adjust their budgets and programs:
 - For the period January 1 to June 30, 1996, Cash Grant program continues at the same level of funding as in 1995; (apply 50 percent of the funding received in 1995).

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- For the period July 1 to December 31, 1996, Cash Grant program continues at 50 percent of 1995 funding levels; (apply 25 percent of the funding received in 1995).
- For the period January 1 to June 30, 1997, Cash Grant program continues at 50 percent of 1995 funding levels; (apply 25 percent of the funding received in 1995).
- 25 percent of the total 1995 grant (\$16,625) will be used to phase-in the new grant structure in 1996. This will be used to implement the grant to encourage skill development for coaches.
- 75 percent of the total 1995 grant (\$49,875) will be used for the new grant structure in 1997. All new types of grants will be offered.
- The new grant structure will become fully operational July 1, 1997.

Justification: This will allow current grant recipients to adjust their budgets and programs.

All current grant/subsidy recipients, the Leisure Services Advisory Board, and the Sports Advisory Subcommittee have been advised by letter of the proposed changes and notified of the date that this report will be reviewed by City Council.

OPTIONS

Various program options were presented in the Leisure Services Department discussion paper and reviewed by the Executive Committee during its meeting held on June 12, 1995. The recommendations presented in this report reflect the direction given by the Executive Committee and the input received from stakeholder groups.

POLICY IMPLICATIONS

City of Saskatoon Policy Number C03-018 (Assistance to Community Groups) will be amended to reflect the deletion of the Sports Component of the Cash Grant. City of Saskatoon Policy Number C03-034 (Youth Sports Subsidy - Allocation Criteria) will be expanded to include the Sports Participation Grant Program.

COMMUNICATIONS PLAN

All affected groups will be advised of City Council's decision regarding this proposal. Your staff will communicate with both currently-eligible and newly-eligible groups at appropriate stages of the phase-in period to ensure that they are aware of the grant program, and understand such issues as eligibility requirements and deadlines. Communication methods may include mailouts, newsletter items, and advertising. Similar methods will be used to communicate awareness and understanding of the grant structure once it is fully implemented."

ATTACHMENTS

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1. Appendix A - Summary of Comments from Public Input Meetings and Integration of the Comments into Proposed Grant Program

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**B2) Enquiry - Councillor Birkmaier (March 13, 1995)
Feasibility of Purchasing Mobile Housing Unit
for Female Firefighters
(File No. 2500-1)**

RECOMMENDATION that the following information be received.

ADOPTED.

"Would the Administration please review and report on the feasibility of purchasing a mobile housing unit for the purpose of accommodating female fire employees at fire halls where there aren't appropriate facilities."

Report of the General Manager, Fire and Protective Services, November 2, 1995:

"As part of the 1995 Capital Budget, City Council approved funds to undertake a Study for the provision of adequate and appropriate facilities to accommodate female firefighters within existing fire stations. As a part of this Study, the Administration reviewed the potential of utilizing mobile housing units for the purpose of accommodating female firefighters. The Study and review of the information was completed in October, 1995.

After giving due consideration to the Study and discussing the matter with affected staff, the Asset Management and the Fire and Protective Services Departments have developed a plan to deal with the issue. The proposed plan has been incorporated into the Capital Budget and the Capital Budget Plan. This plan provides for the renovation of Stations 2, 3, 4, 6 and 7 over the next three years.

The proposed implementation plan is as follows:

1996 Renovate Stations 2 and 6 at a cost of \$55,000
1997 Renovate Stations 3 and 4 at a cost of \$55,000
1998 Renovate Station 7 at a cost of \$30,000.

Station 5 in Sutherland has not been included in the Study pending City Council's consideration of the Report of the Auditor General on Saskatoon Fire and Protective Services. Also, for the foreseeable future, Station 1 has adequate and appropriate facilities to accommodate female firefighters.

The cost of a mobile housing unit was estimated at \$27,285. Administration was of the opinion that such a unit would be required at all fire stations if female firefighters were to be given the same opportunities as male firefighters in terms of work experience and assignment.

The rationale for supporting the renovations of the existing stations is as follows:

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1. The proposed renovations will provide adequate and appropriate accommodation for both female and male staff and eliminate any need for additional funding for the life of the stations.
2. Mobile facilities were not believed to provide the same level of quality as permanent facilities.
3. The long-term costs of providing mobile facilities would be greater than permanent facilities.
4. Representatives of Local 80, I.A.F.F., were strongly in favour of having permanent and similar facilities available for both female and male firefighters.

A further report on Station 5 facilities in Sutherland will be provided as a part of the future capital budget process."

**B3) Easement Requirement - SaskTel Registered Easement
NE ¼ of Sec. 35-37-5-W3M
Saskatoon Project No. 250193/95
Service to Cathedral Bluffs Subdivision
(File No. 4090)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskTel as outlined in the attached Easement Agreement;
 - 2) that the Easement Agreement as submitted by SaskTel be amended to include the condition that SaskTel will relocate the cable line, at no cost to the City of Saskatoon, to conform to the street pattern when the subject land is subdivided, in wording which is satisfactory to both the Land Branch Manager and the City Solicitor; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

ADOPTED.

Report of the General Manager, Planning and Building Department, November 8, 1995:

"Chris A. Dooley, on behalf of SaskTel's Land Department, has requested the City's approval for an easement over the NE ¼ of Sec. 35-37-5-W3M (see the attached plans). The proposed easement

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will be 1.5m in perpendicular width within an existing 45m easement throughout, as described on Certificate of Title No. 81-S-43423.

The proposed easement will be located on City-owned property, which is located outside of the City limits. This request involves installing a new cable to service the Cathedral Bluffs Subdivision.

The Planning and Building Department has no objection to the proposal, providing that the Easement Agreement as submitted by SaskTel be amended to include the condition that SaskTel will relocate the cable line, at no cost to the City of Saskatoon, to conform to the street pattern when the subject land is subdivided."

ATTACHMENTS

1. Detailed proposed easement location
2. Proposed easement location plan
3. Easement Agreement

**B4) Easement Requirement
Saskatoon Underground - Arbor Creek
Municipal Buffer Strip MB16, Plan No. 94-S-26557
Project: E43-575-33; Subproject: E433-15-721
(File No. 4090)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskPower, SaskEnergy, and SaskTel as outlined in the attached plan; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

ADOPTED.

Report of the General Manager, Planning and Building Department, November 2, 1995:

"C.A. Moore, on behalf of SaskPower's Land Department, SaskEnergy, and SaskTel, has requested the City's approval for an easement over part of Municipal Buffer Strip MB16, Plan No. 94-S-26557, as shown outlined on the attached plan. The proposed easement is to provide underground servicing to the adjacent residential lots.

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Subdivision Application #39/93 was approved by City Council during its July 4, 1994, meeting. As the property included in the subdivision at the time of approval by City Council was privately owned, Council's approval did not include the granting of easements. Since registration of the Plan of Subdivision has occurred, the City now has title to the Municipal Buffer Strip over which SaskPower, SaskEnergy, and SaskTel require an easement.

The Planning and Building Department has no objection to granting the proposed easement to SaskPower, SaskEnergy, and SaskTel."

ATTACHMENTS

1. Municipal Buffer Strip MB16, Plan No. 94-S-26557.

**B5) Proposed General Loading Zone
3602 Taylor Street East
(File No. 6145-1)**

- RECOMMENDATION:**
- 1) that a General Loading Zone be installed in front of 3602 Taylor Street; and,
 - 2) that the applicant be required to pay a one time \$300.00 installation fee.

ADOPTED.

Report of the General Manager, Transportation Services Department, November 2, 1995:

"Transportation Services has received a request, from the property managers of 3602 Taylor Street, to install a General Loading Zone at the north entrance to their building.

The building tenants are experiencing difficulty loading and unloading from the parking lot and feel that access from the street would better suit their needs. The loading zone will be located in the existing parking lane, on Taylor Street, and will not negatively affect traffic flow.

The loading zone conforms to City guidelines with respect to General Loading Zones and the applicant has agreed to pay the one time \$300.00 installation fee."

**B6) Application for Registration of Condominium Plan
521 Main Street - RM4 District**

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Lots 8-12, Block 63, Plan (Q1) B1858

Applicant: Joseph A. Remail

(File No. 4132-1)

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Joseph A. Remail (P.O. Box 7350, Saskatoon, S7K 3V2) for the condominium development at 521 Main Street; and,
 - 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant.

ADOPTED.

Report of the General Manager, Planning and Building Department, November 9, 1995:

"An application for registration of a condominium plan involving a development on Lots 8-12, Block 63, Plan (Q1) B1858 has been received from Joseph A. Remail, on behalf of Remail Construction (1981) Inc. The proposal is for a three-storey multiple-unit dwelling containing twenty-two units. Thirty-eight parking spaces have been included on the site, twenty-six of which are underground.

The proposal has been examined under the provisions of the Zoning Bylaw and as such, complies with the requirements of this Bylaw in all respects. The site is situated within an RM4 District.

The development has also been examined by the Building Standards Branch, and provided the construction is completed in accordance with the requirements of the approved building permit, the development will meet the requirements under the Building Bylaw. A copy of the construction plans, together with the requisite survey plans have been forwarded to the City Clerk's Department for review, if necessary, by members of City Council.

In view of the above-noted consideration of the Zoning Bylaw and the Building Bylaw, the Planning and Building Department advises that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval required under the Zoning Bylaw has been given in relation to the separate occupancy of the units;
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood; and,
- d) the requirement to designate at least one parking space as an exclusive use area for each unit has been met as at least one space is included as a part of each unit."

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B7) Communications to Council

**From: Chief Cyrus Standing, Chair, Board of Directors
Wanuskewin Heritage Park Corporation**

Date: February 5, 1994

**Subject: Expressing appreciation for funding, requesting a five-year funding
commitment and asking that Warman Road be renamed as
Wanuskewin Road**

(File No. 6310-1)

RECOMMENDATION: that City Council consider passage of Bylaw No. 7509.

ADOPTED.

Report of the City Solicitor, November 7, 1995:

"City Council at its February 13, 1995 meeting, resolved:

- '1) that City Council approve the renaming of Warman Road from 51st Street to the north City limits; and
- 2) that the matter be referred to the City Solicitor to take any necessary action.'

The passing of Bylaw No. 7509 is required in order to complete the steps necessary to make the requested street name change."

ATTACHMENTS

1. Proposed Bylaw No. 7509.

B8) Parking Restrictions

**South Side 24th Street, Avenues C to D
Saskatoon Transit Office**

(File No. 6120-1)

RECOMMENDATION: that a five-minute general loading zone and a two-hour parking, 0800 - 1800, Monday to Friday, zone be installed on the south side of 24th Street immediately west of Avenue C.

ADOPTED.

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Report of the General Manager, Transportation Services Department, November 10, 1995:

"The Transit Branch of the Transportation Services Department has identified a need for short-term parking in close proximity to their business office's main doors on 24th Street west of Avenue C. The short-term parking zone is required to improve customer service for persons that are visiting the Transit office to obtain information, purchase bus tickets and passes, check for lost articles, arrange for charters, tour the Transit facilities, and conduct general business activities at the office. It is also required to ease the unloading of supplies and goods delivered by courier and other delivery companies. There is no convenient off-street space available for these activities and the on-street space is constantly occupied by long-term parking.

In view of the above, it is recommended that a five-minute loading zone be installed in front of the main doors of the Transit office. The loading zone would be in effect 24 hours per day, seven days a week. It is further recommended that a two-hour parking, 0800 - 1800, Monday to Friday, zone be installed from the west limit of the loading zone to the driveway west of the loading zone. The loading zone would provide parking for short durations associated with deliveries and quick pick-ups. The two-hour zone would provide approximately three stalls of short-term parking for durations that exceed five minutes.

The above-noted parking zones are located along the frontage of the Transit office and will not affect any residential property.

The cost of installing the signs, to implement the above, will be funded by the Transportation Services Department's operating budget for sign installation."

Pursuant to motion by Councillor Steernberg and carried by a majority of members of Council, the hour of the meeting was extended beyond 10:30 p.m.

**B9) Silverspring Replotting Scheme
Parts of NW ¼ Section 1-37-5-3
Plan Nos. 87-S-31787, 90-S-28009, 92-S-44715 and G932
(File No. 4230-1)**

RECOMMENDATION: that the General Manager, Planning and Building Department, be authorized to serve notice on the registered owners of land within the proposed replotting scheme, as shown on the attached Plan No. 1 Silverspring Replotting Scheme, all in accordance with Section 162 of *The Planning and Development Act, 1983*.

ADOPTED.

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Report of the General Manager, Planning and Building Department, November 10, 1995:

"City Council approved, in principle, a revised sketch plan for the Silverspring Neighbourhood on May 11, 1992. It is necessary to assemble the unsubdivided portion of land within this Neighbourhood and distribute it proportionately amongst the owners for future subdivision and development. The redistribution will be done by means of a replotting scheme as provided for in *The Planning and Development Act*. A copy of Plan No. 2 showing the proposed subdivision is attached for information only.

Under Section 162 of *The Planning and Development Act, 1983*, it will be necessary for Council to consider a resolution authorizing the preparation of this replotting scheme. As a consequence, it is necessary to serve notice of Council's intention on the registered owners of land within the limits of the Silverspring Replotting Scheme. The list of registered owners within this replotting scheme is as follows:

1. City of Saskatoon
c/o Planning and Building Department
Manager, Land Branch
2. Darren Louise Duncan and Barry Clinton Duncan
414 Haslam Crescent
Saskatoon, SK S7S 1E7
3. 57062 Saskatchewan Ltd.
P.O. Box 707
Saskatoon, SK S7K 3L7
4. Lawrence Robert Minshull and Raymond Lawson Minshull
Box 9362
Saskatoon, SK S7K 7E9
5. Westland Properties Ltd.
c/o Preston Developments Inc.
300 - 2100 8th Street East
Saskatoon, SK S7H 0V1."

ATTACHMENTS

1. Plan No. 1 Silverspring Replotting Scheme
2. Plan No. 2 Silverspring Replotting Scheme - Plan of Proposed Subdivision

B10) Subdivision Application #44/95

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**Bareland Condominium Registration
(File No. 4300-2)**

- RECOMMENDATION:** that Subdivision Application #44/95 be approved, subject to:
- 1) that City Council resolve, in connection with the approval of Subdivision Application #44/95, that it would be impractical and undesirable to require full compliance with Section 14(10) and Section 15(1) & (3) of Subdivision Bylaw No. 6537;
 - 2) that Subdivision Application #44/95 be approved subject to payment of \$2,000 being the required approval fee;
 - 3) that City Council authorize the issuance of the certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Boychuk Investments Ltd. (Box 22039, Saskatoon, SK S7H 5P1) for the Bareland Condominium Development at (Bayview Crescent/Briargate Road); and,
 - 4) that the City Clerk be authorized to prepare and forward the certificate to the applicant.

ADOPTED.

Report of the General Manager, Planning and Building Department, November 1, 1995:

"The following subdivision application has been submitted for approval:

Subdivision Application: #44/95
Applicant: Webster Surveys Ltd.
Legal Description: Parcel B, Plan 95-S-40192
Location: 315 Bayview Crescent."

ATTACHMENTS

1. November 1, 1995 Subdivision Report.

B11) Communications to Council
From: Joanne Cliff
338 Cooper Crescent
Date: September 13, 1995

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**Subject: Requesting Improvements to the
James Girgulis Park in Parkridge
(File No. 4206-1)**

RECOMMENDATION: that the following report be received as information and that a copy of this report be forwarded to Ms. Joanne Cliff.

Report of the General Manager, Leisure Services Department, November 9, 1995:

"During its September 25, 1995, meeting, City Council received the above-noted communication from Ms. Joanne Cliff, a proponent for enhancing the James Girgulis Park program (see Attachment A), and referred the communication to the Administration for a report.

Based on the needs identified by community associations throughout Saskatoon, the City provides creative playground apparatus, at neighbourhood park sites, as part of approved neighbourhood park enhancement, upgrade, or development projects. The cost to construct a creative playground apparatus is estimated between \$25,000 - \$50,000 per unit. Recent discussions with major users of the City's sportsfields have indicated that the development of creative playground apparatus adjacent to specific sportsfield complexes located at district, multi-district, and special-use parks (e.g. Umea Vast Park) would enhance current sportsfield programs. In regard to the proponent's request that the City install a practice backboard at the outdoor tennis courts located at James Girgulis Park, the Asset Management Department has identified a cost of approximately \$1,500 to complete this enhancement.

Based on its operating budget and capital development priorities, the Leisure Services Department does not have an identified source of funds for the construction of a creative playground apparatus or the installation of practice backboards at outdoor tennis courts at any of its district, multi-district, and special-use sportsfield sites, including James Girgulis Park (James Girgulis is designated as a district park). Fees currently received from groups who use the City's sportsfields are applied towards the provision of field maintenance and minor field upgrading projects and are not sufficient to undertake the above-noted development. If, however, a funding source is identified by a proponent to construct a playground unit or tennis court backboard at James Girgulis Park, the Leisure Services Department will consult with the surrounding community and sportsfield users to design the most appropriate program at this site."

ATTACHMENTS

1. September 13, 1995, letter from Ms. Joanne Cliff.

IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee.

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**B12) 1996 SUMA Convention
January 28 to 31, 1996 in Regina
Authorization for Payment of Expenses and
Schedule of City Council Meetings
(File Nos. 155-3 and 255-1)**

- RECOMMENDATION:**
- 1) that Council authorize the payment of any expenses incurred by members of Council and Administration, approved by the Mayor, who attend the 1996 SUMA Convention in Regina, January 28 to 31, 1996;
 - 2) that the regular Council meeting of Monday, January 29, 1996, be moved to Monday, February 5, 1996; and
 - 3) that the City Clerk be instructed to advertise the above-noted change in the Council meeting date.

ADOPTED.

Report of the City Clerk, November 10, 1995:

"Council Members have received notification of the 1996 SUMA Convention to be held in Regina from Sunday, January 28 to Wednesday, January 31, 1996. It is recommended that Council authorize payment of any expenses incurred by members of Council or Administration who wish to attend the convention.

The registration fee for delegates is \$145.00 and for companions (which in the past has been paid by the delegates themselves) is \$100.00. Registration forms have been circulated and should be returned to the Office of the City Clerk, which is handling the pre-registration.

In the past, City Council has not held a meeting during the SUMA Convention. It is therefore recommended that the meeting of Monday, January 29, 1996, be moved to Monday, February 5, 1996.

The next regular meeting will be on Monday, February 12, 1996."

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B13) 1995 Capital Budget

**Project 1155: Construction of Circle Drive from 8th Street to Highway #16
Construction of Sound Walls and Retaining Walls
(File No. 6001-15)**

- RECOMMENDATION:**
- 1) that the unit prices submitted by Lux Construction Ltd. for the construction of bin type retaining walls on Circle Drive Southeast, at an estimated cost of \$265,115.00, be accepted; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the documents for the Contract as prepared by the City Solicitor under the Corporate Seal.

ADOPTED.

Report of the General Manager, Public Works Department, November 14, 1995:

"Capital Budget Project 1155, Construction of Circle Drive from 8th Street to Highway #16, consists of two major components:

1. Upgrade Circle Drive south of 8th Street to a four-lane median divided facility. The main lanes are constructed to a depressed grade through the residential area with sound attenuating earth berms constructed on each side of the roadway.
2. Construct an overpass structure at the intersection of Taylor Street and Circle Drive (Taylor Street over).

The first of the two components was approximately 90% completed in 1995.

In the vicinity of Taylor Street, where the on and off ramps diverge from the Circle Drive main lanes, right-of-way limits necessitate the construction of Sound Attenuating Walls and Retaining Walls.

Tenders were received and publicly opened on October 31, 1995, for the construction of concrete panel sound walls, concrete panel retaining walls, and a steel bin type retaining wall alternate for Circle Drive southeast.

The following firms submitted bids:

1. Bomac Construction (1978) Ltd. (Saskatoon)
2. Lux Construction Ltd. (Saskatoon)
3. SBW Wright Construction Inc. (Saskatoon)

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4. Victory Construction Ltd. (Saskatoon)

Tender tabulations are attached.

The tender documents specified that the City reserved the option to award the work in components, that is, construction of sound walls could be awarded to one contractor and construction of retaining walls could be awarded to another.

Victory Construction Ltd. qualified their tender by saying that quotations were valid only if they were awarded both components of the work.

The low bidder on the sound wall component of the work, Bomac Construction (1978) Ltd., also submitted an unsolicited alternate sound attenuating wall system consisting of inlaid masonry brick. They quoted a price reduction of \$50,000 from their bid price for concrete panel sound wall if the City opted to use the unsolicited alternate. Additional information is forthcoming on this unsolicited alternate for the Public Works Department's evaluation. Upon completion of this evaluation, the Public Works Department will be making recommendations to Council regarding award of the Contract for the sound wall component of the work. Because of the cold temperatures adversely affecting the construction of the sound walls, the Public Works Department will defer the work until Spring of 1996.

The low bidder for the bin type retaining wall component of the work was Lux Construction Ltd. The bid price was \$255,204.65 including G.S.T. and G.S.T. rebate. The Public Works Department's estimate for this component of the work was \$280,000.00. The low bidder Lux Construction Ltd. is a Saskatoon based firm with 100% of their labour force and sub contractors being local. They have served as general contractors on City of Saskatoon projects before."

ATTACHMENTS

1. Tender tabulation for Construction of Sound Walls and Retaining Wall Circle Drive Southeast

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ADDENDUM TO REPORT NO. 26-1995 of the CITY COMMISSIONER

**B14) SUMA Resolution
Pedestrian Safety
(File Nos. 155-3-2 and 5200-1)**

RECOMMENDATION: that City Council submit the following resolution to the annual SUMA convention for consideration.

ADOPTED.

During its November 14, 1995, meeting, the Planning and Operations Committee resolved, as a result of Mr. Bentham's presentation on pedestrian safety, that the Administration prepare an appropriate SUMA resolution.

Report of the General Manager, Transportation Services Department, November 17, 1995:

"WHEREAS the matter of pedestrian safety, particularly at the elementary school age level, is viewed as a major public safety issue by the City of Saskatoon and its citizens; and,

WHEREAS the present legislation in the Province does not provide an effective means for pedestrians to indicate to motorists their intention to cross a roadway; and,

WHEREAS the present legislation is such that the enforcement of the law regarding the failure of motorists to yield to pedestrians leaves a large degree of ambiguity and a lack of clarity for law enforcement officers; and,

WHEREAS legislated, successful pedestrian safety initiatives in Ontario municipalities, commonly known as 'Point Your Way To Safety' or 'Stop, Look and Point' have been implemented.

NOW THEREFORE BE IT RESOLVED that the Saskatchewan Urban Municipalities Association request that the Province of Saskatchewan agree to undertake a study to determine the feasibility of implementing legislation which would recognize the 'Point Your Way To Safety' as the legal means for pedestrians to display their intent to cross a roadway, thereby requiring motorists to yield."

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REPORT NO. 8-1995 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor P. Roe, Chair
Councillor M. Heidt
Councillor H. Langlois
Councillor D.L. Birkmaier
Councillor K. Waygood

**1. 22nd Street Entrance Master Plan
(File No. CK. 217-21)**

RECOMMENDATION: that the improvements proposed in the 22nd Street Entrance Master Plan be approved, in principle.

ADOPTED.

Distribution of the 22nd Street Entrance Master Plan has been limited. Members of Council are requested to bring their copy distributed with the November 14th Planning and Operations Committee Agenda.

Your Committee has reviewed and supports the following report of the Chair of the Urban Design Coordination Committee dated November 2, 1995:

"BACKGROUND

In 1989, City Council approved The Downtown Plan prepared by the Planning and Building Department. The Downtown Plan sets forth a series of recommendations for the long-term revitalization and physical improvement of downtown Saskatoon. The construction of the 21st Street Rehabilitation Project, the 2nd Avenue Rehabilitation Project, and the Spadina Crescent Promenade and its extension were components in the implementation of the Plan.

JUSTIFICATION

The Downtown Plan includes the following recommendation: "Entry points such as the downtown side of all bridges, 22nd, 23rd and 24th Streets at Idylwyld Drive, 2nd Avenue at 25th Street, and 'edges' such as Idylwyld Drive and 25th Street require stronger image definition by providing streetscape improvements to strengthen the downtown as a special destination and employment centre." In other words, the entry points into downtown required special physical improvements which would make it obvious to the travelling public that they were entering downtown Saskatoon. Particularly weak, in this regard, is the entry at 22nd Street and Idylwyld Drive when compared with the entry experience coming

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across the Broadway or University Bridge. A visitor, when travelling north or south along the Yellowhead Highway on Idylwyld Drive, could completely pass by the City centre without knowing when they had arrived at the main vehicular entry into downtown.

In 1994, The Partnership requested that the Urban Design Committee consider the 22nd Street entry into downtown, east of Idylwyld Drive, a high priority. The Urban Design Committee concurred with this request and determined that this entry would be the next major streetscape project. Consequently, the Urban Design Committee contracted with the Planning and Building Department to prepare an Entrance Master Plan for the Committee with assistance provided by the Project Team. The Project Team consisted of representatives from the Urban Design Committee Member Departments, The Partnership, and Urban Design Committee staff.

The Master Plan has now been completed and was approved by the Urban Design Committee. The document will serve as a guideline for future development and will be refined further during the detailed design phase. It is now requested that the attached 22nd Street Entrance Master Plan be reviewed and the proposed improvements be approved in principle.

The Chair of the Urban Design Committee and the Project Team Chair from the Planning and Building Department will be in attendance to give a brief presentation of the Master Plan and to answer any questions regarding its content.

OPTIONS

There are two options in regards to the treatment of the 22nd Street entrance into downtown. One is to accept the status quo, the other is to improve it. The Vision Statement in Saskatoon's Strategic Plan makes reference to "an enhanced quality of life", "maintaining and supporting our existing businesses", "promoting tourism", and the principle that "we will leave our environment in a better shape for the next generation than we received it". The streets and sidewalks of Saskatoon are as much a part of the urban environment as are our river, parks, and natural areas.

Design options were considered in the preparation of the 22nd Street Entrance Master Plan. The Plan represents the conclusion which the Project Team considers to have the most positive visual impact for the dollars spent.

The 22nd Street Entrance Master Plan is briefly described as follows: The main vehicular entry into downtown is 22nd Street. The Idylwyld Drive and 22nd Street intersection represents the meeting of three major Provincial Highways (Highways 11, 7 and 5) immediately adjacent to downtown and is one of the busiest intersections in the City. It also provides the linkage between the urban community and Saskatoon's most prominent cultural centre, the Centennial Auditorium. The character of the proposed streetscape improvements will celebrate Saskatoon's cultural resources not only those of the Centennial Auditorium but also those of other community arts organizations as well. Since the portion

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of 22nd Street within the project area is primarily dominated by vehicular traffic as compared to pedestrian traffic, most of the improvements are oriented to the travelling public. Pedestrian nodes are created in specific areas where justified by pedestrian activity.

The specific improvements are itemized as follows:

1. The installation of new combination street light and banner poles on the centre median. The existing street light poles on the sidewalks will be removed.
2. Pedestrian lights may be added at strategic locations to facilitate pedestrian movement or at pedestrian nodes.
3. The enhancement of the centre median with banner poles and cultural theme banners. Banner lighting will be provided so that the banners are visually prominent at night.
4. The installation of street trees, root growth structures, irrigation, tree grates and tree guards.
5. The installation of concrete pavers within the amenity zone adjacent to the curb.
6. The installation of median landscaping where there is sufficient room.
7. The visual screening or edge enhancement of the Midtown Plaza parking lot.
8. The creation of pedestrian nodes at the Auditorium and Pacific Avenue intersection and possibly at the bus stop adjacent to the Holiday Inn.
9. The addition of streetscape furniture such as benches, garbage cans, planters, and poster boards where justified by pedestrian usage.
10. The creation of an entry node and gateway feature at the Idylwyld Drive intersection.

POLICY IMPLICATIONS

The 22nd Street Entry Master Plan conforms to the policies outlined in the Downtown Plan approved by Council in 1989.

FINANCIAL IMPACT

The implementation of the 22nd Street Master Plan is scheduled for 1996. The Urban Design Committee's 1996 Capital Budget submission contains a provision of \$800,000 for the completion of the project. The source of funding is the Streetscape Reserve which is funded by an allocation from parking meter revenues.

ATTACHMENTS:

1. 22nd Street Entrance Master Plan"
2. **Riversdale Neighbourhood Information Report**
(File No. CK. 4353-1)

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DEALT WITH EARLIER. SEE PAGE NO. 7.

**3. Enquiry - Councillor Birkmaier (August 14, 1995)
CPR Rail Crossing - Central Avenue
(File No. CK. 6172-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following enquiry was made by Councillor Birkmaier at the meeting of City Council held on August 14, 1995:

"With the increased development of the northeast sector and the increased traffic on Central Avenue, would the Planning and Operations Committee please review the CPR Rail crossing on Central Avenue prior to review of the 1996 Capital Budget to address the necessity of an underpass at this location."

In this regard, your Committee has reviewed the following report of the General Manager, Transportation Services Department, dated October 25, 1995:

"BACKGROUND

During its August 29, 1995, meeting, the Planning and Operations Committee resolved:

- 2) that the Transportation Services Department inform new members of Council of the availability of a report prepared by the Transportation Coordinator regarding some of the alternatives with respect to the CP Rail Crossing at Central Avenue.'

During its September 5, 1995, meeting, the Planning and Operations Committee further resolved:

- 1) that a report be forwarded to City Council recommending that the status of an underpass at Central Avenue not change in the Five-Year Capital Plan; and
- 2) that the matter of the Transportation Study, particularly identifying traffic patterns at Central Avenue, be referred to the Administration for a report to the Planning and Operations Committee prior to consideration of the 1996 Capital Budget.'

REPORT

The Transportation Services Department has reviewed the Planning and Operation Committee's request for information pertaining to traffic patterns in the Sutherland area prior to the 1996 Capital Budget discussions. The Department intends to prepare a report on this matter but advises that the report will not be completed and available for submission to the Committee prior to budget deliberations.

As part of the review, the Department wishes to address the impact that the recent extension of McKercher Drive has had on Central Avenue. Traffic volume information is just now being gathered. The data must be entered into the City's transportation model and future traffic projections recalculated. The projections must then be analyzed to determine areas of congestion and methods to alleviate the congestion explored. It is intended that this will be completed in early 1996.

It should be noted that the Department does not foresee any major unplanned roadway construction in the Sutherland area within the next five years and, as such, would not be recommending any changes to the 1996 Capital Budget at this time."

4. **Review of Policy C09-004 - Condominium Conversions and Application for Registration of Condominium Plan 427, 429, and 431 - 10th Street East - RM.4 Zoning District Lot 26 and South 18" of Lot 25; Block 61, Plan Q1 (File No. CK. 4132-1)**

- RECOMMENDATION:**
- 1) that Policy C09-004 - Condominium Conversions be amended to limit the scope of the policy to privately-initiated rental apartments and row buildings with three or more self-contained units; and,
 - 2) that, should the above-noted policy amendment be adopted, that the application to authorize the issuance of the Certificate under Section 10(1)(b) of *The Condominium Property Act, 1993* to Patrick J. Wolfe (401 Witney Avenue North, Saskatoon, SK S7L 3M6) for the conversion of the dwelling group at 427, 419, 431 - 10th Street East be approved, in principle, subject to:
 - a) submission of a certified condominium plan;
 - b) submission of a report prepared by a registered professional engineer addressing the structural elements of the buildings;
 - c) that after the necessary building modifications have been made (to the satisfaction of the General Manager, Planning and Building Department) to satisfy critical life safety considerations, the Administration provide a further report to City Council for final approval of this proposed condominium conversion.

ADOPTED.

Quoted below is a report of the General Manager, Planning and Building Department dated November 6, 1995, regarding the above, which has been reviewed by your Committee. In addition to the recommendation, your Committee wishes to note that it has also asked the Administration to provide a further report on the 3% vacancy policy.

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"BACKGROUND

At its September 11, 1995 meeting, City Council considered Clause B5, Report No. 20-1995 of the City Commissioner (copy attached) which dealt with an application for registration of a condominium plan for the dwelling group located at 427, 429, and 431 - 10th Street East, and resolved:

'that the policy on condominium conversions be referred to the Planning and Operations Committee for review and that consideration of the above application be deferred until the review has been completed.'

At its September 19, 1995 meeting, the Planning and Operations Committee discussed this issue and resolved:

'that the matter be referred to the Administration for a report.'

JUSTIFICATION

Policy C09-004 - Condominium Conversions has a stated purpose "to ensure orderly conversion to condominiums without significantly reducing the availability of rental accommodation or causing undue hardship to tenants." This policy does not define the term "rental accommodation" and as such the current policy applies to the conversion of any rental accommodation, including one-, two- or three-unit dwellings to condominium status.

In determining whether a condominium conversion will significantly reduce the availability of rental accommodations or cause undue hardship, this policy stipulates that conversions shall not be approved if the vacancy rate in the city of Saskatoon is less than 3%. The vacancy rate is determined by Canada Mortgage and Housing Corporation's (C.M.H.C.) biannual survey. The CMHC survey consists of a sample of privately-initiated rental apartments and row buildings with three or more self-contained units.

The Planning and Building Department recommends that the condominium conversion policy be amended to reflect the scope of the C.M.H.C. biannual survey, that is privately-initiated rental apartments and row building with three or more self-contained units. The reasons for this recommendation are as follows:

1. Structuring the policy to reflect the CMHC biannual survey tends to ensure the accuracy of the vacancy rate data upon which decisions are made.
2. This policy will exclude one- and two-unit dwellings and some rather unique situations (i.e. a dwelling group consisting of three separate one-unit dwellings) from vacancy rate considerations when converting to condominium status. The effect of this will be minimal as very few such applications have been received or are expected to be received.

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Should Council adopt the above-noted amendment to the condominium conversion policy, it will be in a position to give favourable consideration to the application for registration of the condominium plan for the dwelling group located at 427, 429, and 431 - 10th Street East as each building only contains one dwelling unit (previous report attached.)

OPTIONS

An alternative option to the recommendation would be to exclude from the vacancy rate consideration those situations where more than one-unit dwelling is located on a site. This option is not recommended as it is very narrow in scope and would only apply in one or two locations in the city.

POLICY IMPLICATIONS

There are no policy implications other than the amendment to Policy C09-004 - Condominium Conversions.

FINANCIAL IMPACT

There is no financial impact associated with this matter.

ATTACHMENTS

1. Clause B5, Report No. 20-1995 of the City Commissioner."

REPORT NO. 4-1995 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
His Worship Mayor Dayday
Councillor P. McCann
Councillor R. Sternberg

1. **External Audit - City of Saskatoon
Financial Statements to December 31, 1994
(File No. CK. 1610-1)**_____

RECOMMENDATION: that the information be received.

Attached is a copy of a letter dated May 31, 1995 from the external auditors, Deloitte & Touche, outlining their findings from the audit of the City's Financial Statements to December 31, 1994. The following report of the General Manager, Finance Department, dated September 27, 1995, responds to the comments provided by the external auditor:

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"BACKGROUND

Each year as part of the external audit, Deloitte and Touche provide a management letter that outlines concerns that the auditor has found with our operations. The 1994 audit confirmed that all financial records and reporting were done accurately, but the auditor did raise concerns in four specific areas; cash handling at Woodlawn Cemetery, exceeding approved investment levels in the Sinking Fund, an outdated Computer Contingency Plan and inconsistent application of Virus Scan Programs for computer systems. During its September 11, 1995 meeting, the Audit Committee resolved:

'that the Administration be requested to provide a report on the external audit for the next meeting.'

JUSTIFICATION

Cash Handling - Woodlawn Cemetery

The following are the comments received from the General Manager, Public Works on September 18, 1995:

'In April 1993, a cash handling policy was implemented for the Woodlawn Cemetery operation. It stated that no cash should be accepted for payment, only cheques or money orders. A sign was installed to inform our customers of the above-mentioned information. To further prevent repeated cash handling at Woodlawn Cemetery, the purchase of graves on a payment plan, over a 12 month period, was also stopped.

In 1994, Woodlawn Cemetery had a revenue of \$590,000. Since April of 1994, we have taken six cash payments for services provided by the cemetery. All other funds accepted were cheques, money orders or bank drafts. The six cash payments were accepted in the following circumstances:

- 1) A customer contacted our office indicating that she had located an outstanding invoice with a balance still owing in the amount of \$60.00. The customer was encouraged to submit payment to the City; subsequently, Woodlawn staff located the S.A.R. and found that the account had been written off by the Treasurer's Department. When the customer arrived at the Cemetery office with cash, we accepted payment as there was no record at City Hall that this account could be applied to for final payment.
- 2) On two occasions, customers arrived at our office to transfer grave plots to other family members. The fee of \$10.00 is charged for this service. The customers had no cheques with them and subsequently requested that we accept cash as payment. They were not interested in travelling to City Hall to pay this small amount.
- 3) On two other occasions, interments of cremains occurred. One customer had come

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from Seattle, Washington, to attend a funeral and requested to pay the remaining costs with a credit card before returning to Seattle. Because we do not take credit card payments, and they had no cheques with them, cash was accepted. Another customer from outside Saskatoon, was not familiar with the City and was leaving for home immediately after the grave side service. Again the customer wanted to pay the remaining account in full before leaving Saskatoon. In this instance, the customer had only cash with which to make the payment.

- 4) On one other occasion, another out-of-province customer arrived with a cheque for opening and closing fees and did not include the GST on the cheque. Because the cheque had been made out before arriving at the office, and no other cheque was available, the customer offered to pay the outstanding amount of \$49.00 in cash. Our staff accepted this payment.

In the past sixteen months of operations, staff have been successful in avoiding acceptance of cash payments except in these six instances. In the above mentioned cases, cash had been accepted as our staff felt that by considering the special circumstances it would improve our customer service. Woodlawn Cemetery is a service oriented program which is required to deal with customers who are usually in a state of mourning and therefore experiencing considerable personal stress. At this difficult time, our customers must attend our office to obtain the service we provide and then make an additional trip to City Hall to complete their arrangements. Often this is seen as an unusual inconvenience, since they find themselves unable to settle outstanding accounts expediently despite their willingness and sometimes insistence to use cash. Although we have diverted most of the customers to make payment at City Hall, we have received numerous complaints about what is seen as an unnecessary bureaucratic inconvenience.

One option is to continue to refuse acceptance of cash at the Cemetery Office and to insist customers make that payment at City Hall.

A second option is to allow cash payments in 'unusual' circumstances only.

A review of the present policy may result in the need for a new cash handling system at Woodlawn Cemetery such as the installation of a cash register.'

Sinking Fund - Investment Policy

The Investment Coordinator has submitted the following comments:

'As noted in the report prepared by the City's External Auditor, two municipal holdings marginally exceeded the approval levels at which the Sinking Fund may invest. Present Investment policy allows for the purchase of other Canadian municipalities to a maximum of 10% of the book value of the portfolio.

The book value of the Sinking Fund portfolio totalled \$6,642,155.34, as at December 31,

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1994. Municipal holdings which have exceeded approved levels have been identified as follows:

1)	\$250,000 par value Ottawa-Carleton 10.25% debenture maturing 26May98	\$248,750.00 book value
	\$500,000 par value Ottawa-Carleton 9.00% debenture maturing 15Apr99	\$498,750.00 book value
	Totals	\$747,500.00 book value
	Percentage of total book value	11.2%
2)	\$300,000 par value Peel Region 9.875% debenture maturing 30Oct01	\$298,125.00 book value
	\$400,000 par value Peel Region 9.25% debenture maturing 14May96	\$400,000.00 book value
	Totals	\$698,125.00 book value
	Percentage of total book value	10.5%

Over the years, the Sinking Fund has experienced a marked reduction in holdings of financial assets. As at December 31, 1986, Sinking Fund assets amounted to approximately \$17.3 million compared to the approximately \$6.6 million in financial assets current held. As a result, the book values of the remaining, individual bond holdings have steadily increased as a percentage of the total portfolio.

In order to comply with the current Investment policy, the Sinking Fund portfolio will be rebalanced through the full and/or partial sale of debenture positions as identified above. The portfolio will be continually monitored and rebalanced to prevent further deviations from policy occurring in the future.'

Computer Information Services - Disaster Recovery and Virus Scan

The Computing Services Manager has submitted the following comments:

Contingency Plan

The Disaster Recovery Pilot Plan done in 1988 is currently being reworked to bring it in line with today's corporate computer environment. The new Disaster Recovery Contingency Plan will look at the recovery of corporate LAN/Mainframe applications which the Corporate Information Services Department is responsible for. The plan will have two phases:

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Phase 1: Preplanning

Security/Disaster Risk Assessment will be completed as part of Phase 1. Corporate Information Services and Audit Services Departments will jointly conduct the Risk Assessment. A Corporate Data Security Policy will be a by-product of this risk assessment. This Corporate Data Security Policy will address issues of security standards and user responsibility for data integrity and hardware and software security. Corporate Information Services will present the Policy and the Risk Assessment findings to City Council for approval. Scheduled to be completed by October 1995.

Phase 2: Security and Disaster Prevention

A look at the following areas and recommendations for the same will be made:

- physical security
- medical security
- document integrity and security
- hardware/software inventory and security
- communications security
- application policies
- fire prevention
- etc.

This phase will also look at and define Departmental responsibilities and disaster recovery team responsibilities. Network backup procedures, alternate site processing locations, and recovery action plans will be developed. Scheduled to be completed by late 1996.

Virus Scan Program

The Corporate Data Security Policy being drafted by Corporate Information Services and Audit Services Department will address the issue of mandatory use of virus protection. Currently there is no policy for using any virus scan programs. Corporate Information Services provides access to updated versions of FPROT to all departments; however, Corporate Information Services does not have a mandate to enforce its use. LAN managers are encouraged to use the virus scan programs supplied and to ensure that their department is familiar with the risks of by-passing this process.'

As the Committee can see, the City Treasurer will be working with the staff at the Woodlawn Cemetery to minimize the cash handling requirements at the Cemetery, the Investment Coordinator will be adjusting the Sinking Fund to comply with the policy and the Branch Manager of Corporate Information Services has commenced updating the 1988 Contingency Plan for disaster recovery, and is working with the Auditor General to finalize a computer policy requiring the use of virus protection in all Civic departments.

OPTIONS

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As we are proceeding to implement the recommendations of the auditor, no reports are necessary.

POLICY IMPLICATIONS

New policies will be developed to handle the disaster recovery and virus scan computing concerns, while the policies for cash handling at the Woodlawn Cemetery will be reviewed by the City Treasurer and the Investment Manager will make adjustments to the purchases of investments in the Sinking Fund.

FINANCIAL IMPACT

Minimal. These changes will be made at little cost to the organization, although there may be some costs associated with the computer introduction of virus scanning.

COMMUNICATION PLAN

Not required.

ENVIRONMENTAL IMPACT

Not required."

IT WAS RESOLVED: that the matter be referred to the Administration and Finance Committee.

REPORT NO. 9-1995 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
Councillor H. Langlois
Councillor K. Waygood
His Worship the Mayor

- 1. Request to Lease City-Owned Land
Pt. Parcel E, Plan 91-S-03511
Saskatoon Housing Authority for
Clinkskill Manor Seniors Residence
(File No. CK. 4225-1)**

RECOMMENDATION: 1) that 13 parking stalls located on Parcel E, Plan 91-S-03511 immediately east of Clinkskill Manor be leased to the

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Saskatoon Housing Authority;

- 2) that the lease rate be \$260.00 a month;
- 3) that the lease be month-to-month with 30 days cancellation notice required by either party; and
- 4) that the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

ADOPTED.

Report of General Manager, Planning and Building Department, October 24, 1995:

"BACKGROUND

When Clinkskill Manor was constructed it contained underground and surface parking on site. The City also leases some space under the adjacent off-ramp to Clinkskill Manor for parking. During the repairs to the Idylwyld Freeway Bridge it was not considered safe to park under the off-ramp and Clinkskill Manor was given permission to park one row of cars on the City-owned Parcel E immediately adjacent to Clinkskill Manor to the east.

REPORT

By letter dated October 23, 1995, (copy attached) we have received a request from the Saskatoon Housing Authority to lease one row of parking on Parcel E immediately east of Clinkskill Manor. Your administration has discussed the conditions of such a lease with the Authority and recommends approval of the lease subject to the following conditions:

- a) the lease rate be \$260.00 a month;
- b) either party can cancel the agreement by giving 30 days notice; and
- c) maintenance of the single row of parking stalls to be the responsibility of the Saskatoon Housing Authority.

ATTACHMENTS

1. Letter dated October 23, 1995 from Saskatoon Housing Authority.
2. Copy of map showing portion of Parcel E to be leased."

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**2. Request to Sell City-Owned Property
Lot C, Plan 91-S-38714
University Heights Suburban Centre
Keevil Way, Erindale
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Lot C, Plan 91-S-38714 by public tender with a reserve bid of \$623,889.99; and
 - 2) that should no acceptable bids be received for Lot C, Plan 91-S-38714, this lot be added to the Land Branch's miscellaneous price list for sale over-the-counter at an amount equal to the reserve bid, on a first-come, first-served basis.

ADOPTED.

Report of General Manager, Planning and Building Department, October 24, 1995:

"BACKGROUND

The City owns the above-noted Lot C located on Keevil Way within the University Heights Suburban Centre (see attached plan). This lot is approximately 1.56 hectares (3.85 acres) in size and is zoned M.3A.

When Lot C was created in 1991, it was partly intended to accommodate a proposed transit terminal required to service the University Heights Suburban Development Area. A land transaction completed in 1994 between the City and Agriculture Canada resulted in the Suburban Centre being extensively redesigned, including the relocation of the proposed transit terminal from Lot C to an area north of Attridge Drive across from St. Joseph's High School on Nelson Road.

REPORT

Considering that the proposed transit terminal is no longer accommodated in Lot C, staff of the Land Branch intend to proceed with a subdivision to remove buffer strips located along the west boundary of the property to allow for access from Berini Drive. This subdivision will occur as part of a replotting scheme involving City-owned land and land owned by Shell Canada in the area bounded by Attridge Drive, Kenderdine Road, 115th Street and Berini Drive. It should take approximately six months to complete this process.

Once the subdivision is completed, we will offer the property for sale by public tender. In

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anticipation of the completed subdivision and in order to have the property available for the summer construction season, your staff have established a sale price for the property as identified by the following table:

Area	Services (Approved 1995 Prepaid Rate)	Land (\$90,000 per hectare)	Administration Fee (Services + Land x 5%)	Sale Price
1.5585 ha (3.85 ac)	\$453,915.93	\$140,265.00	\$29,709.05	\$623,889.99

If the lot is not sold as a result of the public tender, it will be added to the list of miscellaneous properties for sale over the counter at the amount of the sale price.

ATTACHMENTS

1. Plan showing Lot C, Plan 91-S-38714"

3. **Request to Purchase City-Owned Land
 South 1/2 Section 7-37-4 W3rd
 University Heights Suburban Area
 Agriculture and Agri-Food Canada
 (File No. CK. 4215-1)**

RECOMMENDATION: that the City not consider any further land sales to Agriculture and Agri-Food Canada within the University Heights Suburban Development Area.

Report of General Manager, Planning and Building Department, October 24, 1995:

"BACKGROUND

In the early 1980's, Agriculture Canada approached the City to purchase additional land in the University Heights Suburban Development Area. By 1985 an agreement had been reached and we sold them 145.3 acres in the West 1/2 of Section 6-37-4 W.3rd, adjacent to their existing holdings (see attachment #1).

In the mid 1980's, the City wanted to consolidate its holdings in the northeast and requested an equal trade of land with Agriculture Canada. A trade was agreed to and an equal land exchange of 45.7 acres was completed in 1992 (see attachment #2).

In early 1992, representatives of Agriculture Canada met with the Administration and requested to purchase approximately 200 acres of land to accommodate expansion due the

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closure of its Regina operation. By May 1993, the City had approved in principle a new concept plan for the University Heights Suburban Development Area that would accommodate the City acquiring 100 acres from Agriculture Canada, and the City and Preston Developments selling 292 acres to Agriculture Canada (see attachment #3).

At this same time, the Catholic School Board advised that, subject to the availability of a site, they would begin construction of a new high school in the University Heights area. Negotiations amongst Agriculture Canada, Preston Developments and the City were completed in early 1994, in time to tender the construction of St. Joseph's High School.

Between 1985 and 1994, the City (including Preston Developments) removed a total of 337 acres from potential development in the University Heights area. The land transactions with Agriculture Canada have been mutually beneficial in that they gained extra land and we consolidated the suburban centre and created a site for the Catholic High School; however, there was a cost in that we delay the use of our main trunks in the area.

REPORT

By letter dated October 13, 1995, Agriculture and Agri-Food Canada requested another land exchange and sale (see attachment #4). The new proposal would allow them to consolidate all farm operations in one contiguous block and would increase their land holdings by 30 acres (see attachment #5). The letter lists a series of benefits to their operation and seeks agreement in principle to the proposed sale/trade.

Your administration does not agree with making any further sales or trades of the developable land in the University Heights area. We have already made two extensive trades and two sales that resulted in 337 acres being removed from development in this area. The past deals have benefitted both parties and were considered fair exchange. The exchange proposed would compromise orderly development of the future planned neighbourhoods.

The current shape of the Agriculture and Agri-Food Canada land may not be perfect for Agriculture Canada's purposes, but then we too have made compromises in the area to accommodate their needs to date. We believe that any further expansion of the land holdings of Agriculture Agri-Food Canada should take place outside the City limits and outside the development area of the University Heights Suburban Development Area. We therefore recommend that Agriculture and Agri-Food Canada be advised that the City does not agree to the proposed land sale and exchange as requested by letter dated October 13, 1995, and that the City will not consider any further land sales within the University Heights Suburban Development Area.

ATTACHMENTS

1. Plan showing first land transaction.
2. Plan showing second land transaction.

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3. Plan showing third land transaction.
4. Copy of letter from Agriculture and Agri-Food Canada dated October 13, 1995.
5. Plan showing proposed land transaction."

IT WAS RESOLVED: that the matter be referred back to the Committee to provide Agri-Food Canada with the opportunity to explain the significance of the request.

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REPORT NO. 5-1995 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship the Mayor, Chair
Councillor D. Atchison
Councillor D. L. Birkmaier
Councillor M. Heidt
Councillor A. Langford
Councillor H. Langlois
Councillor P. McCann
Councillor J. Postlethwaite
Councillor P. Roe
Councillor R. Steernberg
Councillor K. Waygood

**1. Business Development Incentive
Intercontinental Packers Limited
(File No. CK. 3500-1)**

- RECOMMENDATION:**
- 1) that Intercontinental Packers Limited be granted a five-year tax abatement on additional new city and business taxes, to a maximum of \$18,000, as a result of the physical expansion of the plant; and
 - 2) that the City Solicitor be requested to prepare the appropriate bylaw.

Your Committee has reviewed the attached letter dated October 2, 1995 from the Saskatoon Regional Economic Development Authority regarding an application for a Business Development Incentive from Intercontinental Packers Limited. The application meets all of the criteria for an incentive, and your Committee supports the above recommendation.

- IT WAS RESOLVED:*
- 1) *that Intercontinental Packers Limited be granted a five-year tax abatement on additional new city and business taxes, to a maximum of \$18,000, as a result of the physical expansion of the plant;*
 - 2) *that the City Solicitor be requested to prepare the appropriate bylaw; and*
 - 3) *that a review of the incentives policy be undertaken with respect to applicants who have applied for and received*

*senior government financial assistance for the project
under consideration."*

UNEFINISHED BUSINESS

- 6a) Communication to Council**
From: Bill Reader, Deputy Minister
Saskatchewan Municipal Government
Date: October 12, 1995
Subject: Providing Council with tax policy proposals
related to the province-wide reassessment
(Files CK. 1615-2 and 1920-1)

DEALT WITH EARLIER. SEE PAGE NO. 12.

- 6b) Communication to Council**
From: Mayor Henry Dayday, Chair
Board of Police Commissioners
Date: October 30, 1995
Subject: Requesting Council's approval to demolish
the Municipal Justice Building
(File No. CK. 530-1)

DEALT WITH EARLIER. SEE PAGE NO. 21.

ENQUIRIES

Councillor Waygood
Neighbourhood Upgrading
(File No. CK. 4131-1)

City of Saskatoon neighbourhood profile statistics indicate there are still great disparities in some core area neighbourhoods in respect to city standards. (Neighbourhood Profiles 1993)

The City is a key player in ensuring there are basic foundations for the development of a stable neighbourhood. Although the City is working to reduce disparities, the City could set a goal of 5-year projects to accomplish the task of eliminating specific disparities (such as municipal amenities, infrastructure and residential housing conditions).

The *Federal 1973 Neighbourhood Improvement Program* was developed to *"encourage and support the efforts of municipalities, in concert with neighbourhood residents, toward the improvement of the physical and social environment in older neighbourhoods."* (CMHC Neighbourhood Improvement Program Operator's Handbook, Page A-1)

An updated model could be developed that would retain the principle of community direction and participation, but in addition to civic staff, could include others such as school boards, provincial departments, senior government employment programs, non-profit organizations and the private sector, in order to develop the projects.

Capital dollars for a rehabilitation program could be released by:

- reallocation of some reserves to an amalgamated reserve for core area neighbourhood improvements.
 - a percentage allocation from all existing reserves (based on their current adequacy) to establish a new capital reserve.
 - other ideas generated by Council and/or civic administration.
- 1) Would the Administration please comment on the feasibility and possible timing of a comprehensive audit update of N.I.P. and R.R.A.P. neighbourhoods in Saskatoon based on the stated goal of N.I.P. *"to promote the maintenance of the neighbourhood after N.I.P. is completed."* (N.I.P. Handbook B1)
 - 2) Would the Administration please report on how a 1996 N.I.P. model might be developed, and suggest guidelines for the selection of core area neighbourhoods (including areas not in the original N.I.P.) and the source of funding of this program?
 - 3) What is the current time frame for upgrading parks, in core neighbourhoods, to city standards?

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- 4) What are the plans for the continuation of the Fire Safety and Health Inspection program?

**Councillor Langlois
Airport Flight Services
(File No. CK. 7000-2)**

It has been brought to my attention that the Federal Government is considering relocating the airport flight services from Saskatoon to Regina. In view of the fact that negotiations are currently ongoing for the transfer of the responsibility for the management of airport services to a local airport authority, appointed by this Council, would the Administration report on the implications of losing flight services specialists on the potential for effective operations at the John G. Diefenbaker Airport? Will there be negative financial implications for the local airport authority?

**Councillor Steernberg
Single Container Garbage Pickup
(File No. CK. 7830-3)**

Outlined within the enclosed letter is reference to a questionnaire re: moving to a single container. Would the Administration please report back on the results, etc., with respect to this questionnaire.

GIVING NOTICE

Councillor Birkmaier gave the following Notice of Motion:

"TAKE NOTICE THAT at the next regular meeting of City Council, I will move the following motion:

`WHEREAS the CFL has recently held the Grey Cup in Regina on November 19;

WHEREAS it was an extremely successful event and the City of Saskatoon played a major role;

NOW THEREFORE BE IT RESOLVED that the City of Saskatoon extend its congratulations to the organization committee and many volunteers involved with the successful staging of the 1995 Grey Cup in Saskatchewan."

Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT Notice of Motion be waived.

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CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

WHEREAS the CFL has recently held the Grey Cup in Regina on November 19;

WHEREAS it was an extremely successful event and the City of Saskatoon played a major role;

NOW THEREFORE BE IT RESOLVED that the City of Saskatoon extend its congratulations to the organization committee and many volunteers involved with the successful staging of the 1995 Grey Cup in Saskatchewan.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7502

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7502, being "*The Silverspring Dedicated Land Sale Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7502 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7502.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7502 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7502 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT Bylaw No. 7502 be now read a third time, that the bylaw be passed and the Mayor

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and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7509

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7509, being "*A bylaw of the City of Saskatoon changing the name of a certain street in the City of Saskatoon as shown on Plan Nos. 86-S-06793, 87-S-37864, 81-S-22154, 81-S-44733 and 83-S-29140*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7509 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7509.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7509 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7509 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT Bylaw No. 7509 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7510

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Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7510, being "*The Animal Control Amendment Bylaw, 1995 (No. 2)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7510 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7510.

CARRIED.

Council went into Committee of the Whole with Councillor Birkmaier in the Chair.

Committee arose.

Councillor Birkmaier, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7510 was considered clause by clause and approved.

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Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7510 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT Bylaw No. 7510 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Moved by Councillor Birkmaier,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:15 p.m.

Mayor

City Clerk