



## **ORDER OF BUSINESS**

### **REGULAR MEETING OF CITY COUNCIL**

**FEBRUARY 11, 2013, AT 6:00 P.M.**

1. **Approval of Minutes** of regular meeting held on January 21, 2013.
  
2. **Public Acknowledgements**
  
3. **Hearings**
  - a) **Municipal Heritage Property Designation**  
**932 University Drive**  
**Proposed Bylaw No. 9079**  
**(File No. CK 710-61)**

The purpose of this hearing is to consider proposed Bylaw No. 9079.

Attached is a copy of the following material:

- Proposed Bylaw No. 9079;
- Notice of Intention to Designate;
- Clause 1, Report No. 15-2012 of the Planning and Operations Committee, which was adopted by City Council at its meeting held on November 13, 2012; and
- Notice which appeared in the local press on January 12, 2013.

The following is a report of the City Solicitor dated January 22, 2013:

“City Council, at its meeting held on November 13, 2012, resolved that the City Solicitor bring forward a bylaw to designate the property at 932 University Drive as Municipal Heritage Property under *The Heritage Property Act*.

In this regard we enclose proposed Bylaw No. 9079, The 932 University Drive Heritage Designation Bylaw, 2013. *The Heritage Property Act* requires that Notice of Intention to Designate be served on the Registrar of Heritage Property and all persons with an interest in the property. As well, the Notice of Intention must be registered against title to the property and advertised in at least one issue of a newspaper in general circulation in the municipality. All prerequisites to the passing of the Bylaw have been undertaken. The date advertised in the Notice of Intention to Designate for consideration of this Bylaw by Council is February 11, 2013.

*The Heritage Property Act* further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. The objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received, Council shall either refer the matter to a review board constituted under section 14 of the Act or withdraw the proposed bylaw.

The original and all required copies of the bylaw as well as a copy of the Notice of Intention to Designate are enclosed.”

**b) Proposed Zoning Bylaw Text Amendment  
Places of Worship  
Proposed Bylaw No. 9080  
(File No. CK 4350-011-6)**

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The purpose of this hearing is to consider proposed Bylaw No. 9080.

Attached is a copy of the following material:

- Proposed Bylaw No. 9080;

- Clause 5, Report No. 18-2012 of the Executive Committee which was adopted by City Council at its meeting held on December 10, 2012;
- Letter dated January 11, 2013, from the Deputy City Clerk, Municipal Planning Commission, advising that the commission supports the following recommendation of the Community Services Department:

“that the proposed amendments to Zoning Bylaw No. 8770 to clarify the definition of “Place of Worship” to add a definition for “Funeral and Wedding Establishments”, and to identify “Funeral and Wedding Establishments” as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5, B5A B5B, B5C, and B6 Zoning District, be approved.”; and

- Notice which appeared in the local press on January 26, 2013.

**c) Proposed Amendment for Stonebridge Neighbourhood Concept Plan**  
**Applicant: Meridian Development Corporation**  
**(File No. CK 4351-013-002)**

The purpose of this hearing is to consider a proposed amendment to the Stonebridge Neighbourhood Concept Plan.

Attached is a copy of the following material:

- Report of the General Manager, Community Services Department, dated January 9, 2013, recommending that the proposed amendment to the Stonebridge Neighbourhood Concept Plan be approved;
- Letter dated January 31, 2013, from the Deputy City Clerk, Municipal Planning Commission, advising that the Commission supports the above-noted recommendation;
- Notice which appeared in the local press on January 26, 2013; and
- Letter dated February 5, 2013, from Karl Miller, Meridian Developments requesting to speak.

**d) Proposed Rezoning of 3203 Preston Avenue and 2310 Melville Street  
from R1A and RMTN to B1B and M3 by Agreement  
Applicant: Meridian Development Corporation  
Proposed Bylaw No. 9081  
(File No. CK 4351-013-002)**

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The purpose of this hearing is to consider proposed Bylaw No. 9081.

Attached is a copy of the following material:

- Proposed Bylaw No. 9081;
- Report of the General Manager, Community Services Department, dated January 9, 2013, recommending that the application submitted by Meridian Development Corporation requesting that the properties located at 3203 Preston Avenue and 2310 Melville Street be rezoned from R1A and RMTN to B1B and M3 by Agreement, be approved; **(see attachment 3c)**
- Letter dated January 31, 2013, from the Deputy City Clerk, Municipal Planning Commission, advising that the Commission supports the above-noted recommendation; **(see attachment 3c)**
- Notice which appeared in the local press on January 26, 2013; and
- Letter dated February 5, 2013, from Karl Miller, Meridian Developments requesting to speak. **(see attachment 3c)**

**e) Proposed Rezoning from R2A and B5 to M3 by Agreement  
1202 – 1236 20<sup>th</sup> Street West – Pleasant Hill Neighbourhood  
Applicant: Kinsmen Club of Saskatoon  
Proposed Bylaw No. 9082  
(File No. CK 4351-013-001)**

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The purpose of this hearing is to consider proposed Bylaw No. 9082.

Attached is a copy of the following material:

- Proposed Bylaw No. 9082;

- Report of the General Manager, Community Services Department, dated January 7, 2013, recommending that the proposed amendment to Zoning Bylaw No. 8770, to rezone 1202 – 1326 20<sup>th</sup> Street West from R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to M3 – General Institutional Service District, subject to a zoning agreement, be approved;
- Letter dated January 31, 2013, from the Deputy City Clerk, Municipal Planning Commission, advising the Commission supports the above-noted recommendation; and
- Notice which appeared in the local press on January 26, 2013.

#### **4. Matters Requiring Public Notice**

##### **a) Intent to Borrow (File No's CK 1750-1 x1702-1)**

The following is a report of the General Manager, Corporate Services Department, dated January 15, 2013:

**"RECOMMENDATION:** that City Council authorize the planned borrowing to finance the following projects approved, in principle, through Capital Budgets and Capital Plans:

- a) up to \$15,000,000 for the Reservoir Pumping Capacity Project (Capital Project 0713);
- b) up to \$1,000,000 for the Automatic Meter Conversion Project (Capital Project 1055);
- c) up to \$4,700,000 for the Wastewater Lift Station Upgrades Project (Capital Project 1243);
- d) up to \$27,600,000 for the Water Treatment Plant – Reservoir Capacity Expansion throughout the Distribution System (Capital Project 2198);

- e) up to \$300,000 for the Water Treatment Plant Queen Elizabeth Raw Waterline Repair Project (Capital Project 2208);
- f) up to \$5,800,000 for the Wastewater Electrical Redundancy Standby Generator (Capital Project 2211);
- g) up to \$1,300,000 for the Transit DART System Improvements (Capital Project 2320);
- h) up to \$500,000 for the Water Treatment Plant Decommissioning of the Queen Elizabeth Former Intake (Capital Project 2556);
- i) up to \$500,000 for the Water Treatment Plant Acadia Reservoir Pump Replacement (Capital Project 2557); and
- j) an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

### **TOPIC AND PURPOSE**

This report is requesting authorization to borrow in the future for projects included in the 2013 Capital Budget by providing the public information on future debt and repayment plans through a Public Notice Hearing.

### **REPORT HIGHLIGHTS**

The 2013 Capital Budget was approved and includes projects with borrowing identified as a source of funding. These projects can proceed only after this Public Notice Hearing for borrowing as required by legislation and City Council.

### **STRATEGIC GOAL**

Sound financial practices, policies and stewardship are necessary in order to maintain the strategic goal of Asset and Financial Sustainability. The required Public Notice for

Borrowing is one of the key elements of accountability and transparency which enhances the longer term objective of financial sustainability.

## **BACKGROUND**

*The Cities Act* and City Council Bylaw No. 8171 require that City Council give Public Notice before borrowing money, lending money or guaranteeing the repayment of a loan. City Council authorized these projects to proceed during its Budget Review subject to a Public Notice Hearing for Borrowing.

## **REPORT**

The 2013 Operating and Capital Budgets were approved by City Council on December 5, 2012. Projects included in the 2013 Capital Budget that identified borrowing as a source of funding were approved but require this Public Notice Hearing prior to borrowing any amounts indentified. While some expenditures may have already been incurred, no borrowing has been undertaken pending this Hearing.

It should also be noted that while authorization is being requested for the full borrowing requirements for all of these projects, actual borrowing will occur based on cash flow requirements and/or prevailing market conditions. Debt repayment on all these capital projects is supported by water and wastewater utility rates, or in the case of the Transit DART improvement project, through the mill rate funds diverted from the operating transfer to the Reserve for Capital Expenditures for the years 2014-2015.

Some of the projects listed above may have already had approved borrowings from previous Public Notice Hearings. The recommendation above restates the full borrowing amount for the project that is anticipated.

Terms of the borrowings will not be known until the Administration is closer to initiating the loans. While the Administration has preferred ten-year terms for debt in the past, the terms for the actual borrowings will be reviewed based on a number of factors including repayment plans, term interest rates, the debt instrument being considered and life of the asset.

## **OPTIONS TO THE RECOMMENDATION**

The alternative option is not to proceed with the construction of the various capital projects noted above, or to finance these projects without borrowing.

### **POLICY IMPLICATIONS**

City Council should be aware that the Administration will follow its existing practice with respect to borrowing. Once an Administrative decision has been made to borrow, Council will be requested to authorize the General Manager, Corporate Services, to effect that borrowing within specified ranges (interest rates, for example). Once a borrowing has occurred, the Administration will draft and present a borrowing bylaw, with all of the relevant data related to the transaction, for Council's approval.

City Council is also asked to allow a 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

### **FINANCIAL IMPLICATIONS**

The requested borrowing identified through the recommendation is being proposed within the capital budget plan with debt repayment covered through mill rate funding that is in place or through water and wastewater utility rates

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

None required

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.



## **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3e) of Policy No. C01-021 (Public Notice Policy). The following notice was given:

- Advertised in the Saskatoon StarPhoenix on Saturday, February 2, 2013.
- Posted on City Hall Notice Board on February 1, 2013.
- Posted on City Website on February 1, 2013.

## **ATTACHMENT**

1. Photocopy of Public Notice.”

- b) Proposed Closure of Boulevard Right-of-Way  
Part of 29th Street West Described as Street S25  
Plan 60S16143, NW ¼ Section 32, Twp 36, Range 5, W3M, Saskatoon  
(File: CK. 6295-013-001 and IS. 6295-1)**

The following is a report of the General Manager, Infrastructure Services Department, dated February 9, 2013:

- “RECOMMENDATION:**
- 1) that City Council consider Bylaw 9083 (Attachment 1);
  - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
  - 3) that upon closure of that portion of the boulevard located on 29th Street West (Street S25) as shown on Plan 240-0037-001r002 (Attachment 2), the land be transferred to the City of Saskatoon, Land Branch, for a price to be determined upon sale of the property;
  - 4) that upon the sale of the property (by public tender with a reserve bid), Infrastructure Services be reimbursed for their portion of the sale price; and
  - 5) that all costs associated with the closure be paid by the applicant, including Solicitor’s fees and disbursements.

## **TOPIC AND PURPOSE**

This report is to request that City Council approve Bylaw 9083, The Street Closing Bylaw, 2013, to close a portion of the boulevard right-of-way adjacent to 29th Street West, in order to create a new lot.

## **REPORT HIGHLIGHTS**

1. The City of Saskatoon, Land Branch has requested closure of a portion of boulevard right-of-way adjacent to 29th Street West to create a new lot.
2. Upon closure of the right-of-way, the land will be transferred to the Land Branch to be sold, by public tender (with a reserve bid), along with Lot 39, located on Avenue P North.
3. After sale of the site, Infrastructure Services will be reimbursed for their portion of the sale price.

## **STRATEGIC GOALS**

The recommendations in this report support the following City of Saskatoon Strategic Goals:

- Asset and Financial Sustainability, as through the sale of the sites, revenue sources will be increased, reducing the reliance on residential property taxes; and
- Sustainable Growth, as the sale of these sites, and the subsequent on-site development, will provide an opportunity for infill development and an opportunity to add density to an existing neighbourhood.

## **BACKGROUND**

The City of Saskatoon owns Lot 18, located on Avenue P North. The Land Branch is requesting that a portion of right-of-way located adjacent to 29th Street West, as shown on Schedule "A" to Bylaw 9083 (Attachment 1) and Plan 240-0037-001r002 (Attachment 2), be closed. The right-of-way boulevard was originally to be used as a portion of roadway; however, has been determined that it is no longer required.

## **REPORT**

While the existing Lot 18 and the boulevard space can both accommodate single family dwellings, there are some constraints in proceeding in this manner. The existing site is only 25 feet in width, and has a large tree bordering the shared property line to the north.

Additionally, Lot 18 is located behind an existing bus shelter, which the Planning and Development Branch has indicated must remain in place. Having the option of consolidating the two sites will increase the marketability of the sites and will allow for the option of constructing a two-unit dwelling, or two semi-detached units.

The two lots will be offered for sale by public tender at the same time, with a reserve bid in place, and will be sold to a single buyer. The buyer will then have the option of either developing the lots separately, or consolidating them into a larger-sized, single lot. The Land Branch has requested that the land cost for the newly-created lot (Lot 39) be determined after both lots have been sold.

The right-of-way closure process in this case departs from the typical closure process, in that the land cost will be established following the sale of the lot. This process may be utilized in future right-of-way closures with similar characteristics (i.e. rights-of-way being closed adjacent to undeveloped lots, and offered for sale by public tender).

#### **OPTIONS TO THE RECOMMENDATION**

No other options were considered.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

Costs related to servicing the lot will be the responsibility of the buyer.

The right-of-way closure will generate revenue once the lot is sold by public tender. The amount of revenue will be based on the final selling price for the newly created Lot 39, minus costs incurred in preparing the lot for sale, including legal and survey costs, levies and administration fees.

The revenue received will be allocated to the Dedicated Roadway Reserve for the future purchase of land required for construction of roadways.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

A letter was sent to the 18 residences identified to be in the catchment area affected by the proposed closure, asking for comments. Seven responses were received, two opposed to the proposed closure of the right-of-way and five in support. Non responses

are typically considered to be in support; therefore, 89% of the catchment area is supportive of the closure.

Utility agencies have been contacted with respect to the closure. Specific comments are as follows:

- SaskTel requires an easement for existing facilities.
- The Infrastructure Services Department requires the payment of offsite levy charges totalling \$14,118.79, as a condition of right-of-way closure. Any future driveway crossings onto 29th Street West or Avenue P North are not likely to be approved. Utility extensions or connections are the responsibility of the owner.
- Saskatoon Light & Power indicated that overhead service would be provided at no charge, while underground electrical service would be installed at the cost of the property owner.
- The Planning and Development Branch requires that the existing bus stop bench and shelter (which are located on City right-of-way) remain in place.

### **COMMUNICATIONS PLAN**

No further communications plan is required in regards to the proposed closure. A public tender will be initiated upon closure of the boulevard right-of-way.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

Public Notice, pursuant to Section 3b) of Policy C01-021, The Public Notice Policy, is required for consideration of this matter. The following notice was given:

- Advertised in the StarPhoenix on the weekend of February 2, 2013 (Attachment 3);
- Posted on the City Hall Notice Board on Thursday, January 31, 2013; and
- Posted on the City of Saskatoon website on Thursday, January 31, 2013.

## **ATTACHMENTS**

1. Copy of Bylaw 9083;
2. Plan 240-0037-001r002; and
3. Copy of Public Notice."

### **5. Unfinished Business**

### **6. Reports of Administration and Committees:**

- a) Administrative Report No. 3-2013;
- b) Legislative Report No. 2-2013;
- c) Report No. 3-2013 of the Administration and Finance Committee;
- d) Report No. 1-2013 of the Land Bank Committee; and
- e) Report No. 3-2013 of the Executive Committee.

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

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

### **9. Question and Answer Period**

**10. Matters of Particular Interest**

**11. Enquiries**

**12. Motions**

**13. Giving Notice**

**14. Introduction and Consideration of Bylaws**

Bylaw No. 9079 - The 932 University Drive Heritage Designation Bylaw, 2013

Bylaw No. 9080 - The Zoning Amendment Bylaw, 2013 (No. 2)

Bylaw No. 9081 - The Zoning Amendment Bylaw, 2013 (No. 3)

Bylaw No. 9082 - The Zoning Amendment Bylaw, 2013 (No. 4)

Bylaw No. 9083 - The Street Closing Bylaw, 2013

Bylaw No. 9084 - The Technical Planning Commission Repeal Bylaw, 2013

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

3a)

## BYLAW NO. 9079

### The 932 University Drive Heritage Designation Bylaw, 2013

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The 932 University Drive Heritage Designation Bylaw, 2013.

#### Purpose

2. The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building located at 932 University Drive, Saskatoon, Saskatchewan, S7N 0K1.

#### Designation

3. The real property described as:

Parcel Number: 120321256

Land Description: Lot 15, Blk/Par 127, Plan G461 Ext 0  
As described on Certificate of Title 97S38521;

and,

Parcel Number: 120163700

Land Description: Lot 16, Blk/Par 127, Plan G461 Ext 0  
As described on Certificate of Title 07S38521

including the building located thereon, the civic address of which is 932 University Drive, Saskatoon, Saskatchewan, S7N 0K1, is hereby designated as Municipal Heritage Property under The Heritage Property Act, S.S. 1979-80, Chapter H-2.2, as amended.

**Reasons for Designation**

- 4. The property is designated for the following reasons:
  - (a) the building is an excellent example of Spanish/California Mission style houses;
  - (b) the building is in excellent condition and the architectural features that contribute to the building have been preserved in their original condition;
  - (c) the building was designed by the firm Webster and Gilbert who designed other buildings of this style; and
  - (d) the dwelling has been home to prominent Saskatoon citizens, including Walter English, Harry Charmbury and Dr. J.W.T. Spinks.

**Condition of Designation**

- 5. The designation is subject to the condition that the designation is limited to the exterior of the building.

**Coming into Force**

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

Read a first time this	day of	, 2013.
Read a second time this	day of	, 2013.
Read a third time and passed this	day of	, 2013.

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Mayor.

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City Clerk



# NOTICE

## The City of Saskatoon

### Notice of Intention to Designate Municipal Heritage Property

Notice is hereby given that the Council of The City of Saskatoon intends to pass a Bylaw, pursuant to the provisions of *The Heritage Property Act*, S.S. 1979-80, Chapter H-2.2 as amended, to designate as Municipal Heritage Property the following real property, namely:

Parcel Number: 120321256

Land Description: Lot 15, Blk/Par 127, Plan G461 Ext 0  
As described on Certificate of Title 97S38521;

and,

Parcel Number: 120163700

Land Description: Lot 16, Blk/Par 127, Plan G461 Ext 0  
As described on Certificate of Title 97S38521

which real property includes the building situated on the property. The civic address of the property is 932 University Drive, Saskatoon, Saskatchewan, S7N 0K1.

The designation will be made subject to the following condition:

1. The designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of the City.

The reasons for the proposed designation are as follows:

1. The building is an excellent example of Spanish/California Mission style houses;
2. The building is in excellent condition and the architectural features that contribute to the building have been preserved in their original condition;
3. The building was designed by the firm Webster and Gilbert who designed other buildings of this style; and
4. The dwelling has been home to prominent Saskatoon citizens, including Walter English, Harry Charnbury and Dr. J.W.T. Spinks.

And take notice that the said Bylaw will be considered at a meeting of the Council to be held on Monday, the 11th day of February, 2013, at 7:00 p.m., in the Council Chambers at City Hall, Saskatoon, Saskatchewan.

Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the 8th day of February, 2013.

Dated at the City of Saskatoon, in the Province of Saskatchewan, this 12 day of December, 2012.

The City of Saskatoon

  
\_\_\_\_\_  
City Clerk



The following is a copy of **Clause 1, Report No. 15-2012** of the **Planning and Operations Committee**, which was **ADOPTED** by City Council at its meeting held on **November 13, 2012**:

**1. Application for Municipal Heritage Property Designation**  
**932 University Drive**  
**(Files CK. 710-1 and PL. 907)**

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- RECOMMENDATION:**
- 1) that the City Solicitor be requested to prepare, advertise, and bring forward a bylaw to designate the property at 932 University Drive as a Municipal Heritage Property under the provision of the *Heritage Property Act, 1980*, with such designation limited to the exterior of the building.
  - 2) that the owners of 932 University Drive receive a tax abatement through the Heritage Conservation Program to a maximum of \$2,600 amortized in equal instalments over ten years, commencing in the year following the satisfactory completion of the rehabilitation project, with the source of funding being the Heritage Reserve Fund, with the satisfactory completion to be determined by the Manager, Planning and Development Branch, Community Services Department.
  - 3) that \$2,000 be allocated from the Heritage Reserve Fund for supply and installation of a recognition plaque for the property; and
  - 4) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated July 17, 2012, with respect to an application for designation of the property at 932 University Drive as a Municipal Heritage Property under the provisions of *the Heritage Property Act, 1980*, with such designation limited to the exterior of the building.

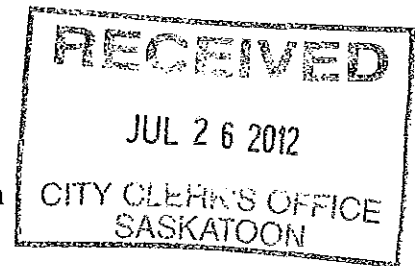
Your Committee has been advised that this application has been reviewed and supported by the Municipal Heritage Advisory Committee.

Your Committee has reviewed this matter further with the Administration and is supporting the above recommendations.

710-1  
710-61

TO: Secretary, Planning and Operations Committee  
FROM: General Manager, Community Services Department  
DATE: July 17, 2012  
SUBJECT: Application for Municipal Heritage Property Designation  
932 University Drive  
FILE NO: PL 907

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**RECOMMENDATION:** that the following recommendations, outlined in the report of the General Manager, Community Services Department dated July 17, 2012, be forwarded to the Municipal Heritage Advisory Committee for review and recommendation back to the Planning and Operations Committee for a report to City Council:

- 1) that the City Solicitor be requested to prepare, advertise, and bring forward a bylaw to designate the property at 932 University Drive as a Municipal Heritage Property under the provision of the *Heritage Property Act, 1980*, with such designation limited to the exterior of the building.
- 2) that the owners of 932 University Drive receive a tax abatement through the Heritage Conservation Program to a maximum of \$2,600 amortized in equal instalments over ten years, commencing in the year following the satisfactory completion of the rehabilitation project, with the source of funding being the Heritage Reserve Fund, with the satisfactory completion to be determined by the Manager, Planning and Development Branch, Community Services Department.
- 3) that \$2,000 be allocated from the Heritage Reserve Fund for supply and installation of a recognition plaque for the property; and
- 4) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreements.

### **BACKGROUND**

The house located at 932 University Drive was built in 1931 for Mr. and Mrs. Walter English. It was designed by the architectural firm of Webster and Gilbert and is in the style of Spanish Mission or California Mission. This firm designed other buildings of this style, including the Little Chief Service Station and McGavin's Bakery (presently Earl's Restaurant) among others.

This dwelling has been a residence for a number of prominent Saskatoon citizens. Mr. Walter English came to Saskatoon in 1910 to work for A.L. Charlebois. Mr. English formed his own roofing firm and operated it from 1926 to 1960. In 1948, Mr. Harry Charmbury purchased the house. Mr. Charmbury was a professional photographer who moved to Saskatoon from Prince

Albert in 1918. Most of his work was portraiture, photographing First Nations leaders, contracts for City Hall, and many other groups and events. Mr. Charmbury did early forensic and police work and played a role in setting up the Saskatoon Police Identification Department.

In 1976, the house was purchased by Dr. J.W.T Spinks and his wife. Dr. Spinks came to Saskatoon in 1930 and was employed by the University of Saskatchewan (U of S) as a chemistry professor. Dr. Spinks rose through the ranks and became president of the U of S in 1960 at age 52. Throughout his career as a professor, researcher, and university president, Dr. Spinks had many accomplishments and received many accolades. He was appointed a Companion to the Order of Canada in 1970, and in 1985 was named Saskatoon's Citizen of the Year.

The owner of the property has requested designation as a Municipal Heritage Property. The City of Saskatoon (City) conducted a Heritage Structure Evaluation for this dwelling and through that process determined that it is eligible for Municipal Heritage Designation (see Attachment 1).

## REPORT

### Eligibility of the Property for Formal Heritage Recognition

Based on the formal evaluation, your Administration is of the opinion that the exterior of the building is eligible for designation as a Municipal Heritage Property for the following reasons:

1. It is an excellent example of a Spanish/California Mission style house.
2. The home is in excellent condition and the architectural features that contribute to the building have been preserved in their original condition.
3. The building was designed by the firm Webster and Gilbert, who designed other buildings of this style.
4. The dwelling has been home to prominent Saskatoon citizens, including Walter English, Harry Charmbury, and Dr. J.W.T. Spinks.

The dwelling at 932 University Drive is a very unique architectural gem in the Nutana neighbourhood. The dwelling was built in 1931 and can be described as being of the Spanish/California Mission style. The dwelling has many features that contribute to this style, including a stucco exterior, clay tile roof, arched windows, wrought iron grillwork and railings, and a sunken patio. The property is in excellent condition and has very few alterations.

### Heritage Conservation Program

Financial assistance available under the Heritage Conservation Program includes a property tax abatement of up to 50 percent of costs related to the restoration of architectural elements and renovation to meet building code requirements where it affects heritage elements of the building. The abatement is to be amortized over ten years. Within that ten-year period, the owner may make more than one application, as long as the total dollar amount of the abatement is under \$150,000, which is the maximum available under the program. Additional assistance includes a refund of 50 percent of any building permit fees related to eligible costs.

The owner is applying for funding to the Heritage Conservation Program to paint the exterior of the dwelling. The cost is estimated to be \$5,200 and it is eligible for funding under the program. A building permit is not required for the work being undertaken.

### OPTIONS

City Council has the option of not designating this building as a Municipal Heritage Property and not providing relevant funding.

### POLICY IMPLICATIONS

The proposal complies with Civic Heritage Policy No. C10-020 dated December 16, 1996.

### FINANCIAL IMPLICATIONS

The tax abatement for the proposed rehabilitation work at 932 University Drive will be funded from the Heritage Reserve Fund. The tax abatement, to a maximum amount of \$2,600, will be amortized over a ten-year timeframe. The current balance in this reserve is \$279,092.40, which is sufficient to fund this request.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

### PUBLIC NOTICE

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

### ATTACHMENTS

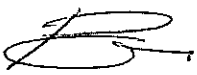
1. Location Plan
2. Heritage Structure Evaluation Sheet – 932 University Drive

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

Reviewed by:

  
Alan Wallace, Manager  
Planning and Development Branch

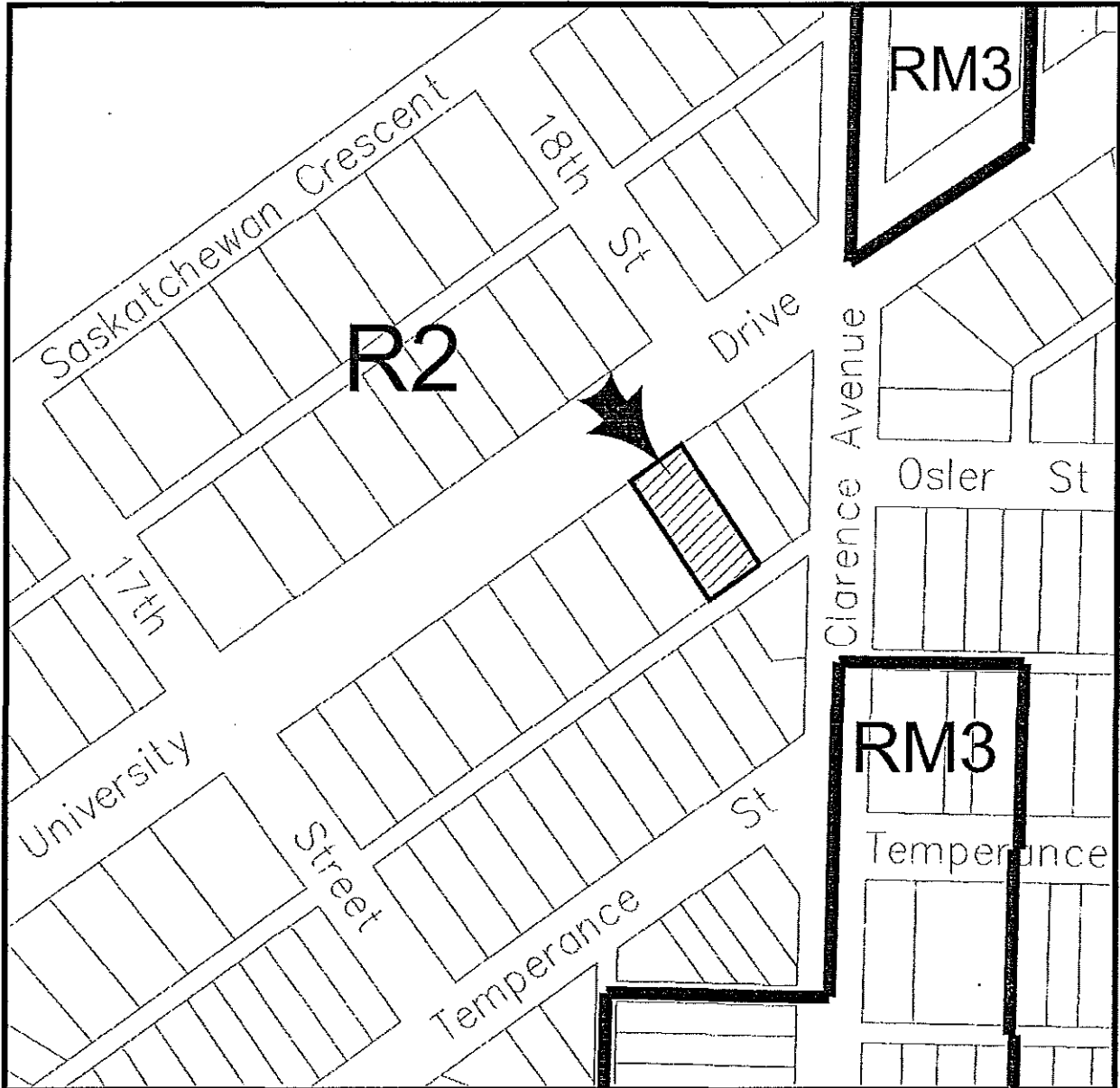
Approved by:

  
Randy Grauer, General Manager  
Community Services Department

Dated: July 23, 2012

Approved by:

  
\_\_\_\_\_  
Murray Totland, City Manager  
Dated: July 26/12.



## LOCATION PLAN

ADDRESS: 932 University Drive

LOT: 15

BLOCK: 127

PLAN: G461

N:\Planning\MAPPING\Requests\Internat\Heritage\932 University Drive.dwg



City of  
Saskatoon

Planning & Development Branch





**HERITAGE STRUCTURE EVALUATION SHEET****STRUCTURE INFORMATION****Name:** W.J. English House**Address:** 932 University Drive**Legal:** Lots 15 & 16  
Block 127  
Plan G461

	Points	Maximum
	Awarded	Points
Architecture	50	50
Integrity	8	10
Environment/Context	9	25
Historical Value	30	40
Usage	25	25
<b>Total</b>	<b>122</b>	<b>150</b>

**Evaluated by:** Paula Kotasek / Danae Lockert /  
Danny Gray**Date:** March 23, 2012**Eligibility:** Municipal Heritage Designation

HERITAGE STRUCTURE EVALUATION SHEET			
CRITERION	COMMENTS	SCORE	TOTAL
<b>A) ARCHITECTURE</b>		<b>MAXIMUM =</b>	<b>50</b>
		<b>50</b>	
<b>1. Architect/Builder</b> Many prairie structures either did not have architects or the architect or builder was unknown. A known architect/builder who had a major impact on the character of Saskatoon will receive the highest rating.	Architects - Webster & Gilbert, Builder / Contractor - A.W. Cassidy Webster and Gilbert designed other "spanish" style buildings.	8 4 2 0	8
<b>2. Style</b> Is the structure a good example of a particular architectural style? Is it a good example of stylistic tastes or trends in Saskatoon during the period in which it was constructed? Is it a good example of vernacular Saskatoon architecture? Structures with a definitive sense of style will receive a higher rating.	Spanish/ California Mission. Very unique building.	20 10 5 0	20
<b>3. Construction Techniques &amp; Materials</b> Are the building materials and construction techniques of special interest? Does the structure demonstrate a high degree of craftsmanship? Structures which demonstrate these attributes will receive a higher rating.	Building exterior - stucco; Roof - clay tiles, windows - rounded at top (feature throughout the property); wrought iron detail on windows and exterior (all original to the house)	15 8 4 0	15
<b>4. Age</b> Is it a comparatively old structure? The oldest building remaining in Saskatoon was constructed in 1883. Saskatoon's major building periods are 1883 to 1913 (4 points); 1914 to 1935 (2 points); 1935 to 1960 (1 point) and 1961 to the present (0 points). Older structures will receive a higher rating.	1931	4 2 1 0	2
<b>5. Unique/Typical Architecture</b> Are there few or many examples of this type of architecture left in Saskatoon? Is it an excellent example of a particular architectural style or trend? A unique or typical example will receive the highest rating.	Unique. In this period other buildings of this style were built but this appears to be one of the few (or the only) residences built in this style. Raised bungalow with an attached garage at the rear of the dwelling.	8 4 2 0	8
<b>6. Interior (relevant only if the interior is under consideration for designation)</b> Is the interior a good example of design and craftsmanship of the period? Structures that display these features will receive a high rating. Note: points may be awarded in excess of the maximum points allocated to this section.	n/a	4 2 1 0	

CRITERION	COMMENTS	SCORE	TOTAL
<b>B) INTEGRITY</b>		<b>MAXIMUM = 10</b>	<b>8</b>
<b>1. Site</b> Has the structure been moved? If yes, is it near its original location or at a new and distant site? The relocation of a structure removes it from its original context. A structure located on its original site will receive the highest rating.	on original site	5 3 1 0	5
<b>2. Exterior Alterations &amp; Additions</b> Extensive alterations and additions can destroy the character and architectural merit of a structure, leaving little or nothing of value to the community. Alterations and additions may also enhance a structure or form an integral part of its story. Consideration will be given to whether unsuitable alterations and additions are potentially reversible. Unaltered structures will receive the highest rating. Ratings for altered structures will depend on the nature and effect of the changes. Alterations or additions, which destroy the heritage character of the structure, may result in a rejection. If this occurs, the structure is denied heritage status without further evaluation.	There have been very few alterations some windows have been replaced.	5 3 1 0	3
<b>3. Interior Alterations (relevant only if the interior is under consideration for designation).</b> Extensive alterations can destroy the character and architectural merit of a structure, leaving little or nothing of value to the community. Alterations may also enhance a structure or form an integral part of its story. Consideration should be given to whether unsuitable alterations are potentially reversible. Unaltered structures will receive the highest rating. Ratings for altered structures will depend on the nature and effect of the changes. Alterations, which destroy the heritage character of the structure, may result in a rejection. If this occurs, the structure is denied heritage status without further evaluation. Note: Points may be awarded in excess of the maximum points allocated to this section.	n/a	5 3 2 0 or Rejection	

CRITERION	COMMENTS	SCORE	TOTAL
<b>C) ENVIRONMENT OR CONTEXT</b>		<b>MAXIMUM =</b> 25	<b>9</b>
<b>1. Continuity</b> Individual structures may enhance, blend in with or detract from the surrounding area. Structures located on corners are particularly important in establishing (or destroying) the character of an area. Structures which are major contributors to the character of their surroundings will receive the highest rating.	Building enhances the streetscape. Other residences are large and the style of them can be described as vernacular.	10 5 2 0	5
<b>2. Landmark</b> Does the local community or the city as a whole recognize the building as a landmark? The degree of recognition reflects community values. Structures recognized as a landmark by Saskatoon as a whole will receive the highest rating; those recognized at the neighbourhood level will receive a lower rating.	Neighbourhood Landmark	10 5 2 0	2
<b>3. Role in the Community</b> Does the structure play a role in the life of the local community of the city? If so, to what degree? A major focal point, such as a theatre or community centre, will receive a higher rating.	Private Residence	5 2 1 0	0
<b>4. Setting or Landscaping (if applicable)</b> The setting or landscaping, which forms part of the property on which the structure is located, can contribute to or detract from the character of the area. Settings which are a major contribution to the character of an area will receive a higher rating.	Located on a large lot (18.48 m / 60 ft frontage. Dwelling is situated to one site, therefore there is a large front yard. Fieldstone retaining wall compliments the site but is not visible from the street.	5 2 1 0	2

CRITERION	COMMENTS	SCORE	TOTAL
<b>D) HISTORICAL VALUE</b>		<b>MAXIMUM = 40</b>	<b>30</b>
<b>1. Person/Group</b> The degree to which a person or group of historical significance is connected to the structure. <b>People or groups with strong connections of historical and interpretive value will receive the highest rating.</b>	Built by W.J. English, who owned a roofing company. English Crescent is named after him. Charmbury moved to Saskatoon from Prince Albert in 1918 and was a photographer. He photographed prominent citizens and first nations leaders and did early Police forensic work. His son Harry continued the business. Dr. J.W.T. Dr. John T. W. Spinks was awarded his Ph.D. in chemistry from the University of London at the age of 22 and then joined the Department of Chemistry at the University of Saskatchewan as an Assistant Professor in 1930. He was promoted to Professor in 1938 before becoming Department Head in 1948 and the Dean of Graduate Studies in 1949. Dr. Spinks was then the President of the University of Saskatchewan from 1960-1975.	25 10 5 0	25
<b>2. Event</b> The degree to which an event of historical significance is connected to the structure. An event is a single occurrence at a specific location (e.g. The use of the Marr Residence as part of the field hospital during the "North-West" Rebellion. <b>Events with strong connections of historical and interpretive value will receive the highest rating.</b>	No events.	25 10 5 0	0
<b>3. Historic Themes/Movements</b> The degree to which a historic theme or movement (e.g. cultural, social, political, religious, economic, industrial, agricultural, military) is connected to the structure. <b>Historic themes or movements with strong connections of historical and interpretive value will receive the highest rating.</b>		25 10 5 0	5

CRITERION	COMMENTS	SCORE	TOTAL
<p><b>E) USAGE</b></p> <p>This section is evaluated on either the current use, if no change in usage is proposed, or on the proposed usage, if a specific proposed usage has been identified. Structures with no current or proposed usage will receive no points in this section.</p>	<p>Current Usage Proposed Usage No Current/Proposed Usage</p>	<p>MAX. = 25</p>	<p>25</p>
<p><b>1. Compatibility</b> Is the current or proposed usage of the structure compatible with current or proposed land use in the neighbourhood? Compatible usage will receive the highest rating.</p>	<p>Low density residential area.</p>	<p>8 4 2 0</p>	<p>8</p>
<p><b>2. Adaptability</b> If a change in use is proposed, can the structure be adapted to compatible re-use without harming architectural elements which contribute to its significance and character? Adaptations or re-use which do not detract from key architectural elements will receive the highest rating.</p>	<p>No change in use.</p>	<p>8 4 2 0</p>	<p>8</p>
<p><b>3. Services</b> Do current utilities and parking meet the standards and requirements for current and/or proposed usage? If not, will the requirements harm the architectural elements and/or the setting that contribute to the structure's significance and character? Structures where utility and parking requirements will not have a harmful impact on architectural significance or the setting will receive the highest rating.</p>	<p>Services are up to date.</p>	<p>8 4 2 0</p>	<p>8</p>
<p><b>4. Financial Viability</b> Is maintaining and restoring/rehabilitating the structure in a manner that is sensitive to its architectural style and character achievable at a reasonable cost? A financially viable project will receive the highest rating.</p>	<p>Private residence.</p>	<p>8 4 2 0</p>	<p>8</p>

**HERITAGE PROPERTY  
DESIGNATION  
NOTICE OF INTENTION TO DESIGNATE  
MUNICIPAL HERITAGE PROPERTY**

**932 UNIVERSITY DRIVE**

Notice is hereby given that the Council of the City of Saskatoon intends to pass Bylaw No. 9079, pursuant to The Heritage Property Act, S.S. 1979-80, Chapter H-2.2 as amended, to designate as a Municipal Heritage property with following real property, namely:

Surface Parcel: 120321256

Reference Land Description: Lot 15, Blk/Par 127, Plan G461 Extension 0, As described on Certificate of Title 97S38521

Reference Land Description: Lot 16, Blk/Par 127, Plan G461 Extension 0, As described on Certificate of Title 97S38521

The civic address of the property is 932 University Drive, Saskatoon, Saskatchewan S7N 0K1.

The designation will be made subject to the following condition:

1. The designation shall be limited to the exterior of the building.

The reasons for the designation are as follows:

1. It is an excellent example of a Spanish / California Mission style house.
2. The home is in excellent condition and the architectural features that contribute to the building have been preserved in their original condition.
3. The building was designed by the firm Webster and Gilbert, who designed other buildings of this style.
4. The dwelling has been home to prominent Saskatoon citizens including: Walter English, Harry Charmbury and Dr. J.W.T. Spinks.

And take notice that the said bylaw will be considered at a meeting of the Council to be held on **Monday, the 11th day of February 2013 at 6:00 p.m. in the Council Chambers at City Hall, Saskatoon Saskatchewan.**

Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the 11th day of February, 2013.

Dated at the City of Saskatoon  
In the Province of Saskatchewan,  
This 10th day of January, 2013  
Joanne Sproule, City Clerk

**BYLAW NO. 9080****The Zoning Amendment Bylaw, 2013 (No. 2)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2013 (No. 2)*.

**Purpose**

2. The purpose of this Bylaw is to amend the Zoning Bylaw to:
  - (a) clarify the definition of "Place of Worship";
  - (b) add a definition of "Funeral and Wedding Establishments"; and
  - (c) designate appropriate zoning districts and development standards for "Funeral and Wedding Establishments".

**Zoning Bylaw Amended**

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

**Section 2.0 Amended**

4. Section 2.0 is amended:
  - (a) by adding the following after the definition "flanking":

"**funeral and wedding establishment**" means a building used primarily for wedding and funeral services, which may include a banquet hall, but does not include facilities for the preparation of the human body for interment or cremation."; and
  - (b) by deleting the second sentence in the definition of "place of worship" and substituting the following:

"Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls but does not include a wedding and funeral establishment."



**Section 6.3.2 Amended**

5. The chart contained in Section 6.3.2 is amended by adding the following after the entry for "Financial institutions":

Funeral and wedding establishments	1 space per 10m <sup>2</sup> of gross floor area devoted to public assembly
------------------------------------	---

**Section 6.3.3 Amended**

6. The chart contained in Section 6.3.3 is amended by adding the following after the entry for "Financial institutions":

Funeral and wedding establishments	1 space per 10m <sup>2</sup> of gross floor area devoted to public assembly	No parking requirements
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**Section 6.3.4 Amended**

7. The chart contained in Section 6.3.4 is amended by adding the following after the entry for "Educational institutions":

Funeral and wedding establishments	1 space per 10m <sup>2</sup> of gross floor area devoted to public assembly
------------------------------------	---

**Section 9.3.2 Amended**

8. The chart contained in Section 9.3.2 is amended by adding the following after clause (8) "Offices and office buildings" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	15	30	550	6	3	7.5 <sub>7</sub>	11	-
------------------------------------	----	----	-----	---	---	------------------	----	---

**Section 9.4.2 Amended**

9. The chart contained in Section 9.4.2 is amended by adding the following after clause (8) "Offices and office buildings" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
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**Section 10.5.2 Amended**

10. The chart contained in Section 10.5.2 is amended by adding the following after clause (21) "Public garages" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	15	450	6 <sub>2</sub>	1.5	6	10
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**Section 10.6.2 Amended**

11. The chart contained in Section 10.6.2 is amended by adding the following after clause (21) "Public garages" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	22.5	675	9	3	7.5	17
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**Section 10.7.2 Amended**

12. The chart contained in Section 10.7.2 is amended by adding the following after clause (20) "Public garages" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	22.5	675	9	3	7.5	17
------------------------------------	------	-----	---	---	-----	----

**Section 10.8.2 Amended**

13. The chart contained in Section 10.8.2 is amended by adding the following after clause (23) "Libraries, art galleries and museums" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
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**Section 10.8A.2 Amended**

14. The chart contained in Section 10.8A.2 is amended by adding the following after clause (19) "Libraries, art galleries and museums" and re-numbering the subsequent clauses accordingly:

Funeral and wedding establishments	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	-	-
------------------------------------	-----	-----	----------------	----------------	----------------	---	---

**Section 10.8B.2 Amended**

15. The chart contained in Section 10.8B.2 is amended by adding the following after clause (23) "Libraries, art galleries and museums" and re-numbering the subsequent clauses accordingly:

"

Funeral and wedding establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
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"

**Section 14.3.2 Amended**

16. The chart contained in Section 14.3.2 is amended by adding the following after the entry for "Child care centres and pre-schools"

"

Funeral and wedding establishments	1 space per 10m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces
------------------------------------	--

"

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

The following is a copy of **Clause 5, Report No. 18-2012** of the **Executive Committee** which was **ADOPTED** by City Council at its meeting held on **December 10, 2012**.

**5. Uses of Place of Worship for Funeral Services**  
**(File No. CK. 4350-011-6)**

- RECOMMENDATION:**
- 1) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
  - 2) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
  - 3) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship," add a definition for "Funeral and Wedding Establishments," and identify "Funeral and Wedding Establishments" as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6 Zoning Districts; and
  - 4) that this matter be referred to the Municipal Planning Commission prior to the public hearing.

Your Committee has reviewed and supports the recommendations outlined in the attached report of the General Manager, Community Services Department dated November 19, 2012, dealing with an amendment to Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship" and to add a definition for "Funeral and Wedding Establishments" which would be permitted in specified industrial, institutional, and commercial zoning districts.

TO: Secretary, Executive Committee  
FROM: General Manager, Community Services Department  
DATE: November 19, 2012  
SUBJECT: Uses of Place of Worship for Funeral Services  
FILE NO.: CK 4350-1 and PL 4350-1

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
- 2) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770;
- 3) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to clarify the definition for "Place of Worship," add a definition for "Funeral and Wedding Establishments," and identify "Funeral and Wedding Establishments" as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6 Zoning Districts; and
- 4) that this matter be referred to the Municipal Planning Commission prior to the public hearing.

### **TOPIC AND PURPOSE**

The purpose of this report is to amend Zoning Bylaw No. 8770 to specify that a Place of Worship may not be used principally for the provision of wedding or funeral services. Provision for this type of use is accommodated by adding a definition for "Funeral and Wedding Establishments," which would be permitted in specified industrial, institutional, and commercial zoning districts.

### **REPORT HIGHLIGHTS**

1. A "Place of Worship" has been interpreted in the past to include secular or non-denominational funeral and wedding services as a principle use.
2. A new definition for "Funeral and Wedding Establishments" and a revised definition for "Place of Worship" will clarify that this use is not permitted as a principle use in a Place of Worship.
3. Proposed development standards for "Funeral and Wedding Establishments" have been identified in this report.

## STRATEGIC GOALS

This report supports the long-term strategy to work collaboratively with local businesses to promote Saskatoon as a great place to live, work, and raise a family under the Strategic Goal of Economic Diversity and Prosperity. The recommendations also support the long-term strategy to plan collaboratively with regional partners and stakeholders under the Strategic Goal of Sustainable Growth.

## BACKGROUND

At its June 27, 2011 meeting, City Council received a report from the Administration that outlined the interpretation applied to "Place of Worship" in permitting the use of a building to conduct services for weddings and funerals that may or may not have religious reference. This interpretation was provided in approving a request from Mourning Glory Funeral Services to use a vacant church building at 704 Windsor Street for the purposes of providing funeral services and associated social gathering space.

City Council referred the report to the Executive Committee, where the matter was discussed at its July 11, 2011 meeting, and was resolved that:

- a) the matter be referred back to the Administration to report on a new definition of "Place of Worship" in consultation with stakeholders; and
- b) the City Solicitor be requested to provide an In Camera legal opinion regarding existing businesses.

The City Solicitor has provided the requested legal opinion.

## REPORT

This report provides an updated definition of "Place of Worship," specifically excluding using a Place of Worship principally for the provision of secular wedding or funeral services. Secular or non-denominational wedding and funeral services would be accommodated in facilities identified as Funeral and Wedding Establishments. This use is defined and permitted in certain industrial, institutional, and commercial zoning districts.

### Interpretation of Uses Permitted in a Place of Worship

In 2010, the Planning and Development Branch received a request for a development permit to modify and use a former church building as a funeral and wedding chapel. The current definition of "Place of Worship" has been determined by your Administration to include a place where non-denominational or secular services for wedding and funerals are conducted. A building used for the preparation of a body for interment or cremation is considered a funeral home, and this use is not permitted in a Place of Worship.

Subsequently, concerns were identified by City Council about the implications of this interpretation, and the Planning and Development Branch has been requested to review and more clearly define a Place of Worship to exclude the establishment of a funeral or wedding chapel as a principle use in a Place of Worship.

Places of Worship are a permitted use in most residential districts, with approximately one hundred such uses established in residential districts throughout the city. When a Place of Worship is sold, it typically is retained for the same use by another faith-based organization or repurposed for other permitted or discretionary uses, such as a dance studio (defined as a private school).

Revised Definition for "Place of Worship" and New Definition for "Funeral and Wedding Establishments"

Currently, Zoning Bylaw No. 8770 defines a Place of Worship as "A place used for worship and related religious, philanthropic, or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls."

In consultation with the Solicitors Office, the Planning and Development Branch recommends that a definition for a "Funeral and Wedding Establishment" be added to Zoning Bylaw No. 8770, and that the definition for a Place of Worship be modified specifically to exclude a Funeral and Wedding Establishment.

A proposed definition for a Funeral and Wedding Establishment is:

- "Funeral and Wedding Establishment – means a building used primarily for wedding and funeral services, which may include a banquet hall, but does not include facilities intended for the preparation of the human body for interment or cremation."

A modified definition for Place of Worship specially excludes a Funeral and Wedding Establishment as a principle use:

- "Place of Worship - means a place used for worship and related religious, philanthropic, or social activities, and includes accessory rectories, manses, meeting rooms, and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls, but does not include a Wedding and Funeral Establishment."

A Place of Worship may continue to provide wedding or funeral services as a faith-based worship activity.

### Funeral and Wedding Establishments Will Meet Development Standards Consistent with Those Established for Funeral Homes

Your Administration recommends that Funeral and Wedding Establishments be identified as a permitted use in the following industrial, institutional, and commercial zoning districts: IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6. These zoning districts currently permit Funeral Homes as a permitted use.

Parking requirements for a Funeral and Wedding Establishment would be set at the same rate as Funeral Homes:

- M3 and M4 Districts: One space per 10m<sup>2</sup> of gross floor area devoted to public assembly;
- IL1, B3, B4, and B4A Districts: One space per 10m<sup>2</sup> of gross floor area devoted to public assembly; and
- B5, B5A, B5B, B5C, and B6 Districts: no parking requirements.

All other development standards for Funeral and Wedding Establishments will be consistent with those established for Funeral Homes within that particular zoning district.

### OPTIONS TO THE RECOMMENDATION

City Council may direct the Administration to determine other options for defining a Place of Worship specifically to exclude the use of these facilities primarily to offer secular services for funerals and weddings.

### POLICY IMPLICATIONS

The recommended amendments to Zoning Bylaw No. 8770 will clarify the definition of "Place of Worship" and provide specific policies identifying the zoning districts in which facilities that will serve only as Funeral and Wedding Establishments may be located.

### FINANCIAL IMPLICATIONS

There are no financial implications.

### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

No specific public or stakeholder consultation has been undertaken with respect to this matter.



**COMMUNICATION PLAN**

Stakeholder groups (funeral home owners) will be notified of the proposed text amendments and sent a Notice of Public Hearing at such time as the proposed amendments are brought forward for consideration by City Council.

**ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

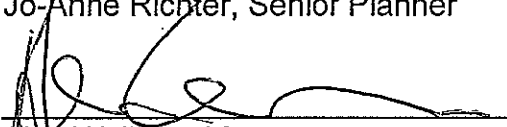
A CPTED review is not applicable.


**PUBLIC NOTICE**

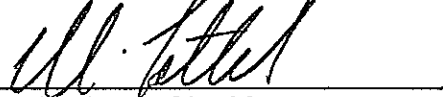
Public Notice is required for consideration of this matter, pursuant to Section 11, Subsection (a) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set, and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the date of the public hearing, as well as any people who have submitted written comments on this proposal.

Written by: Jo-Anne Richter, Senior Planner

Reviewed by:   
Alan Wallace, Manager  
Planning and Development Branch

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

Approved by:   
Murray Totland, City Manager  
Dated: Nov. 23/12.

cc: His Worship the Mayor



*City of*  
**Saskatoon**  
Office of the City Clerk

---

222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

January 11, 2013

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Uses of Place of Worship for Funeral Services  
      (File No. CK. 4350-011-6)**

The Commission, at its meeting held on January 8, 2013, considered Clause 5, Report No. 18-2012 of the Executive Committee and the November 19, 2012 report of the General Manager, Community Services Department with respect to the above matter.

The Commission has reviewed the report with the Administration. The following is a summary of issues reviewed by the Commission and clarification provided by the Administration:

- The proposed addition of the definition of "Funeral and Wedding Establishment" was discussed with clarification provided on the intent of the definition as discussed in the submitted report.
- The proposed changes to the definition of "Places of Worship" was to provide more clarity to that definition by adding "but does not include a Wedding and Funeral Establishment". As indicated in the report, a Place of Worship may continue to provide wedding or funeral services as a faith-based worship activity.
- Previous changes to the Zoning Bylaw had permitted places of worship to be located in to B3 and B4 Districts.
- It was suggested that some consideration should be given to clarifying that the "Funeral and Wedding Establishment" does not include facilities intended for preparation for interment or cremation of pets. The Administration undertook to take a look at that aspect.
- In terms of notifying places of worship of the proposed clarification in the definition of places of worship, the Administration advised that there is no change in how they are allowed to operate or in the activities they are allowed to do. The proposed addition to the definition was to provide clarity that they could not be used primarily for wedding and funeral services. Places of worship are located in residential areas and while they do have weddings and funerals, that is not their primary use. It is the land use impacts that are considered. The intent of the proposed amendments is also to restrict where funeral and wedding establishments, a commercial use, are located. If the amendments are approved, any existing establishment located in residential areas and used primarily for weddings and funerals would be an existing non-conforming use.

January 11, 2013  
Page 2

- The Administration did not consider wedding and funeral establishments as a discretionary use in residential areas in that this would not be an appropriate use for residential areas in terms of land use impacts, including traffic, parking, and noise.
- It was confirmed that Public Notice will be placed in the local newspaper regarding the public hearing at City Council. Letters will be sent out to owners of funeral homes.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

"that the proposed amendments to Zoning Bylaw No. 8770 to clarify the definition of "Place of Worship", to add a definition for "Funeral and Wedding Establishments", and to identify "Funeral and Wedding Establishments" as a permitted use in the IL1, M3, M4, B3, B4, B4A, B5, B5A, B5B, B5C, and B6 Zoning District, be approved."

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed Zoning Bylaw amendments.

Yours truly,



**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

DK:sj

Attachment

**ZONING NOTICE**  
**PROPOSED ZONING BYLAW TEXT**  
**AMENDMENT – BYLAW NO. 9080**

**Funeral and Wedding Establishment**  
Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). By way of Bylaw No. 9080, The Zoning Amendment Bylaw, 2013 (No.2) a definition for "Funeral and Wedding Establishment" will be added to the Zoning Bylaw; and appropriate zoning districts and development standards will be designated for this use. In addition the definition for Place of Worship will be clarified to specifically exclude a Place of Worship from being used principally as a Funeral and Wedding Establishment.

The proposed amendments to the Zoning Bylaw are as follows:

- Add a definition for "funeral and wedding establishment":  
"funeral and wedding establishment" means a building used primarily for wedding and funeral services, which may include a banquet hall, but does not include facilities intended for the preparation of the human body for interment or cremation"
- Amend the definition for "place of worship" to state:  
"place of worship" means a place used for worship and related religious, philanthropic, or social activities, and includes accessory rectories, manses, meeting rooms, and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls, but does not include a Funeral and Wedding Establishment"
- Include "Funeral and Wedding Establishments" as a permitted use in the following zoning districts:  
M3 – General Institutional Service District  
M4 – Core Area Institutional Service District  
B3 – Medium Density Arterial Commercial District  
B4 – Arterial and Suburban Commercial District  
B4A – Special Suburban Centre and Arterial Commercial District  
B5 – Inner-City Commercial Corridor District  
B5A – Sutherland Commercial Overlay District  
B5B – Broadway Commercial District  
B5C – Riversdale Commercial District  
B6 – Downtown Commercial District  
IL1 – General Light Industrial District
- Establish development standards and required off-street parking standards for funeral and wedding establishments, at the same standard as those established for funeral homes within each specified zoning district.

**REASON FOR THE AMENDMENT** – The reason for this amendment is to distinguish between a Place of Worship and a Funeral and Wedding Establishment, and to accommodate Funeral and Wedding Establishments in appropriate zoning districts.

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

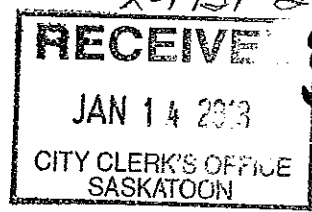
**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present at the Council meeting and wish to speak on Monday, February 11, 2013 at 6:00 p.m. in Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:

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

All submissions received by the City Clerk by 10:00 a.m. on Monday, February 11, 2013, will be forwarded to City Council.

4351-013-002  
x4/31-27



**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** January 9, 2013  
**SUBJECT:** Proposed Amendment to Stonebridge Neighborhood Concept Plan and Rezoning of 3203 Preston Avenue and 2310 Melville Street from R1A and RMTN to B1B and M3 by Agreement  
**FILE NO.:** PL 4350 – Z21/12

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- RECOMMENDATION:**
- 1) that at the time of the public hearing, City Council consider the Administration's recommendation to approve the proposed amendment to the Stonebridge Neighbourhood Concept Plan, as outlined in Attachment 4; and
  
  - 2) that at the time of the public hearing, City Council consider the Administration's recommendation that the application submitted by Meridian Development Corporation requesting that the properties located at 3203 Preston Avenue and 2310 Melville Street be rezoned from R1A and RMTN Districts to B1B and M3 Districts by Agreement, be approved.

**TOPIC AND PURPOSE**

The purpose of this report is for City Council to consider an application from Meridian Development Corporation requesting an amendment to the Stonebridge Neighbourhood Concept Plan (Concept Plan) for the properties located at 3203 Preston Avenue and 2310 Melville Street.

The rezoning of these properties from R1A and RMTN Districts respectively to B1B and M3 Districts, subject to a Zoning Agreement (see Attachments 2 and 4), will facilitate the construction of a mixed-use development focused on senior's care and neighbourhood-oriented services, consisting of a combination of commercial, residential, and institutional uses.

**REPORT HIGHLIGHTS**

1. Approval of this proposal will facilitate the development of a mixed-use project, which includes a range of senior's housing and neighbourhood-scale commercial and residential uses.
2. This proposal is compatible with adjacent land uses.
3. Necessary upgrades to the sanitary sewer system will be addressed in due course through a Servicing Agreement.

## STRATEGIC GOAL

This report supports the long-term strategies of encouraging a mix of housing types across the city, and building capacity within the community to address a broad range of issues under the Strategic Goal of Quality of Life.

## BACKGROUND

The Concept Plan was originally approved by City Council in April, 2005. The Concept Plan identifies the eastern portion of this property as "Low Density Multi-Unit Residential" and the western portion of the property as "Mixed Use." The Mixed Use area in the Concept Plan is defined as "vertical and horizontal integration of ground floor retail and institutional uses and upper floor commercial, institutional, and apartment residential uses; with up to 40 percent dedicated to neighbourhood or district commercial areas."

Meridian Development Corporation is proposing to construct a mixed-use project, which will include the following:

B1B Site: A neighbourhood commercial development consisting of uses such as:

- retail;
- office;
- personal service trades; and
- health club.

This site may also include:

- a place of worship;
- child care centre;
- library; and
- apartment-style residential development above the commercial uses.

M3 Site: A seniors housing facility containing:

- approximately 155 independent living apartments;
- an intermediate care home containing approximately 40 units; and
- a dementia care facility accommodating approximately 240 residents, which would be developed in two phases.

This facility may also contain:

- a medical clinic,
- personal service trades, and
- a restaurant and lounge for both residents and the general public.

A more detailed overview of the project is included in Attachment 5.

## REPORT

### Official Community Plan Bylaw No. 8769

This area is identified as "Residential" on the Official Community Plan (OCP) – Land Use Map. This proposal remains consistent with that designation.

### Stonebridge Neighbourhood Concept Plan

This proposal will require an amendment to the Concept Plan, which will result in a land use change for the eastern portion of the subject property from "Low Density Multi-Unit Residential" to "Mixed Use," the relocation of a linear park, and the elimination of a local street (see Attachments 3 and 4).

The amendments to the Concept Plan facilitate the development of much needed seniors' housing; thus, meeting the housing demands for a broader segment of the population. The revised linear park design complies with all appropriate civic requirements. Open-style fencing will be provided adjacent to this park.

The street network serving the subject properties is designed to accommodate the traffic that will be generated by this development. Seniors' housing developments generate less traffic than standard multiple-unit dwelling developments particularly at peak hours. The elimination of the previously identified local street will not impact traffic patterns within the neighbourhood.

This development provides walkable, neighbourhood-scale amenities to the residents in Stonebridge. It also positions the commercial buildings along Preston Avenue so they front the street in an effort to maintain a human-scaled environment.

### Compatibility With Adjacent Land Uses

Land uses in the vicinity of the subject property include a place of worship and residential complex to the north, a proposed multiple-unit residential development to the south, a proposed multiple-unit residential development to the east, and a proposed mixed use commercial and residential development to the west.

The proposed building that contains the independent living apartments and the intermediate care home will be five storeys in height. This building will be oriented in a north-south direction to minimize any potential visual and shadow impacts on nearby properties.

It is the opinion within the Community Services Department that this proposal will have minimal impacts and is compatible with adjacent land uses.

### Neighbourhood Commercial Development

The proposed rezoning to B1B District corresponds with the Commercial and Industrial Development Study that was prepared by MXD Development Strategists Ltd. in 2011, and is consistent with the Concept Plan.

### Proposed Zoning Agreement

The proposed Zoning Bylaw No. 8770 amendment is intended to change the zoning designation from R1A and RMTN Districts to B1B and M3 Districts by Agreement, which will provide for the proposed development.

This property will be developed in a manner which is consistent with the site plan contained in Attachment 5. More specifically, it is recommended that the Zoning Agreement include the following provisions:

### B1B Site

1. Use - The use of the B1B site shall be limited to the following:
  - a) all uses permitted in the B1B District;
  - b) public libraries;
  - c) places of worship;
  - d) child care centres and preschools; and
  - e) lounges in conjunction with and attached to a restaurant.
2. Rear Yard Setback: No rear yard setback shall be shall be required.
3. Parking Requirements:
  - a) The parking requirements for public libraries and places of worship shall be those contained in Zoning Bylaw No. 8770 for M Zoning Districts; and
  - b) All other parking requirements shall be those required in the B1B Zoning District.
4. Landscaping: Landscaping shall be provided in accordance with the B1B Zoning District. In addition, open-style fencing shall be provided adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.
5. All other development standards shall be those required in the B1B Zoning District.



M3 Site

1. Use: The use of the M3 site shall be limited to the following:
  - a) a dwelling group consisting of special needs housing;
  - b) multiple-unit dwellings;
  - c) a medical clinic;
  - d) personal service trades accessory to and located within a principal residential building;
  - e) food service accessory to and located within a principal residential building; and
  - f) child care centres and preschools.
2. Building Height:
  - a) the maximum building height for the building or portion identified for independent living apartments and the intermediate care shall not exceed five storeys and 25 metres; and
  - b) the maximum building height for any other building or portion of building shall not exceed 12 metres.
3. Front Yard Setback: A minimum front yard setback shall be provided of not less than 3.0 metres.
4. Rear Yard Setback: A minimum rear yard setback shall be provided of not less than 4.5 metres.
5. Side Yard Setback: A minimum east side yard setback shall be provided of not less than 3.0 metres. No west side yard setback shall be required.
6. Gross Floor Space Ratio: 2.2:1
7. Landscaping: A landscaped strip shall be required in all required front, rear, and side yards. In addition, open-style fencing shall be provided adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.
8. All other development standards shall be those required in the M3 Zoning District.

### Comments by Others

The Infrastructure Services Department has identified an issue with respect to sanitary sewer capacity related to increased development density on this site. This issue will be addressed through a Servicing Agreement, which will be required as part of the future subdivision of this property. Please refer to Attachment 6 – Comments from Other Branches, for the complete comments.

### OPTIONS TO THE RECOMMENDATION

City Council could deny this application, which would result in these properties being left under the current zoning of R1A and RMTN.

### POLICY IMPLICATIONS

There are no policy implications.

### FINANCIAL IMPLICATIONS

There are no financial implications.

### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

A public open house was held in November, 2012. There was general support for the proposal from those who attended the meeting. Concerns were primarily expressed with regard to traffic issues which are currently experienced within the neighbourhood. Those in support of the proposal noted the need for more seniors' housing in Saskatoon.

A more detailed account of the events of the Public Information Meeting can be found in Attachment 7 – Community Engagement Project Summary.

### COMMUNICATION PLAN

Those who attended the Public Information Meeting and provided their name and mailing address will be notified by mail of the date and time of the public hearing.

### ENVIRONMENTAL IMPLICATIONS

No environmental and/or greenhouse gas implications have been identified at this time.

### PRIVACY IMPACT

This application does not have any privacy implications.

## SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

This proposal has been reviewed by the CPTED Committee and is acceptable subject to the comments noted by the Community Development Branch (see Attachment 6). The proposed Zoning Agreement includes a requirement to provide open-style fencing adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.

## PUBLIC NOTICE

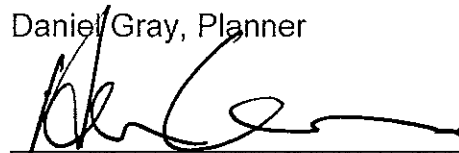
This application will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Branch will notify the Community Consultant and the Ward Councillor of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing, and notice boards will also be placed on the site.

## ATTACHMENTS

1. Fact Summary Sheet
2. Location Plan
3. Current Stonebridge Neighbourhood Concept Plan
4. Proposed Stonebridge Neighbourhood Concept Plan
5. Developers' Summary
6. Comments from Other Branches
7. Community Engagement Project Summary

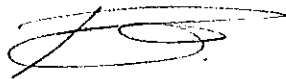
Written by: Daniel Gray, Planner

Reviewed by:



Alan Wallace, Manager  
Planning and Development Branch

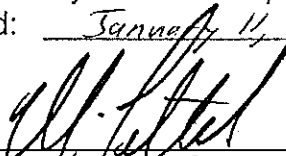
Approved by:



Randy Grauer, General Manager  
Community Services Department

Dated: January 11, 2013

Approved by:



Murray Totland, City Manager

Dated: Jan 14/13

<b>FACT SUMMARY SHEET</b>
---------------------------

**A. Location Facts**

1.	Municipal Address	3203 Preston Avenue and 2310 Melville Street
2.	Legal Description	Blocks C and D, Plan No. 64S04601; and Block A, Plan No. FO5667
3.	Neighbourhood	Stonebridge
4.	Ward	7

**B. Site Characteristics**

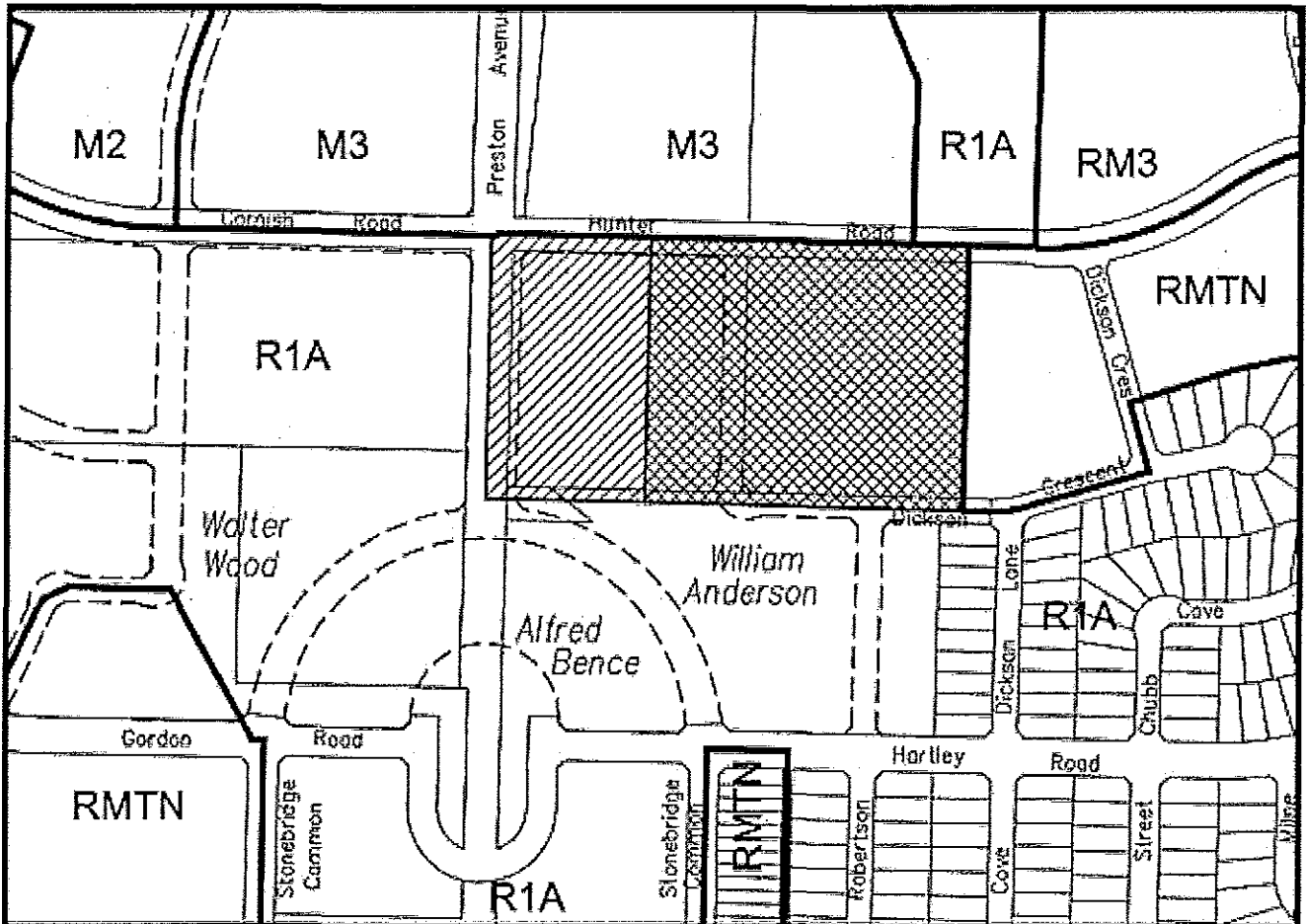
1.	Existing Use of Property	Vacant
2.	Proposed Use of Property	Mixed Use – Residential and Commercial
3.	Adjacent Land Uses and Zoning	
	North	Institutional
	South	Municipal Reserve and Residential
	East	Residential
	West	Proposed Commercial
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	N/A
6.	No. of Off-Street Parking Spaces Provided	N/A
7.	Site Frontage	142.07 metres / 134.15 metres
8.	Site Area (combined)	9.713 Acres / 3.985 hectares
9.	Street Classification	Major Arterial; Major Collector

**C. Official Community Plan Policy**

1.	Existing OCP Designation	Residential
2.	Proposed OCP Designation	Residential
3.	Existing Zoning District	R1A and RMTN
4.	Proposed Zoning District	B1B and M3

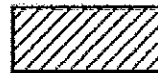
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LOCATION PLAN

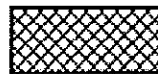


**PROPOSED REZONING**

From R1A to B1B by Agreement



From R1A/RMTN to M3 by Agreement



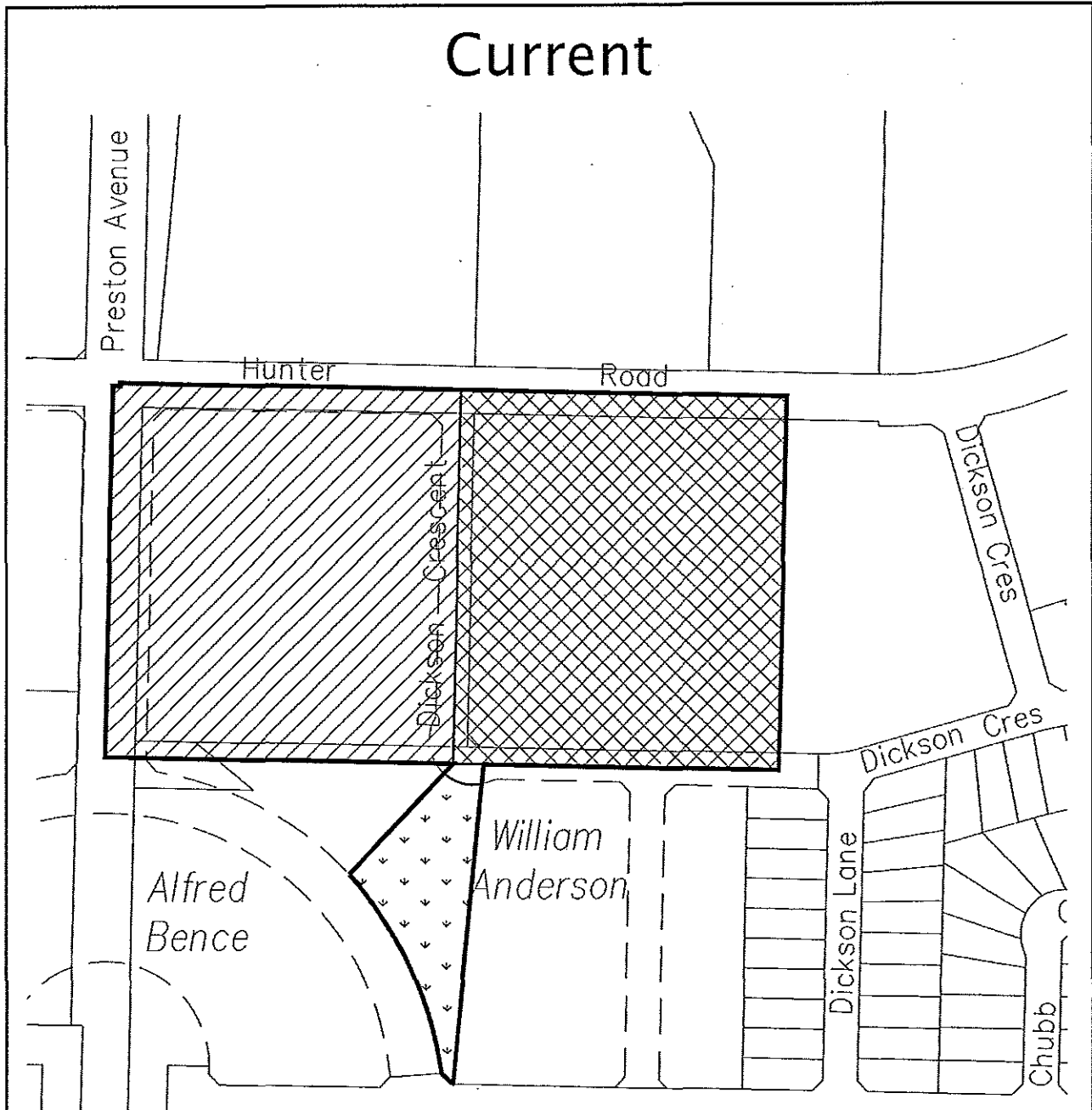
**City of  
Saskatoon**

Planning & Development Branch

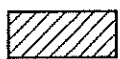


File No. RZ\_\_-2011

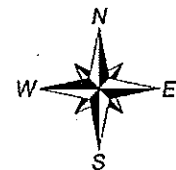
**CURRENT STONEBRIDGE NEIGHBOURHOOD CONCEPT PLAN**

# Current



## LEGEND

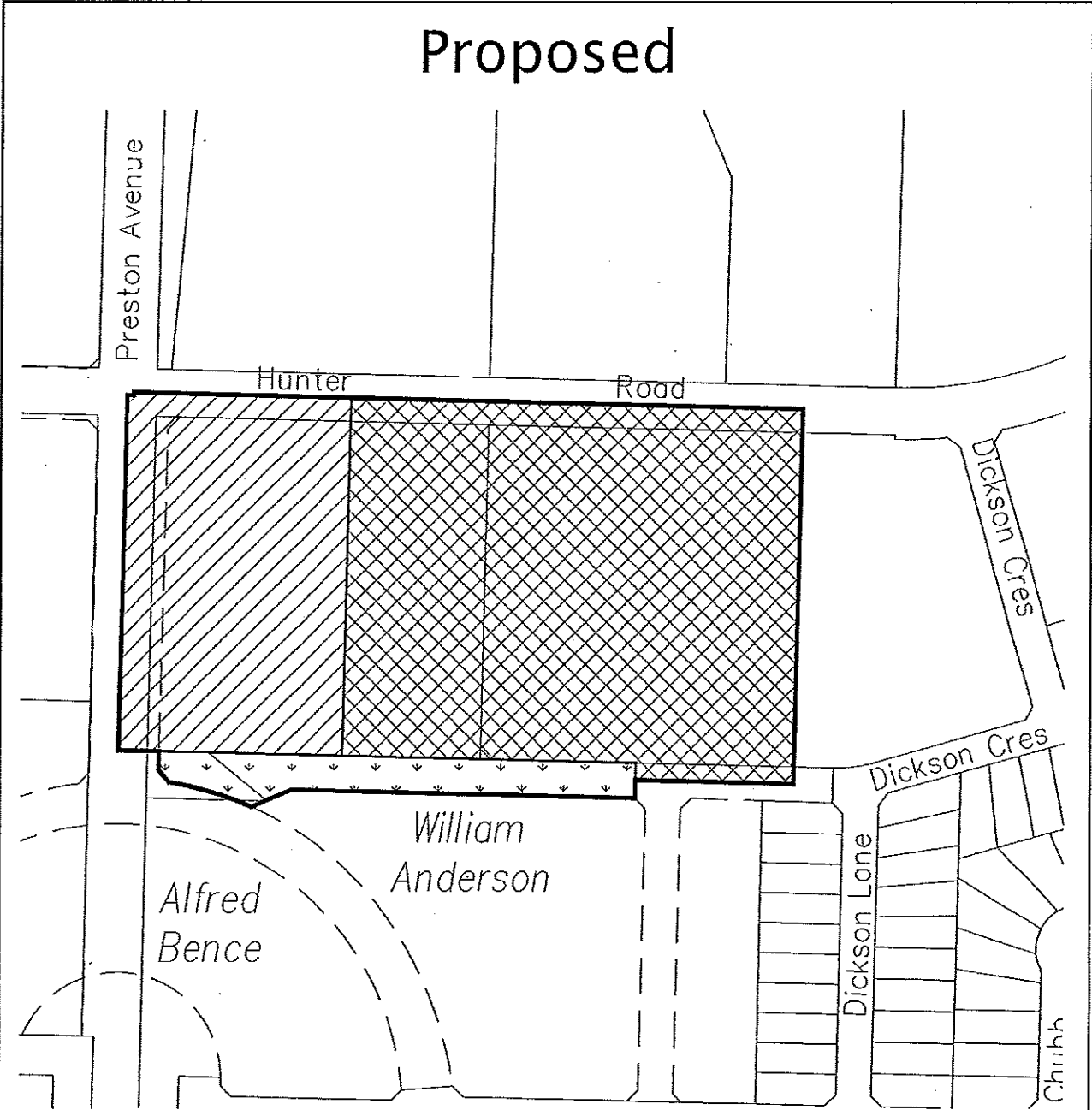
-  Mixed Use
-  Medium Density Residential
-  Current Park Location






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COUNCIL NOT TO BE SCALED  
January 8, 2015

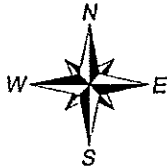
PROPOSED STONEBRIDGE NEIGHBOURHOOD CONCEPT PLAN

Proposed



LEGEND

-  Mixed Use
-  Institutional
-  Proposed Park Location

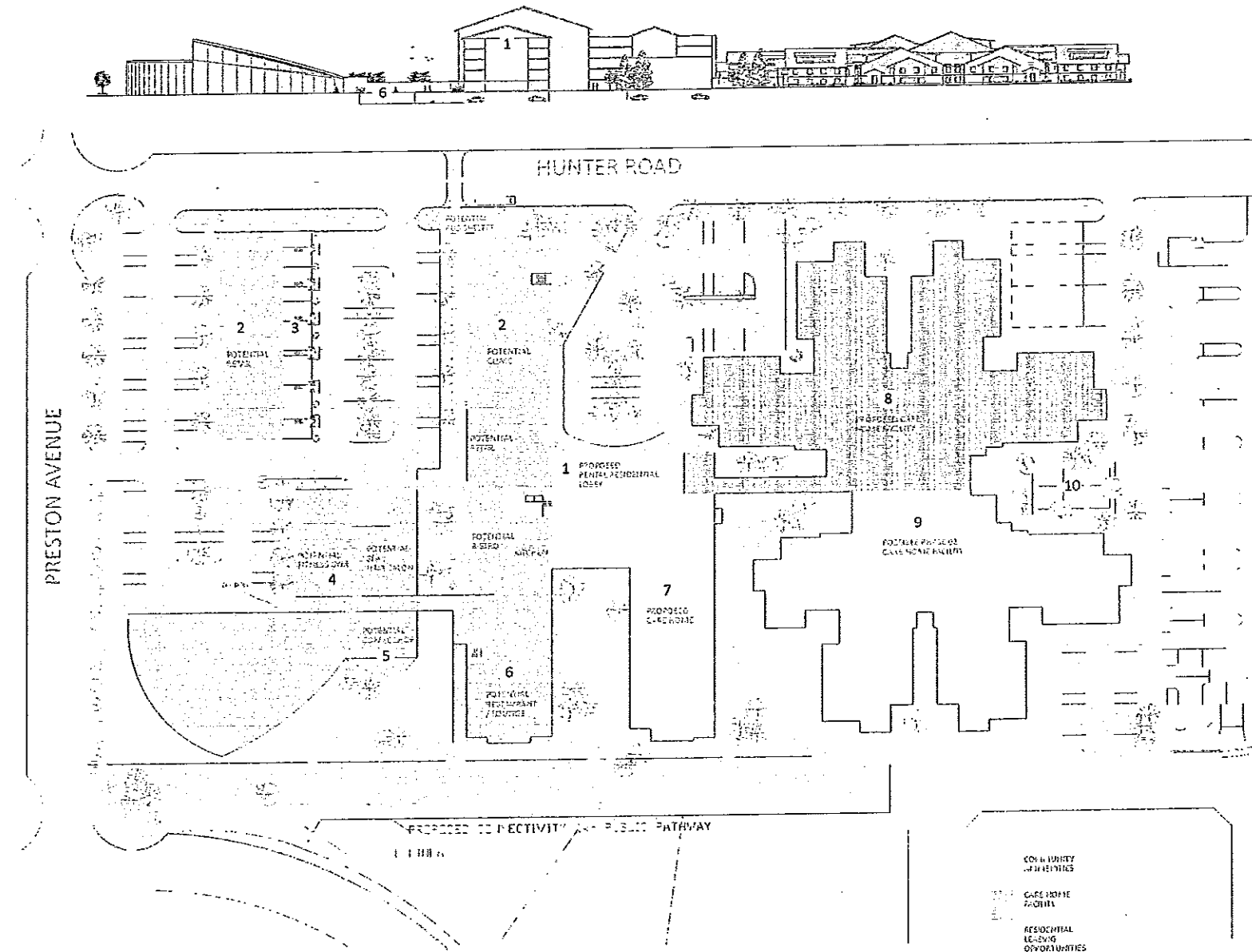


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DRAWING NOT TO BE SCALE  
January 6, 2013

## About the Stonebridge Project

Our objective is to create an energetic and age-friendly community within a community. Improving communities through development comes down to determining what the community needs and wants, and working – usually over the long term – to provide those facilities that will enhance the quality of life – socially, intellectually, culturally, economically, physically, and psychologically – for everyone.

The “community of care” will be a community predominantly devoted to the comfortable housing of the elderly but will be accessible to all and enjoyed by all thru its mixed uses; including commercial/retail, housing and institutional uses. It will be as functionally and environmentally innovative as it is aesthetically appealing. The development will be comprised of limited commercial retail space, residential rental lofts, a public facility such as a cultural center or leisure facility, independent living condominiums for seniors, an intermediate care home for seniors, and a care facility for seniors. With a focus on aging in place and pedestrian accessibility, this will be a community dedicated to the wellbeing of its residents and the community.



## Integrated Living

As a newer neighbourhood, Stonebridge has had neither the time nor opportunity for diversifying development. Commercial centres in the area include Preston Crossing and the “car mall” – “big box” centres that create isolation as well as a loss of community involvement, commercial diversity, and economic viability. The stores and lots are large, isolated, and standardized in appearance and services. These developments, with their expansive parking lots (for example, the Home Depot and Wal-Mart) are nearly impossible to access on foot or by bicycle, catering only to vehicular traffic. Our development aims for the opposite.

Developing independent living units, the ICH, and the Care Facility allows residents to age in place by encouraging them to move the throughout the various stages of their life cycle without having to leave the community that they have come to call home. Aging in place maintains a familiar environment for the senior person so that he or she can continue to live in their own surroundings without making a drastic change. It also fosters community continuity, which means the senior can continue to frequent his or her usual medical clinic, drugstore, salon, or other place in which they are comfortable shopping and asking for help. Additionally, it maintains valuable social networks by making it easier for aging members of the community to stay in contact with neighbors and friends that live nearby. Aging in place ultimately leads to a higher quality of life – it promotes physical and mental well-being just by encouraging the senior to continue to live in a community they know and love.

### Independent Living Apartments

The independent living building is an apartment-style condominium in which residents rent their units from LutherCare communities. It is mainly intended for seniors that are still highly mobile and independent, though some recreational and social programs are provided. There will be underground resident parking and above-ground visitor parking. Each unit will be one or two bedroom complete with full kitchens.

### Commercial Retail Property

The main floor of this building will have retail and commercial space for businesses and services such as, for example, a medical clinic, physiotherapist office, dental office, or pharmacy.

### Studio Rental Apartments

These residential studio rental units will be built on the floors above the commercial retail area. This building may be up to 3 stories in height. Having commercial/retail facilities on the bottom of a building with residential units on top is a critical way to curtail freeway congestion and urban sprawl. It also softens the interface between commercial and residential uses.

### Potential Gym/Fitness Center & Spa/Hair Salon

### Coffee Shop & Daycare

A potential coffee shop with a large south-facing patio will be connected to the east side of the public facility. Another space within the walkout basement of the coffee shop has been allotted for a potential daycare facility.

### Restaurant & Lounge

A restaurant and lounge will serve the general public as well as the residents of independent living apartments. It is adjacent to a separate dining hall which will serve residents of the ICH and serve as a center of social activity for all care home residents. A potential chapel will also be located on the north end of this building, adjacent to both the residential (independent) living apartments and the care home lobby.

### Intermediate Care Home (ICH)

This will be an Intermediate Care Home for residents needing a higher level of care and more services. The building will have approximately 38 units and would share services and facilities with the main condominium building, including kitchen, office space, congregational space, and meeting areas.

### Phase I - Care Facility

Phase I of the Care Facilities will have approximately 120 single bed units and a secure courtyard. This would be a two storey building depending on the configuration of the site. Some parking would need to be provided for guests and drop-offs.

### Phase II - Care Facility

A possible Phase II of the Care Facilities will be roughly the same size as Phase I, with another 120 units. Residents and staff of both Phase I and II of the private cottages will share some of the services that are provided by the central building, such as the kitchen, dining hall and service rooms.

### Community Garden & Green spaces

Approximately 320 sq. ft. on the east boarder of the development will be an accessible community garden; a common leisure and relaxation space for all interested residents of the development.



COMMENTS FROM OTHER BRANCHES

Infrastructure Services Department

The proposed Zoning Bylaw amendment, as noted above, is acceptable to the Infrastructure Services department with the following requirement:

1. The Developer is responsible for hiring a consulting engineer to complete an engineering services study prior to development of this site. All costs for servicing upgrades and extension of services will be the responsibility of the Developer.

Transit Services Branch, Utility Services Department

The Transit Services Branch has no easement requirements regarding the above proposed subdivision.

At present, Saskatoon Transit's closest bus stop is approximately 325 metres from the above referenced property on the south side of Gordon Road, west of Preston Avenue. Bus service is at 30 minute intervals Monday to Saturday, and at 60 minute intervals evenings, early Saturday mornings, Sundays, and statutory holidays.

Community Development Branch and Leisure Services Branch, Community Services Department

The Community Development and Leisure Services Branches were consulted in June of 2012 on this proposal and agreed with the request.

Specific to the changes being requested, the Community Development Branch initially had some concern about the linear park width being an average of only 15 metres, which is smaller than the typically prescribed minimum average width of 20 metres. We felt this 15 metre width would be sufficient, if the adjacent properties to this linear park are treated with an open-style fencing that promotes open sight lines, and improves visibility in to and out of the park.

As the park design is smaller than the required design criteria, in keeping with generally accepted CPTED principles, it was also recommended that gateways to each property be provided to allow users alternate ways to enter and exit the park.

**Project Name:** Public Open House for Proposed Rezoning –  
3203 Preston Avenue and 2310 Melville Street – R1A and RMTN  
to B1B and M3 by Agreement

**Applicant:** Meridian Development Corporation  
**File:** PL 4350 – Z12/12

## Community Engagement Project Summary

### Project Description

A public open house was held regarding a proposed rezoning of two properties located at 3203 Preston Avenue and 2310 Melville Street from R1A and RMTN, respectively, to a B1B and M3 District, subject to a zoning agreement. The proposed rezoning would accommodate a “Campus of Care” for seniors, where daily needs and services are within close proximity to their place of residence. This proposed rezoning will require the existing parcels to be consolidated, subdivided into two new parcels, and a cross agreement put in place to allow both properties to share common entry and drive aisles. The meeting provided residents of Stonebridge to learn more about the proposed rezoning, have the opportunity to comment on the proposal, and ask any questions that they may have.

The meeting was held at the Circle Drive Alliance Church on Wednesday, November 14, 2012 at 7 p.m.

### Community Engagement Strategy

- Purpose: To inform and consult. Residents were provided with an overview of applicant’s proposal and provided the opportunity to ask questions and provide comments. Written comments were accepted until November 22, 2012.
- A Public Open House format was used, providing those in attendance with an opportunity view the applicants’ proposal and speak directly with the applicant and/or City staff regarding the proposed development, and the land use and rezoning process.
- Level of input or decision making required from the public: Public comment and opinion.
- Who was involved:
  - Internal stakeholders: The standard referral process was implemented. The following Departments were contacted for comments: Transit Services, & Infrastructure Services Department. Councillor Loewen and the Community Consultant for the ward were also contacted.
  - External stakeholders: Stonebridge Community Association, Ward Councillor & Community Consultant contacted in addition to mail-outs to Stonebridge residents. 92 people signed in at the Open House.

### Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input

This community engagement initiative provided interested & concerned individuals with an opportunity to learn more about the proposed use and provide their comments, which will be considered by the proponent and municipal staff in the further analysis of this proposal.

- Timing of notification to the public including dates of mail-outs, PSA's, newspaper advertisements, number of flyers delivered, who was targeted/invited

#### Notification Processes

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance / Contact
Public Open House notice sent:  November 5, 2012	2370 Public Open House notices outlining the details of the proposal were sent to registered property owners. Letters along with the Public Open House notice were also sent to the Community Association, Ward Councillor and Community Consultant.	Notices were sent to all property owners in the Stonebridge neighbourhood (increased from standard radius of 75 meters).	92 people were in attendance at the Open House. No phone calls were received prior to the meeting.

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received:
  - Feedback and comments received at the public meeting expressed concerns in relation to the affect the proposed development will have on traffic in the area.
  - There was both support and opposition towards the proposal.
  - Many in attendance felt that this development would be beneficial to the neighbourhood for the following reasons:
    - Provides seniors with a 'life-lease' option to housing, which is not currently provided in Stonebridge.
    - Proximity of proposed commercial to existing Senior's complex across Hunter Road.
    - Limited availability for seniors' housing in Saskatoon, additional opportunities are appreciated and supported.
    - Provides seniors with different living arrangement options as they age.
    - Inclusion of other activities that are easily accessible to seniors' in the complex and surrounding area will enhance living conditions.
  - Traffic continued to be a pressing issue for most in attendance, with many noting that current conditions result in a lengthy line-up to exit the neighbourhood at various times of the day, due to only having two exits/entrances to the neighbourhood. Comments suggest:
    - Delaying the development of the south east corner of Stonebridge until more information and a definitive timeline is in place for the construction of the south east fly-by.
    - Increasing stop-light infrastructure in the area
    - Completing the construction of Hunter Road

- Enhancing pedestrian crosswalks in the area to promote walkability.
  - Wider Roads to handle more traffic (i.e. Preston Avenue)
- Some in attendance would have preferred a Town Hall Meeting format instead of the Open House Format; stating they did not feel they were provided an adequate opportunity to learn about the proposed developments.
- Other Concerns included:
  - Increased light pollution in the area
  - Environmental pollution – smells emanating from restaurants
  - Parking does not look sufficient for the proposed development and will result in on-street parking around the facility.
- Impact of community engagement on the project/issue:
  - Considering the limited number of concerns received on this issue, the applicant has asked that this proposal proceed to MPC and Council.
- How will input be used to inform the project/issue:
  - Input received from the community will be considered in the final design and used to alleviate any major concerns identified.
- Any follow up or reporting back to the public/stakeholders
  - No follow-up consultation is planned or expected regarding this proposal; however, the information that was shared at the Public Open House was passed onto the Community Association to post on their community website so those who could not attend can review and comment on the proposal.

## Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	December, 2012
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	January 22, 2013
Public Notice - report prepared and Public Hearing date set. Stonebridge Community Association, Community Consultant, Ward Councillor as well as all participants at Public Meeting will be provided with direct notice of Public Hearing A notification poster sign by applicant will be placed on site.	January 26, 2013
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	February 11, 2013
Council Decision - may approve or deny proposal.	February 11, 2013

**Attachments**

Notice of Public Information Meeting  
Attendance Sheets

Completed by: Daniel Gray, Planner 16 (975-7723)  
Date: November 23, 2012

Please return a copy of this summary to  
Lisa Thibodeau, Community Engagement Consultant  
Communications Branch, City Manager's Office  
Phone: 975-3690 Fax: 975-3048 Email: [lisa.thibodeau@saskatoon.ca](mailto:lisa.thibodeau@saskatoon.ca)



*City of*  
**Saskatoon**  
Office of the City Clerk

---

222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

January 31, 2013

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Proposed Amendment for Stonebridge Neighbourhood Concept Plan  
      and Rezoning of 3203 Preston Avenue and 2310 Melville Street  
      from R1A and RMTN to B1B and M3 by Agreement  
      Applicant: Meridian Development Corporation  
      (File No. CK. 4351-013-002)**

The Commission, at its meeting held on January 22, 2013, has considered a report of the General Manager, Community Services Department dated January 9, 2013, with respect to an application from Meridian Development Corporation requesting an amendment to the Stonebridge Neighbourhood Concept Plan for the properties located at 3203 Preston Avenue and 2310 Melville Street. The rezoning of these properties from R1A and RMTN Districts respectively to B1B and M3 Districts, subject to a Zoning Agreement, will facilitate the construction of a mixed-use development focused on senior's care and neighbourhood-oriented services, consisting of a combination of commercial, residential, and institutional uses.

The Commission has reviewed the report with the Administration, with further clarification provided, as summarized below:

- Options to address the issues identified by Infrastructure Services relative to the sanitary sewer capacity are being reviewed and will be dealt with through a Servicing Agreement.
- In terms of issues identified in the public consultation process about general traffic issues in the Stonebridge area, the Preston Avenue interchange is in the process of being developed. Hunter Road has not yet been built to the urban standard. These issues will be addressed as the neighbourhood develops. Overall, the response to the proposal was positive.
- With reference to the property address, it was clarified that Hunter Road was once called Melville Street.
- The proposal is for seniors housing and falls under the standard classification of special needs housing with a broad range of uses.
- The proposal is consistent with the original concept plan and further adjustments in that it provides for higher density in the core of the neighbourhood, is located at the entrance to the neighbourhood, and is transit-oriented.

- The linear park space was changed from a north/south to an east/west orientation to provide for better alignment of the property boundaries.

Mr. Karl Miller, representing the Applicant, Meridian Development Corporation, presented information to the Commission and provided further clarification in response to questions from the Commission, as summarized below:

- They are partnering with LutherCare Communities, which operates a number of senior care facilities in the community. Both parties share the vision for the project, which is to include a campus of care, where people can age in place, with a continuum of care provided.
- This site was identified as a potential site as per their vision in that a large piece of land is required for the proposal.
- The Zoning by Agreement was proposed to accommodate this mixed use development.
- With reference to Attachment 5 highlighting what is proposed for the development, the following details were reviewed:
  - On the left hand side, commercial/retail is provided for, including small shops and restaurants and other services that are needed.
  - Rental apartments with commercial services on the ground floor are also proposed.
  - In the middle part of the development, a five-storey building is planned with some commercial/retail component on the ground floor and four storeys of residential development above. This will be for independent living, where people are still active but with some meal services and light housekeeping provided.
  - As part of the proposed M3 site, an intermediate care home is also planned. This will be for those who are still independent and active to some degree but need all meals provided and help with daily functions.
  - On the right hand side, the proposal includes a facility with higher level of care – Levels 3 and 4.
- The commercial/retail aspects, which could include such services as offices for doctors, dentists and eye doctors, would provide services for the community as well as residents.
- The development fits into and adds to the community.
- With respect to comments about pedestrian access from Preston Avenue to the retail along Preston Avenue, this was something raised by the Administration; however, this retail is oriented to provide access from the parking lot. In the view of the proponent, he believes this is still a vehicle-oriented city, people want to park and enter the front of the store from the parking lot rather than walk around the corner of the building to access the front entrance. He noted that this is something that tenants look for as well.
- Pedestrian access throughout the development was reviewed in terms of providing pedestrian linkages and encouraging people to walk to access services, parks and other commercial/retail developments proposed for the area.

January 31, 2013

Page 3

The Commission reviewed with the Administration pedestrian access in the area in general in terms of being proactive in providing for traffic bulbs for increased pedestrian access and safety while crossing Preston Avenue and Hunter Road, as the area is developed further.

Following review of this matter, the Commission is supporting the proposal and the following recommendation of the Community Services Department:

- 1) that the proposed amendment to the Stonebridge Neighbourhood Concept Plan, as outlined in Attachment 4 to the January 9, 2013 report of the General Manager, Community Services Department, be approved;
- 2) that the application submitted by Meridian Development Corporation requesting that the properties located at 3203 Preston Avenue and 2310 Melville Street be rezoned from R1A and RMTN Districts to B1B and M3 Districts by Agreement, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed amendment to the Stonebridge Concept Plan and proposed Rezoning by Agreement.

Yours truly,

  
for Diane Kanak, Deputy City Clerk  
Municipal Planning Commission

DK:sj

Attachment

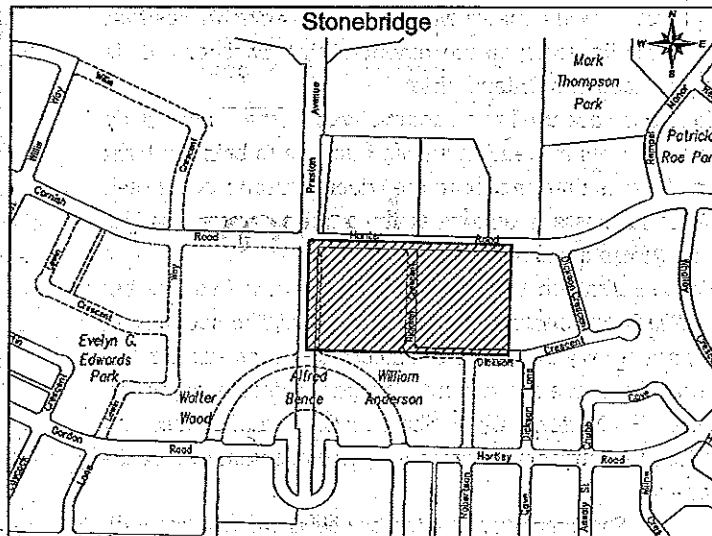


**PUBLIC NOTICE**  
**PROPOSED STONEBRIDGE NEIGHBOURHOOD CONCEPT PLAN**  
**AMENDMENT**

Saskatoon City Council will consider an amendment to the Stonebridge Neighbourhood Concept Plan for the Stonebridge Neighbourhood, which was submitted by Meridian Development Corporation.

The amended area contains 4.251 hectares of land and will include 1.169 hectares of land for neighbourhood commercial development, 2.762 hectares for institutional development, and 0.320 hectares for park development. At full build out, the amended area will accommodate an estimated 240 bed special care home, 163 independent living units, 38 intermediate care units, 36 rental apartments, and approximately 5000 square metres of space dedicated to commercial and public assembly.

This amendment will incorporate a modified street pattern and a reconfiguration of the park design that will provide an equivalent park dedication for the area. This amendment will facilitate a variety of seniors' accommodations, providing daily service needs within close proximity to their homes. This variation will allow seniors to 'age in place' and receive different levels of care in one facility.



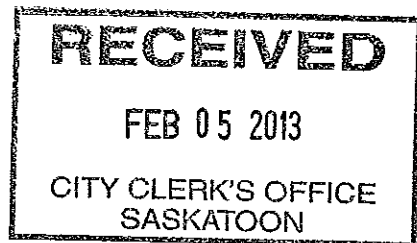
**INFORMATION** – Questions regarding the proposal may be directed to the following:  
Community Services Department, Planning and Development Branch  
Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING** – City Council will hear all submissions on the proposal and all persons who are present at the City Council meeting and wish to speak on **Monday, February 11 at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:  
His Worship the Mayor and Members of City Council.  
c/o City Clerk's Office, City Hall  
222 3rd Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, February 11, 2013**, will be forward to City Council. City Council will also hear person that are present and wish to speak to the proposed amendments.

From: CityCouncilWebForm  
Sent: February 05, 2013 1:50 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Karl Miller  
616 Landsdowne Ave  
Saskatoon  
Saskatchewan  
S7N 1E3

EMAIL ADDRESS:

[karl@meridiandevelopment.ca](mailto:karl@meridiandevelopment.ca)

COMMENTS:

His Worship the Mayor and Members of City Council:  
Please accept this letter as notice that Karl Miller would be interested in speaking at the council meeting on Monday, February , 2013 with regards to the Proposed Amendment of Stonebridge Neighbourhood Concept Pand and Rezoning of 3203 Preston Avenue and 2310 Melville Street from R1A and RMTN to B1B and M3 by Agreement (File No. CK. 4351-013-002).

Sincerely,  
Deni Wiebe on behalf of Karl Miller

3 d)

## BYLAW NO. 9081

### The Zoning Amendment Bylaw, 2013 (No. 3)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2013 (No. 3)*.


#### Purpose

2. The purpose of this Bylaw is to authorize the rezoning agreements which are annexed hereto as Appendices "B" and "C".

#### Zoning Bylaw Amended

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

#### R1A District and RMTN District to M3 District

4. The Zoning Map, which forms part of Bylaw No. 7800 is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to and M3 District subject to the provisions of the Agreement annexed as Appendix "B" to this Bylaw:

- (a) Surface Parcel No. 144902033

Reference Land Description: Blk/Par A, Plan No. FO5667 Ext 1  
As described on Certificate of Title  
99SA35196; and

- (b) The most westerly 60.188m in perpendicular width throughout of:

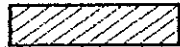
Surface Parcel No. 135938515

Reference Land Description: Blk/Par C, Plan 64S04601 Ext 1  
As described on Certificate of Title  
87S34739; and

Surface Parcel No. 135938537

Reference Land Description: Blk/Par D, Plan No. 64S04601 Ext 2  
As described on Certificate of Title  
87S34739.

**R1A District to B1B District**

5. The Zoning Map, which forms part of Bylaw No. 7800 is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1A District to a B1B District subject to the provisions of the Agreement annexed as Appendix "C" to this Bylaw:

(a) The most easterly 82.162 m throughout of:

Surface Parcel No. 135938515

Reference Land Description: Blk/Par C, Plan 64S04601 Ext 1  
As described on Certificate of Title 87S34739; and

Surface Parcel No. 135938537

Reference Land Description: Blk/Par D, Plan No. 64S04601 Ext 2  
As described on Certificate of Title 87S34739.

**Execution of Agreement Authorized**

6. The Mayor and Clerk are authorized to execute the Agreements annexed as Appendices "B" and "C" to this Bylaw.

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

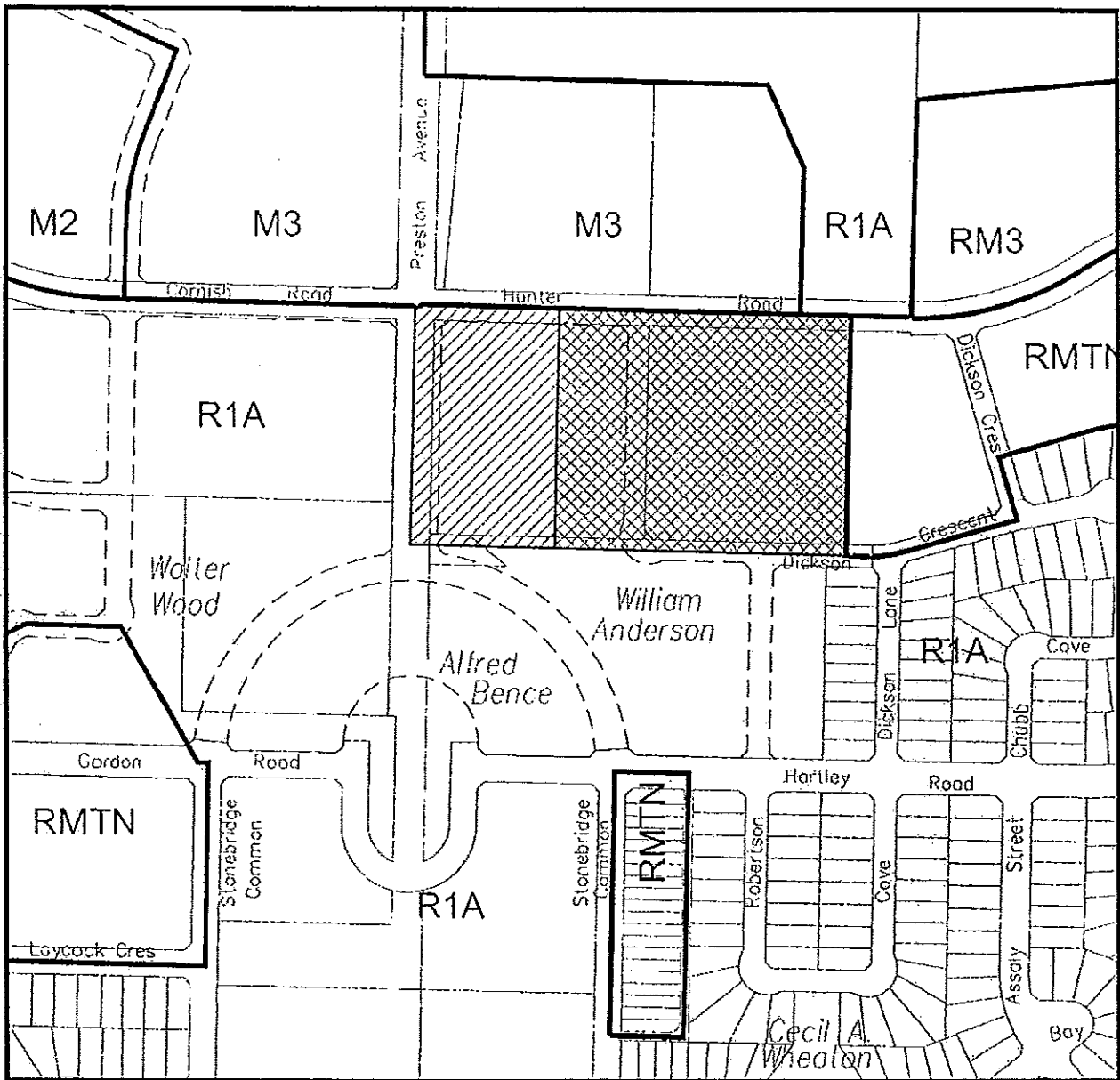
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

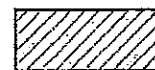
\_\_\_\_\_  
City Clerk

Appendix "A"



### REZONING

From R1A to B1B by Agreement



From R1A/RMTN to M3 by Agreement



City of  
**Saskatoon**

Planning & Development Branch

## Rezoning Agreement

This Agreement made effective this \_\_\_\_ day of \_\_\_\_\_, 2013.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to *The Cities Act*, S.S. 2002 Chapter C-11.1 (hereinafter referred to as "the City")

- and -

**Presidio Holdings Inc.**, a body corporate incorporated under the laws of the Province of Saskatchewan and **Lutheran Sunset Home of Saskatoon**, a statutory corporation pursuant to the laws of the Province of Saskatchewan (both hereinafter referred to as "the Owners")

**Whereas:**

1. The Owners are each owners of an undivided one-half interest in the land described as follows:
  - (a) Surface Parcel No. 144902033  
Reference Land Description: Blk/Par A, Plan No. FO5667 Ext 1  
As described on Certificate of Title 99SA35196; and
  - (b) The most westerly 60.188m in perpendicular width throughout of:  
  
Surface Parcel No. 135938515  
Reference Land Description: Blk/Par C, Plan 64S04601 Ext 1  
As described on Certificate of Title 87S34739; and  
  
Surface Parcel No. 135938537  
Reference Land Description: Blk/Par D, Plan No. 64S04601 Ext 2  
As described on Certificate of Title 87S34739  
  
(hereinafter referred to as "the Land");

2. The Owners have applied to the City for approval to rezone the Land from an R1A District and RMTN District to an M3 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contained guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R1A District and an RMTN District to an M3 District, subject to this Agreement.

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

#### **Land to be Used in Accordance with Agreement**

1. The Owners agree that, upon the Land being rezoned from an R1A District and an RMTN District to an M3 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

#### **Use of Land**

2. The Owners agree that the use of the Land will be restricted to the following:
  - (a) a dwelling group consisting of special needs housing and multiple-unit dwellings;
  - (b) a medical clinic;
  - (c) personal service trades accessory to and located within a principal residential building;
  - (d) food service accessory to and located with a principal residential building; and
  - (e) child care centres and preschools.

### Development Standards

3. The development standards applicable to the Land shall be those applicable to an M3 District except as follows:

- |                              |  |
|------------------------------|--|
| (a) Building height:         | building or portion of building used for independent living apartments and intermediate care not to exceed 5 storeys and 25 metres; all other buildings not to exceed 12 metres; |
| (b) Front yard setback:      | 3 metres minimum;  |
| (c) Rear yard setback:       | 4.5 metres minimum;  |
| (d) Side yard setback:       | 3.0 metres, except west side yard, 0.0 metres;   |
| (e) Gross floor space ratio: | 2.2:1.   |

### Landscaping

4. A landscaped strip is required in all required front, rear and side yards. In addition, open-style fencing must be provided adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.

### New Legal Description

5. The Owners shall undertake a subdivision application to create a new title for the Land. Upon creation of the new title, a schedule, being Schedule "A", will be added to this Agreement containing the legal description of the Land as described in the new title. Upon the addition of Schedule "A", the legal description of the Land for the purposes of this Agreement shall be as described in Schedule "A" in replacement of the legal description contained in paragraph 1 of the Recital.



### **Application of Zoning Bylaw**

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

### **Compliance with Agreement**

7. The Owners covenant and agree not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

### **Dispositions Subject to Agreement**

8. The Owners covenant and agree that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

### **Definitions**

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

### **Departures and Waivers**

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

### **Severability**

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

### **Governing Law**

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

### **Effective Date of Rezoning**

13. It is understood by the Owners that the Land shall not be effectively rezoned from an R1A District and an RMTN District to an M3 District until:
- (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### **Use Contrary to Agreement**

14. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owners or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

### **Registration of Interest**

15. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owners agree that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in respect of this Agreement.

- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owners, its successors and assigns.

**Enurement**

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

**The City of Saskatoon**

\_\_\_\_\_  
Mayor

c/s

\_\_\_\_\_  
City Clerk

**Presidio Holdings Inc.**

\_\_\_\_\_  
\_\_\_\_\_  
c/s

**Lutheran Sunset Home of Saskatoon**

\_\_\_\_\_  
\_\_\_\_\_  
c/s

## Affidavit Verifying Corporate Signing Authority

Canada )  
Province of Saskatchewan )  
To Wit: )

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

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

Sworn before me at the City of )  
Saskatoon, in the Province of )  
Saskatchewan, this \_\_\_\_\_ day of )  
\_\_\_\_\_, \_\_\_\_\_ )  
\_\_\_\_\_)  
A Commissioner for Oaths in and for )  
the Province of Saskatchewan. )  
My Commission expires )  
\_\_\_\_\_)  
(or) Being a Solicitor. )

\_\_\_\_\_  
(Signature)

# Affidavit Verifying Corporate Signing Authority

Canada )  
Province of Saskatchewan )  
To Wit: )

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

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

Sworn before me at the City of )  
Saskatoon, in the Province of )  
Saskatchewan, this \_\_\_\_\_ day of )  
\_\_\_\_\_, \_\_\_\_\_ )  
\_\_\_\_\_)  
A Commissioner for Oaths in and for )  
the Province of Saskatchewan. )  
My Commission expires )  
\_\_\_\_\_)  
(or) Being a Solicitor. )

\_\_\_\_\_  
(Signature)

## Rezoning Agreement

This Agreement made effective this \_\_\_\_ day of \_\_\_\_\_, 2013.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to *The Cities Act*, S.S. 2002 Chapter C-11.1 (hereinafter referred to as "the City")

- and -

**Presidio Holdings Inc.**, a body corporate incorporated under the laws of the Province of Saskatchewan and **Lutheran Sunset Home of Saskatoon**, a statutory corporation pursuant to the laws of the Province of Saskatchewan (both hereinafter referred to as "the Owners")

**Whereas:**

1. The Owners are each owners of an undivided one-half interest in the land described as follows:

- (a) The most easterly 82.162 m throughout of:

Surface Parcel No. 135938515

Reference Land Description: Blk/Par C, Plan 64S04601 Ext 1  
As described on Certificate of Title  
87S34739; and

Surface Parcel No. 135938537

Reference Land Description: Blk/Par D, Plan No. 64S04601 Ext 2  
As described on Certificate of Title  
87S34739

(hereinafter referred to as "the Land");

2. The Owners have applied to the City for approval to rezone the Land from an R1A District to a B1B District to allow the development of the proposal specified in this Agreement;

3. The City has an approved Development Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contained guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R1A District and a B1B District, subject to this Agreement.

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

#### **Land to be Used in Accordance with Agreement**

1. The Owners agree that, upon the Land being rezoned from an R1A District a B1B District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

#### **Use of Land**

2. The use of the land shall be limited to uses permitted in the B1B District, public libraries, places of worship, child care centres and preschools, and lounges in conjunction with, and attached to, a restaurant.

#### **Development Standards**

3. The development standards applicable to the Land shall be those applicable to a B1B District except as follows:

- |     |                    |  |
|-----|--------------------|--|
| (a) | Rear yard setback: | none;  |
| (b) | Parking:           | for public libraries and places of worship, the requirements of an M district. |

#### **Landscaping**

4. In addition to the landscaping requirements for a B1B District, open-style fencing shall be provided adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.

### **New Legal Description**

5. The Owners shall undertake a subdivision application to create a new title for the Land. Upon creation of the new title, a schedule, being Schedule "A", will be added to this Agreement containing the legal description of the Land as described in the new title. Upon the addition of Schedule "A", the legal description of the Land for the purposes of this Agreement shall be as described in Schedule "A" in replacement of the legal description contained in paragraph 1 of the Recital.

### **Application of Zoning Bylaw**

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

### **Compliance with Agreement**

7. The Owners covenant and agree not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

### **Dispositions Subject to Agreement**

8. The Owners covenant and agree that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

### **Definitions**

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

### **Departures and Waivers**

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



### **Severability**

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

### **Governing Law**

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

### **Effective Date of Rezoning**

13. It is understood by the Owners that the Land shall not be effectively rezoned from an R1A District to a B1B District until:
  - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### **Use Contrary to Agreement**

14.
  - (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
  - (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owners or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

**Registration of Interest**

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

**Enurement**

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

**The City of Saskatoon**

\_\_\_\_\_  
Mayor

c/s

\_\_\_\_\_  
City Clerk

**Presidio Holdings Inc.**

\_\_\_\_\_  
c/s

**Lutheran Sunset Home of Saskatoon**

\_\_\_\_\_  
c/s

### Affidavit Verifying Corporate Signing Authority

Canada )  
 Province of Saskatchewan )  
 To Wit: )

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

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

Sworn before me at the City of )  
 Saskatoon, in the Province of )  
 Saskatchewan, this \_\_\_\_\_ day of )  
 \_\_\_\_\_, \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 A Commissioner for Oaths in and for )  
 the Province of Saskatchewan. )  
 My Commission expires )  
 \_\_\_\_\_ )  
 (or) Being a Solicitor. )

\_\_\_\_\_  
 (Signature)

## Affidavit Verifying Corporate Signing Authority

Canada )  
Province of Saskatchewan )  
To Wit: )

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Saskatoon, in the Province of )  
Saskatchewan, this \_\_\_\_\_ day of )  
\_\_\_\_\_, \_\_\_\_\_ )  
\_\_\_\_\_)  
A Commissioner for Oaths in and for )  
the Province of Saskatchewan. )  
My Commission expires )  
\_\_\_\_\_)  
(or) Being a Solicitor. )

\_\_\_\_\_  
(Signature)

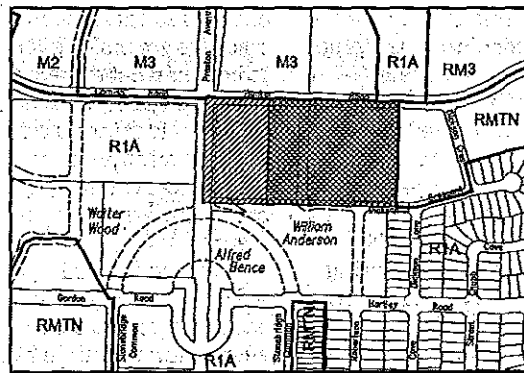
## ZONING NOTICE STONEBRIDGE NEIGHBOURHOOD

### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9081

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9081, the Zoning Amendment Bylaw 2013 (No. 3), the properties in the Stonebridge Neighbourhood, as shown in the map below will be rezoned from R1A – One-Unit Residential District and RMTN – Townhouse Residential District to a B1B – Neighbourhood Commercial – Mixed Use District and M3 – General Institutional District, subject to a Zoning Agreement.

**LEGAL DESCRIPTION** – Blocks C & D, Plan No. 64S04601; and Block A, Plan No. FO5667.

**CIVIC ADDRESS** – 3203 Preston Avenue South and 2310 Melville Street.

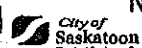


### PROPOSED REZONING

From R1A to B1B by Agreement



From R1A/RMTN to M3 by Agreement



File No. PZ -2011

**REASON FOR THE AMENDMENT** – The proposed rezoning will facilitate the construction of a mixed use development focused on senior's care and neighbourhood oriented services, consisting of a combination of commercial, residential, and institutional uses.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:  
Community Services Department,  
Planning and Development Branch  
Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, February 11, 2013 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

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

All submissions received by the City Clerk by **10:00 a.m. on Monday, February 11, 2013** will be forwarded to City Council.

3e)

**BYLAW NO. 9082**

**The Zoning Amendment Bylaw, 2013 (No. 4)**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2013 (No. 4).

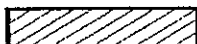
**Purpose**

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

**Zoning Bylaw Amended**

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


**R2A District to M3 District**

4. The Zoning Map, which forms part of Bylaw No. 8770 is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R2A District to an M3 District subject to the provisions of the Agreement annexed as Appendix "B" to this Bylaw:

- (a) Surface Parcel No. 119859182  
Reference Land Description: Lot 3, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;
- (b) Surface Parcel No. 119859193  
Reference Land Description: Lot 4, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;
- (c) Surface Parcel No. 119859205  
Reference Land Description: Lot 5, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

- (d) Surface Parcel No. 119859216  
Reference Land Description: Lot 15, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title  
95S31181;
- (e) Surface Parcel No. 119859227  
Reference Land Description: Lot 16, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title  
95S31181;
- (f) Surface Parcel No. 119859238  
Reference Land Description: Lot 17, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title  
95S31181; and,
- (g) Surface Parcel No. 119857001  
Reference Land Description: Lot 18, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title  
95S31181.

**B5 District to M3 District**

5. The Zoning Map, which forms part of Bylaw No. 8770 is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a B5 District to an M3 District subject to the provisions of the Agreement annexed as Appendix "B" to this Bylaw:

- (a) Surface Parcel No. 119856998  
Reference Land Description: Lot 1, Block 6, Plan I774 Ext 0  
As described on Certificate of Title  
95S31183; and
- (b) Surface Parcel No. 119859171  
Reference Land Description: Lot 2, Block 6, Plan I774 Ext 0  
As described on Certificate of Title  
95S31183.

**Execution of Agreement Authorized**

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

**Coming into Force**

7. The Bylaw shall come into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

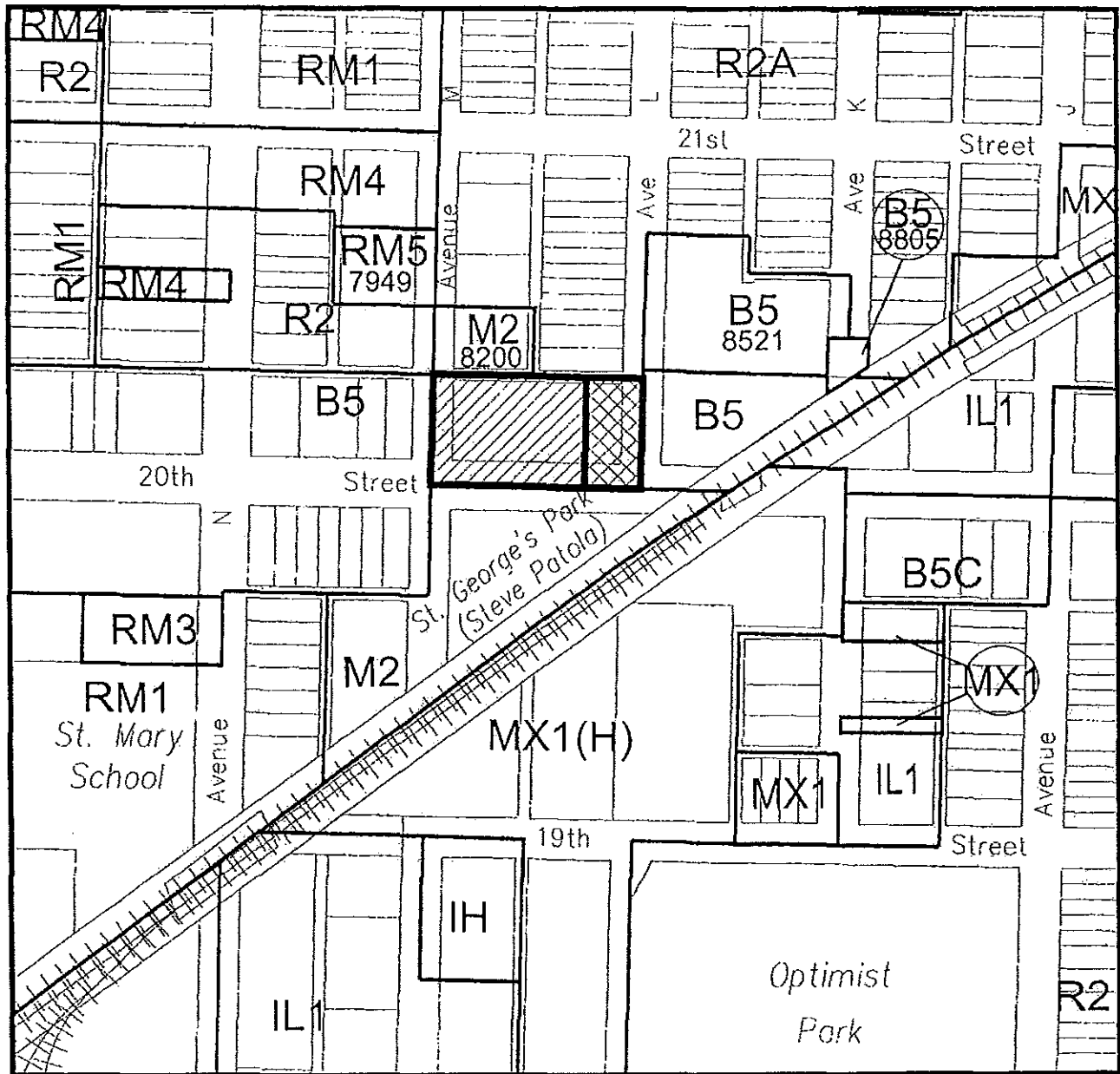
Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



Appendix "A"



REZONING

From R2A to M3



From B5 to M3



APPENDIX "B"

## Rezoning Agreement

This Agreement made effective this \_\_\_\_ day of \_\_\_\_\_, 2013.

Between:

**The City of Saskatoon**, a municipal corporation pursuant to *The Cities Act*, S.S. 2002 Chapter C-11.1 (hereinafter referred to as "the City")

- and -

**Kinsmen Club of Saskatoon**, a non-profit charitable corporation incorporated under the laws of the Province of Saskatchewan, with offices in the City of Saskatoon, in the Province of Saskatchewan (hereinafter referred to as "the Owner")

Whereas:

1. The Owner is entitled to become the owner of the land described as follows:

Surface Parcel No. 119856998  
Reference Land Description: Lot 1, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

Surface Parcel No. 119859171  
Reference Land Description: Lot 2, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

Surface Parcel No. 119859182  
Reference Land Description: Lot 3, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

Surface Parcel No. 119859193  
Reference Land Description: Lot 4, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

Surface Parcel No. 119859205  
Reference Land Description: Lot 5, Block 6, Plan I774 Ext 0  
As described on Certificate of Title 95S31183;

Surface Parcel No. 119859216  
Reference Land Description: Lot 15, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title 95S31181;

Surface Parcel No. 119859227  
Reference Land Description: Lot 16, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title 95S31181;

Surface Parcel No. 119859238  
Reference Land Description: Lot 17, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title 95S31181;

and,

Surface Parcel No. 119857001  
Reference Land Description: Lot 18, Block 28, Plan F5554 Ext 0  
As described on Certificate of Title 95S31181

(hereinafter referred to as "the Land").

2. The Owner has applied to the City for approval to rezone the Land from an R2A District and a B5 District to an M3 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, contained guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Land from an R2A District and a B5 District to an M3 District, subject to this Agreement.

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

**Land to be Used in Accordance with Agreement**

1. The Owner agrees that, upon the Land being rezoned from an R2A District and a B5 District to an M3 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

### Use of Land

2. The Owner agrees that the use of the Land will be limited to the following uses:
  - (a) offices limited to those where clients attending the subject property are incidental and secondary to the principal office use;
  - (b) a child care centre; and
  - (c) a community centre.

### Development Standards

3. The development standards applicable to the Land shall be those applicable to an M3 District except as follows:
  - (a) Parking: 28 on-site spaces and one loading space are required;
  - (b) Setbacks: no minimum front, rear or west-side setbacks required; minimum 50m east-side yard setback required;
  - (c) Gross floor area: 4,000 m<sup>2</sup> maximum.

### Landscaping

4. A landscape strip of not less than 3 metres is required along the eastern flank of the property. This requirement may be amended at the discretion of the General Manager, Community Services Department in order to facilitate additional on-street parking adjacent to Avenue L South. No other landscaping is required.

### Application of Zoning Bylaw

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

### **Compliance with Agreement**

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

### **Dispositions Subject to Agreement**

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

### **Definitions**

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

### **Departures and Waivers**

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

### **Severability**

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

### **Governing Law**

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

### Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R2A District and a B5 District to an M3 District until:
- (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
  - (b) this Agreement has been registered by the City, by way of Interest Registration, against the Title to the Land.

### Use Contrary to Agreement

13. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to a R2A District and a B5 District.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owners or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

### Registration of Interest

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

**Enurement**

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

**The City of Saskatoon**

\_\_\_\_\_

Mayor

*c/s*

\_\_\_\_\_

City Clerk

**Kinsmen Club of Saskatoon**

\_\_\_\_\_

*c/s*

\_\_\_\_\_

## Affidavit Verifying Corporate Signing Authority

Canada )  
Province of Saskatchewan )  
To Wit: )

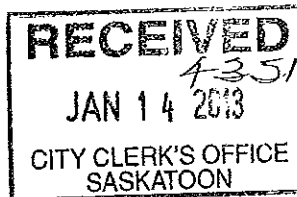
I, \_\_\_\_\_, of the City of Saskatoon, in the  
(Name)  
Province of Saskatchewan, \_\_\_\_\_, make oath and say:  
(Position Title)

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

Sworn before me at the City of )  
Saskatoon, in the Province of )  
Saskatchewan, this \_\_\_\_\_ day of )  
\_\_\_\_\_, \_\_\_\_\_ )  
\_\_\_\_\_) )  
A Commissioner for Oaths in and for )  
the Province of Saskatchewan. )  
My Commission expires )  
\_\_\_\_\_) )  
(or) Being a Solicitor. )

\_\_\_\_\_  
(Signature)





**TO:** Secretary, Municipal Planning Commission  
**FROM:** General Manager, Community Services Department  
**DATE:** January 7, 2013  
**SUBJECT:** Proposed Rezoning from R2A and B5 to M3 by Agreement – Pleasant Hill Neighbourhood  
**FILE NO.:** PL 4350 – Z4/12

---

**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to rezone 1202-1326 20<sup>th</sup> Street West from R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to M3 – General Institutional Service District, subject to a zoning agreement, be approved.

### **TOPIC AND PURPOSE**

The purpose of this report is to consider the application from the Kinsmen Club of Saskatoon (Kinsmen Club) to rezone 1202 – 1236 20<sup>th</sup> Street West in the Pleasant Hill neighbourhood from R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to M3 – General Institutional Service District subject to a zoning agreement (see Attachment 2).

### **REPORT HIGHLIGHTS**

1. This proposal will preserve a long-standing community facility in the Pleasant Hill neighbourhood.
2. When developed, this facility will provide a variety of community services.

### **STRATEGIC GOALS**

This proposal will preserve a significant community facility, which will provide services that support the long-term strategies of community building through community development and building capacity within the community under the Strategic Goals of Sustainable Development and Quality of Life.

### **BACKGROUND**

St. George's Parish Hall (Hall) was built in 1964 to serve as a community centre for the parishioners of the Ukrainian Catholic Cathedral of St. George. In recent years, the maintenance of the Hall has become difficult to manage and finance. As a result, in February, 2012 the church sold the Hall with hopes of preserving the facility as a community centre.

The Kinsmen Club has arranged to purchase the Hall with plans to develop a "Workspace Village" facility. More specifically, the Kinsmen Club propose to repurpose the building to provide a child care centre, education and training space, along with office and common space for not-for-profit agencies, and community, cultural, and arts groups. The Kinsmen Club also plans to upgrade the existing commercial kitchen in the building and to make space available for community events.

## REPORT

### Official Community Plan Bylaw No. 8769

The majority of this property is designated as a "Community Facility" on the Official Community Plan (OCP) – Land Use Map. A small area at the east end of the site is designated "Commercial."

The Community Facility designation is defined in the OCP Bylaw No. 8769 as follows:

"Community facilities are focal points for many residential neighbourhoods. They are a community resource that has more than one life span. They are typically larger scale facilities within the neighbourhood and may include, but are not limited to, schools or churches. In order to promote the stability and character of residential neighbourhoods, the City shall encourage the adaptive reuse of the community facility and sites for residential, educational, institutional, recreational, or other community oriented use, subject to the provisions of the existing zoning district after appropriate consultation with relevant community groups and local residents."

This proposal will preserve a long-standing community facility in the Pleasant Hill neighbourhood, repurposing the building to accommodate community and not-for-profit agencies that are focused on providing educational support services and enhance quality of life in the neighbourhood.

The Kinsmen Club's plan is to expand the space by developing the gymnasium level into two floors, creating additional work space where common areas, meeting space, and resources can be shared among tenants. This lowers the overhead cost for many community and not-for-profit organizations expected to locate here, allowing for more funds to be directed toward educational and community-focused programming.

There is also a significant need for more child care spaces in Saskatoon. High-quality child care services promote optimal child growth and development. As well, they contribute to Saskatchewan's economy by enabling parents to actively participate in the labour force, or to seek further education and training.

This proposal is in conformance with the provisions of OCP Bylaw No. 8769.

### Concentration of Support Services

Concerns have been identified by community members that an over concentration of social service and support-service organizations in Pleasant Hill may be creating negative impacts on the character of the neighbourhood. The Kinsmen Club is aware of this concern, and have no plans to accommodate support services at this location. Through this project, the Kinsmen Club is proposing to facilitate specific programs which provide child care and educational opportunities, as well as office space for not-for-profit organizations. Through the proposed zoning agreement, uses which provide direct client support to individuals will be limited.

It is the opinion within the Community Services Department that this development will strengthen the Pleasant Hill community and will provide positive and important services for neighbourhood residents, as well as the broader community.

### Parking Issues

Concerns have been expressed with respect to a reduction in parking on the subject property, as well as parking pressures in the area.

The parking lot on the east side of the subject property is presently unpaved and there is no designated parking arrangement. Although the parking area is being reduced in order to accommodate outdoor play space for the child care centre, the remaining parking area will be paved resulting in a more efficient utilization of the parking area. It should be noted that parking issues in the area have been raised as a concern by the public. In this regard, the applicant has offered to dedicate over one metre of land along Avenue L towards expanding the on-street parking in front of the Good Food Junction Grocery Store at Station 20 West.

### Proposed Zoning Agreement

The proposed Zoning Bylaw No. 8770 amendment is intended to change the zoning designation from R2A and B5 District to M3 District by agreement.

It is recommended that the zoning agreement include the following provisions:

1. Use – use of the building is limited to the following uses:
  - a) offices limited to those where clients attending the subject property is incidental and secondary to the principal office use;
  - b) a child care centre; and
  - c) a community centre.
2. Parking – a total of 28 parking spaces and one loading space are required to be located on-site.

3. Setback Requirements:
  - a) no minimum front, rear, or west-side yard setback shall be required; and
  - b) a minimum 50 metre east-side yard setback shall be required.
4. Maximum Gross Floor Area – this building shall have a maximum gross floor area of 4,000 square metres.
5. Landscaping – landscaping shall not be required except along the eastern flankage of the property where a landscape strip of not less than three metres shall be required. This landscaping requirement may be amended at the discretion of the General Manager, Community Services Department, in order to facilitate additional on-street parking adjacent to this site on Avenue L South.

All other development standards shall be those required in the M3 Zoning District.

#### Comments from Other Branches

The Infrastructure Services Department has identified a number of issues with this proposal. These issues will be addressed as part of the building permit process. Fire suppression testing will be conducted prior to issuance of a building permit. With regard to storm water constraints, the applicant has agreed to contain on-site storm water for a two-year storm event. For complete comments refer to Attachment 3, Comments from Other Branches.

#### OPTIONS TO THE RECOMMENDATION

City Council could choose to deny this rezoning application.

#### POLICY IMPLICATIONS

There are no policy implications.

#### FINANCIAL IMPLICATIONS

There are no financial implications.

#### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

A Public Information Meeting was held on November 15, 2012. At that meeting, a number of concerns were noted with respect to parking issues in the area, the use of the building to accommodate social service providers, and the sale of the facility by the church. Those who supported the proposal noted the community benefits this facility would generate.

A more detailed account of the events of the Public Information Meeting can be found in Attachment 4 – Community Engagement Project Summary.

### **COMMUNICATION PLAN**

Those who attended the Public Information Meeting and provided their name and mailing address will be notified by mail of the date and time of the public hearing.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time; however, the proposed preservation of the existing building will divert construction materials from the landfill that may have resulted if the building were demolished.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

As this is not a City-owned facility, this application does not require a CPTED review.

### **PUBLIC NOTICE**

This application will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Branch will notify the Community Consultant and the Ward Councillor of the public hearing date by letter. A notice will be placed in The Star Phoenix two weeks prior to the public hearing and notice boards will be placed on the site.

### **ATTACHMENTS**

1. Fact Summary Sheet
2. Location Plan
3. Comments from Other Branches
4. Community Engagement Project Summary

Written by: Daniel Gray, Planner

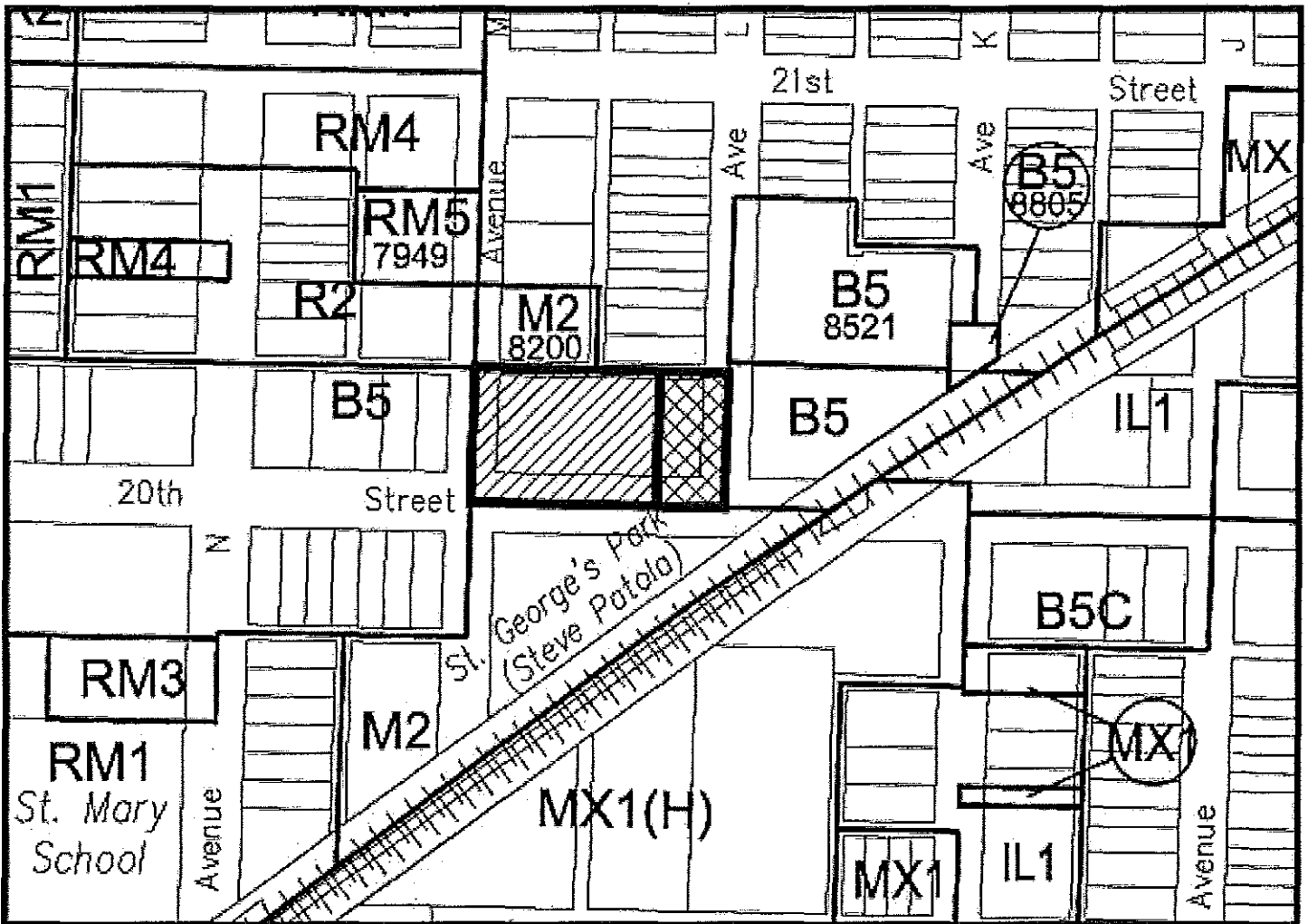
Reviewed by:

  
Alan Wallace, Manager  
Planning and Development Branch

## FACT SUMMARY SHEET

<b>FACT SUMMARY SHEET</b>	
<b>A. Location Facts</b>	
1. Municipal Address	1202-1236 20 <sup>th</sup> Street West
2. Legal Description	Lots 1, 2, 3 and 5, Block 6, Plan No. I774; and Lots 15-18, Block 28, Plan No. F5554
3. Neighbourhood	Pleasant Hill
4. Ward	2
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Community Centre
2. Proposed Use of Property	Office, Child Care Centre, Community Centre, and Educational Institution
3. Adjacent Land Uses and Zoning	
North	R2 and M2
South	M2
East	B5
West	B5
4. No. of Existing Off-Street Parking Spaces	Approximately 45
5. No. of Off-Street Parking Spaces Required	28
6. No. of Off-Street Parking Spaces Provided	28
7. Site Frontage	122.9 metres
8. Site Area	3303.67 metres <sup>2</sup> / 0.816 acres
9. Street Classification	20 <sup>th</sup> Street West – Major Arterial Avenue L and M South – Local
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Community Facility and Commercial
2. Proposed Official Community Plan Designation	Community Facility and Commercial
3. Existing Zoning District	R2A and B5
4. Proposed Zoning District	M3 by Agreement

Location Plan



PROPOSED REZONING

From R2A to M3

From B5 to M3



## Comments from Other Branches

### Infrastructure Services Department:

The proposed Zoning Bylaw amendment is acceptable to the Infrastructure Services Department with the following comments:

- 1) Access has been shown from the lane to the proposed site. This will require the lane to be paved.
- 2) The driveway must be dimensioned and may require an application and permit.
- 3) The parking lot must be fenced and the driveways consolidated and clearly identified.
- 4) There is insufficient fire flow for this rezoning. The required fire flow for M3 District is 220L/s @ 20 psi according to City standards, while the available fire flow is only 110L/s @ 20 psi adjacent to the parcels according to the water model. The developer should hire a consulting engineer to calculate the actual required fire flow for the building to make sure it is lower than the available fire flow. If the actual required fire flow is higher than what is available then an upgrade in the water distribution system is required.
- 5) There is insufficient capacity in the City's storm sewer system adjacent to the proposed development. The extra storm volume as a result of this rezoning for a two - year storm should be stored onsite.

### Transit Services Branch:

Saskatoon Transit Services has no easement requirements regarding the above referenced property.

At present Saskatoon Transit's closest bus stop is approximately 100 metres from the above referenced property on the south side of 20<sup>th</sup> Street, east of Avenue M.

Bus service is at 15 minute intervals Monday to Saturday and at 30 minute intervals after 18:00 Monday to Friday, early Saturday mornings, Sundays, and statutory holidays.





# Community Engagement Project Summary

**Project Name:** Public Information Meeting for Proposed Rezoning  
1202-1236 20<sup>th</sup> Street West - R2A & B5 to M3 by Agreement

**Applicant:** Kinsmen Club of Saskatoon  
**File:** PL 4350 – Z4/12

## Community Engagement Project Summary

### Project Description

A public information meeting was held regarding a proposed rezoning of two properties located at 1202-1236 20<sup>th</sup> Street West – R2A and B5 to M3 by Agreement. The Kinsmen Club of Saskatoon proposes to rezone these properties to accommodate affordable office space with common areas and resources, aimed specifically at not-for-profit organizations, the arts, and community and cultural groups.

The Kinsmen propose to expand the space by redeveloping the gymnasium level into two floors of office and communal space; thus, creating a space where various service providers can work together in a cost effective manner and assist each other in building programs and opportunities for the people that live and work in the community. An agreement would be put in place, where St. George's Church would be allowed to utilise the kitchen and parish hall for its own purposes and given priority over all other groups in booking these spaces.

The meeting provided residents of Pleasant Hill, specifically those within 75 meters of the subject site, to learn more about the proposed rezoning, have the opportunity to comment on the proposal, and ask any questions that they may have.

The meeting was held at the St. George's Senior Citizens' Centre on Thursday, November 15<sup>th</sup>, 2012 at 7 PM.

### Community Engagement Strategy

- Purpose: To inform and consult. Residents were provided with an overview of applicant's proposal and provided the opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- Form of community engagement that was used: Public information meeting, with an opportunity to listen to a presentation by the applicant and speak directly with the applicant and/or City staff following the presentation. City staff also provided overview of the rezoning process, and the next steps following the meeting.
- Level of input or decision making required from the public: Comments and opinions were sought from the public.
- Who was involved:
  - Internal stakeholders: The standard referral process was implemented. The following Departments were contacted for comments: The Neighbourhood Planning

Section, Transit Services, & Infrastructure Services Department. Councillor Lorje and the Community Consultant for the ward were also contacted.

- External stakeholders: Pleasant Hill Community Association, Ward Councillor & Community Consultant were contacted in addition to mail-outs to residents. 53 people signed in at the meeting.

### Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input  
This community engagement initiative provided interested & concerned individuals with an opportunity to learn more about the proposed use and to provide perspective and comments, which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mail-outs, PSA's, newspaper advertisements, number of flyers delivered, who was targeted.

#### Notification Processes:

Notification Method /Date Issued	Details	Target Audience / Attendance	Attendance / Contact
Public Information Meeting notice  November 15, 2012	136 Public Information Meeting notices outlining the details of the proposal were sent to registered property owners. Letters along with the public meeting notice were also sent to the Community Association, Ward Councillor and Community Consultant.	Notices were sent to property owners within a 150 meter radius of subject site (increased from standard of 75 meters).	53 people, including the Ward Councillor attended the public meeting

- Analysis of the feedback received, provide a brief summary of the comments to capture the flavour of the feedback received:
  - Feedback and comments received at the public meeting identified support and opposition for the proposal.
  - Many in attendance supported the intent of the proposal and commended the inclusion of a child care facility.
  - Concerns were raised regarding Social Service Agencies (i.e. Soup kitchens or Needle Exchange Programs) locating and operating out of this facility

- The applicant identified that the intended use is to allow for community groups and not-for-profit agencies to co-locate at this facility and share resources and meeting spaces; not to accommodate social service agencies.
- City staff noted that this issue would be addressed through the Zoning Agreement which would specify the permitted land uses for this location
- There were a few comments that spoke to the proposed changes to the parking area adjacent to the Hall.
  - The loss of parking will result in added pressure for the area when the Church holds its services and community functions
  - Concerns were raised that the proposal will have insufficient parking for the intended uses.
  - It was noted that by paving the existing parking lot, more function and capacity will result. Once completed the parking lot will have distinctive boundaries for each parking space, bringing a more orderly land use to the parking lot.
  - One comment noted the improved accessibility of the parking lot once the area is paved, noting that current conditions are very difficult to navigate by wheelchair, cane, or crutch.
  - It was noted in the meeting that the current parking lot is rarely filled, adding that the most easterly portion of the property in question was never adequately developed to be a parking lot. This area is full of deep pot holes and is often quite muddy throughout the year.
- People supported additional green space within the proposal, identifying that there is a need for more green space in the neighbourhood.
- Many comments support the addition of the proposed service agencies, identifying the numerous advantages these agencies provide
  - Improve the quality of life of residents in the area and the City
  - Spending will increase at local businesses in the area
  - Reduction in crime rates
  - Increased literacy rates with Read Saskatoon in the building
  - Attract a cross-section of citizens from all over the neighbourhood, encouraging genuine integration of everyone in the City
- People support the reuse of the building and appreciate the Kinsmen's willingness to allow the Church to continue to use the facility for their own functions.
- Concerns were raised regarding the sale of the facility to the Kinsmen; however, this is another issue which does not address the land use issue involved in this proposal.
- Some Parish members noted that the proposed development will result in a hall that no longer serves the needs of Parish members and a conflicting overlap of uses between child care centre and the Parish Hall will result in this area.
- Impact of community engagement on the project/issue:
  - The feedback at the meeting will provide MPC and Council with opinions and comments of the surrounding community.
- How will input be used to inform the project/issue:
  - Input received from the community will be used to measure the support of the neighbourhood for this proposal and to highlight any major concerns.

- Any follow up or reporting back to the public/stakeholders
  - Participants at the meeting were advised that they will receive direct notice of the Public Hearing if they provided their name and mailing address on the sign in sheet.

### Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	April – December, 2012
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	January 21, 2013
Public Notice - report prepared and Public Hearing date set. Riversdale Community Association, Community Consultant, Ward Councillor as well as all participants at Public Meeting will be provided with direct notice of Public Hearing, as well as all residents who were notified previously. A notification poster sign by applicant will be placed on site.	January 26, 2013
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	February 11, 2013
Council Decision - may approve or deny proposal.	February 11, 2013

### Attachments:

Notice of Public Information Meeting

Completed by: Daniel Gray, Planner 16, 975-7723  
Date: November 22, 2012

Please return a copy of this summary to  
Lisa Thibodeau, Community Engagement Consultant  
Communications Branch, City Manager's Office  
Phone: 975-3690 Fax: 975-3048 Email: [lisa.thibodeau@saskatoon.ca](mailto:lisa.thibodeau@saskatoon.ca)



*City of*  
**Saskatoon**  
Office of the City Clerk

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222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

January 31, 2013

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Proposed Rezoning from R2A and B5 to M3 by Agreement  
      1202 – 1236 20<sup>th</sup> Street West – Pleasant Hill Neighbourhood  
      Applicant: Kinsmen Club of Saskatoon  
      (File No. CK. 4351-013-001)**

The Municipal Planning Commission, at its meeting held on January 22, 2013, considered a report of the General Manager, Community Services Department, dated January 7, 2013, regarding an application from the Kinsmen Club of Saskatoon to rezone 1202 – 1236 20<sup>th</sup> Street West in the Pleasant Hill Neighbourhood from R2A - Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to M3 – General Institutional Service District subject to a zoning agreement.

The Commission has reviewed the application with the Administration. In addition presentations have been received from Mr. Curtis Kimpton, representing the Kinsmen Club of Saskatoon, and Mr. Randy Pshebylo, Executive Director, Riversdale Business Improvement District, with respect to the proposal.

The following further clarification and information was provided by Mr. Kimpton:

- The intention is to take the building and repurpose it. Significant changes to the building are required. The gym will be removed. Office spaces, classrooms, and common spaces are proposed. Drawings of the proposal were circulated to members and referenced in terms of what is being planned for the building.
- A \$4-5M building renovation will be required, with upgrades to electrical and all other components of the building.
- They are working with engineers and architects to try to work in some green initiatives, although they have to determine what level of green that will be.
- The Applicants want to work with the Church and the community, as well, with respect to use of space.
- They are partnering with READ Saskatoon to create learning opportunities in the facility.
- They also want to create space for a child care centre, not-for-profit groups, as well as other community, arts and cultural groups.
- The intent is to provide a different model to help the community and Saskatoon as a whole.

- With respect to safety issues, the playground will be accessed through a full walkout from the lowered area, with windows overlooking the playground. It will be an appealing area to play, with fencing provided. Appropriate access to the building will be provided for the child care centre.
- While a child care centre for 150 children was being proposed, the Province has advised that somewhere in the range of 70 to 80 children would be more appropriate for the space. The Applicants are looking at about 80 children. With respect to potential safety issues with some children having to cross 20<sup>th</sup> Street, the Applicant advised that there is parking on the west side of the building, which will be used for people dropping off the children. The parking lot will be paved. If children are walking to the child care centre, there are different issues that need to be looked at.

Mr. Randy Pshebylo addressed the Commission with respect to the proposal by the Kinsmen Club of Saskatoon, as summarized below:

- While recognizing this is a commercial corridor first and foremost and keeping in mind concerns brought forward in recent consultations in the area regarding concentration of support services, the Riversdale BID is supportive of the kind of investment in the community that the Kinsmen Club is proposing. The Kinsmen Club is willing to work with the Church and community with respect to providing some space and amenities for the area. They are addressing many of the issues raised at the open house. In addition, further clarification about what is being proposed was provided in a presentation to the BID, along with an opportunity for the BID and others to participate on the community advisory committee established for the project.
- With the type of amenities being proposed for this site, this will be a good addition to the area and will hopefully be a catalyst for further development at the west end of the Business Improvement District.

Following review of this matter, the Commission is supportive of the proposal and appreciates the level of community consultation undertaken by the Applicants, including the establishment of the community advisory board for continued consultation on the project. The Commission is, therefore, supporting the following recommendation of the Community Services Department:

“that a report be forwarded to City Council at the time of the public hearing recommending that the proposed amendment to Zoning Bylaw No. 8770, to rezone 1202 – 1326 20<sup>th</sup> Street West from R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to M3 - General Institutional Service District, subject to a zoning agreement, be approved.”

January 31, 2013  
Page 3

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

Yours truly,

A handwritten signature in cursive script, appearing to read "Diane Kanak". The signature is written in black ink and is positioned above the typed name and title.

**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

DK:sj

Attachment

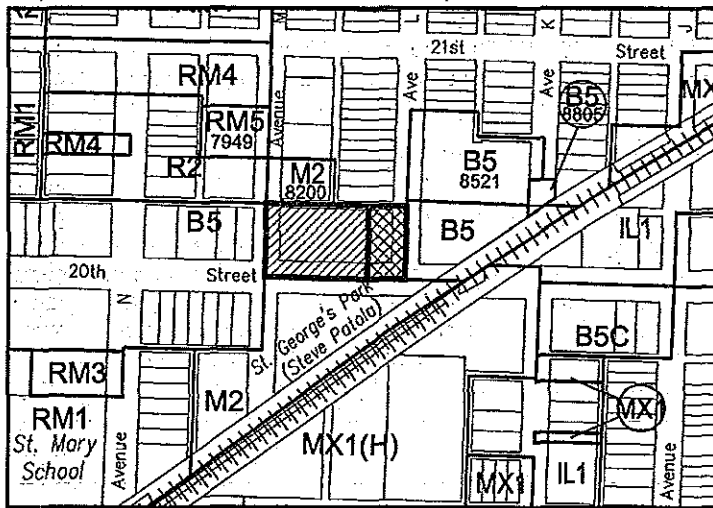
**ZONING NOTICE**  
**PLEASANT HILL NEIGHBOURHOOD**

**PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9082**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 9082, The Zoning Amendment Bylaw, 2013 (No. 4), the property in the Pleasant Hill Neighbourhood, as shown in the map below will be rezoned from R2A – Low Density Residential Infill District and B5 – Inner-City Commercial Corridor District to a M3 – General Institutional Service District, subject to a Zoning Agreement.

**LEGAL DESCRIPTION** – Lots 1-5, Block 6, Plan No. I774; and Lots 15-18, Block 28, Plan No. F5554.

**CIVIC ADDRESS** – 1202 – 1236 20th Street West.



**PROPOSED REZONING**

From R2A to M3



From B5 to M3



File No. R204-2012

**REASON FOR THE AMENDMENT** – The proposed rezoning will allow for a repurpose of the existing facility to include a child care centre, education and training space, offices limited to those where clients attending the subject property is incidental and secondary to the principal office use, along with providing common space for not-for-profit agencies, and community, cultural, and arts groups.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department,  
 Planning and Development Branch  
 Phone: 975-7723 (Daniel Gray)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, February 11, 2013 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by **10:00 a.m. on Monday, February 11, 2013** will be forwarded to City Council.



## PUBLIC NOTICE

### Intent to Borrow

City Council will be considering a report from the Administration at a Council meeting to be held on Monday, February 11, 2013 at 6:00 p.m., Council Chambers, City Hall recommending:

That City Council authorize borrowing to finance the following projects approved, in principle, through capital budgets and capital plans:

- up to \$15,000,000 for the Reservoir Pumping Capacity Project (Capital Project 0713);
- up to \$1,000,000 for the Automatic Meter Conversion Project (Capital Project 1055);
- up to \$4,700,000 for the Wastewater Lift Station Upgrades Project (Capital Project 1243);
- up to \$27,600,000 for the Water Treatment Plant – Reservoir Capacity Expansion throughout the Distribution System (Capital Project 2198);
- up to \$300,000 for the Water Treatment Plant Queen Elizabeth Raw Waterline Repair Project (Capital Project 2208);
- up to \$5,800,000 for the Wastewater Electrical Redundancy Standby Generator (Capital Project 2211);
- up to \$1,300,000 for the Transit DART System Improvements (Capital Project 2320);
- up to \$500,000 for the Water Treatment Plant Decommissioning of the Queen Elizabeth Former Intake (Capital Project 2556);
- up to \$500,000 for the Water Treatment Plant Acadia Reservoir Pump Replacement (Capital Project 2557); and
- an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

*The Cities Act and City Council Bylaw 8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan. Some of the projects listed above may have already had approved borrowings from previous Public Notice Hearings. The recommendation above restates the full borrowing amount for each project.*

For more information, contact the City Clerk's Office:  
975-3240

4b)

**BYLAW NO. 9083**

**The Street Closing Bylaw, 2013**

The Council of The City of Saskatoon enacts:

**Short Title**

- 1. This Bylaw may be cited as The Street Closing Bylaw, 2013.

**Purpose**

- 2. The purpose of this Bylaw is to close a portion of 29<sup>th</sup> Street West, Saskatoon, Saskatchewan.

**Closure of Portion of 29<sup>th</sup> Street West**

- 3. All that portion of 29<sup>th</sup> Street West more particularly described as part of Street S25 – Plan 60S16143 as shown on Plan Showing Road Closure prepared by M. Marien S.L.S. dated July, 2011 and attached as Schedule "A" to this Bylaw, is closed.

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

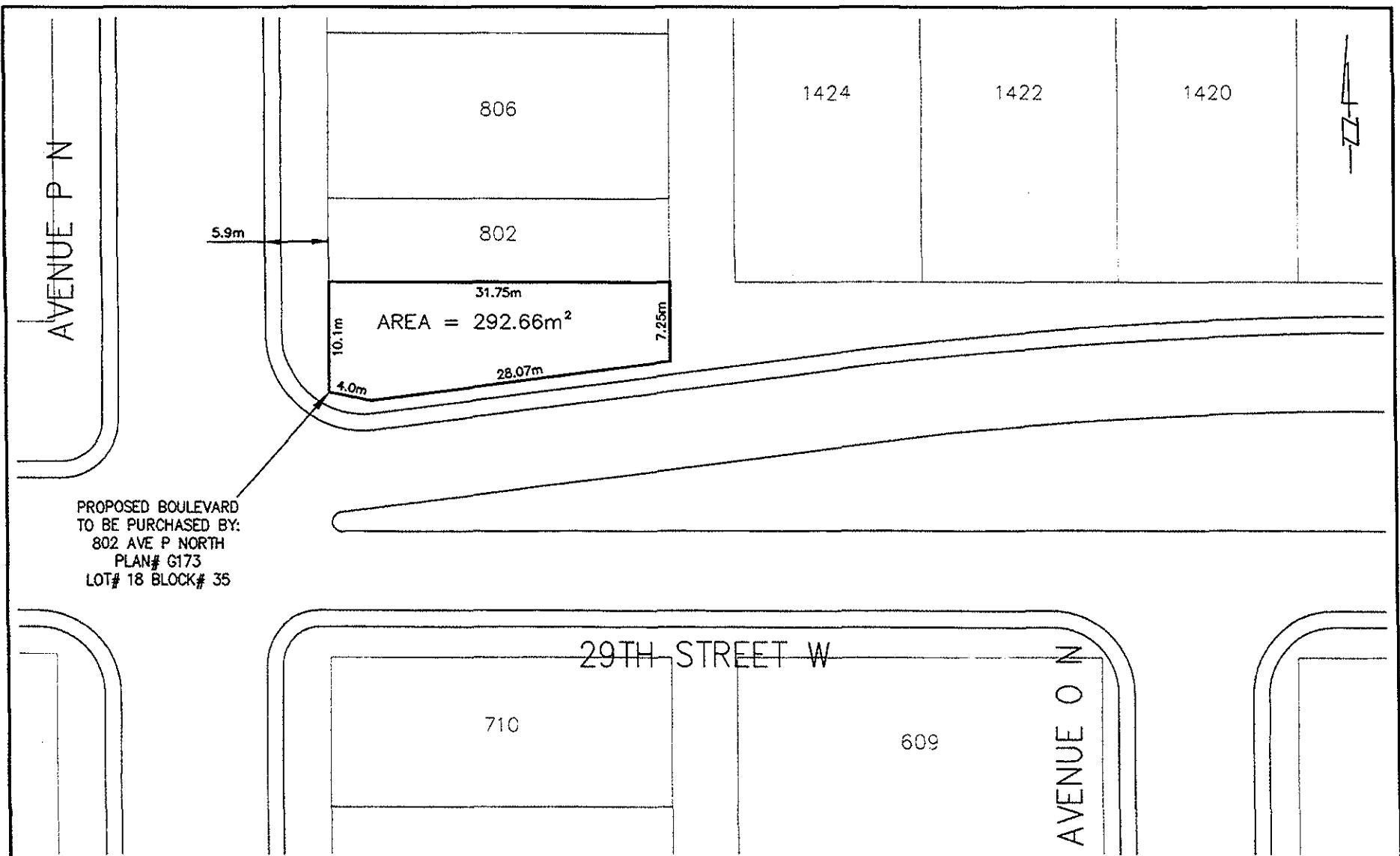
Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



Attachment 2



PROPOSED BOULEVARD  
TO BE PURCHASED BY:  
802 AVE P NORTH  
PLAN# G173  
LOT# 18 BLOCK# 35

PLAN DESCRIPTION/REVISIONS	
4	
3	
2	REVISED DIMENSIONS OF AREA BEING PURCHASED JMR 2012-NOV-26
1	
DRAWN BY <u>JMR</u>	
DATE <u>2011-JAN-31</u>	
SCALE : HOR. <u>1:500</u> VERT. _____	



PROPOSED BOULEVARD PURCHASE  
802 AVENUE P NORTH

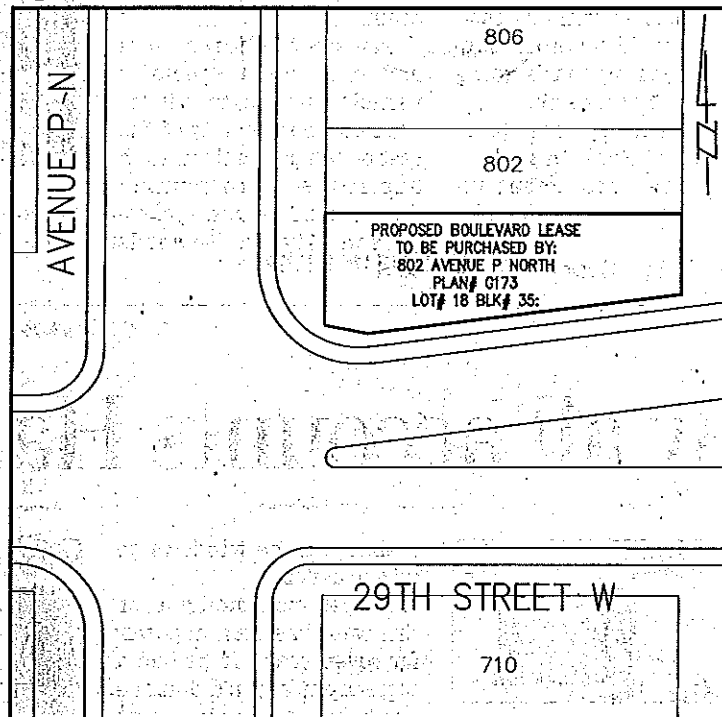
APPROVED	
GENERAL MANAGER	<u>Shalabadi</u>
ENGINEER	<u>Smart</u>
ENGINEER	
PLAN NO.	240-0037-001r002

**THE STARPHOENIX, SATURDAY, FEBRUARY 2, 2013**

**PUBLIC NOTICE**  
**PROPOSED CLOSURE OF BOULEVARD**  
**AVENUE P NORTH AND 29TH STREET WEST**

City of Saskatoon, Community Services Department, Land Branch has requested closure of a portion of the boulevard right-of-way adjacent to 29th Street West, at the intersection of Avenue P North. The purpose of the closure is for the development of a residential site.

**INFORMATION** - Questions regarding the proposal may be directed to:  
 Infrastructure Services Department, Transportation Branch  
 Phone: 975-2464 (Jason Young)



**PUBLIC MEETING** - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Monday, February 11, 2013, at 6:00 p.m.** in the Council Chambers, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be received by 10:00 a.m. on Monday, February 11, 2013 to:

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

His Worship the Mayor and City Council  
The City of Saskatoon

## **ADMINISTRATIVE REPORTS**

### **Section A – COMMUNITY SERVICES**

**A1) Land Use Applications Received by the Community Services Department  
For the Period Between January 10, 2013 and January 30, 2013  
(For Information Only)  
(Files CK. 4000-5, PL. 4132, PL. 4350, and PL. 4300)**

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

The following applications have been received and are being processed:

#### Condominium

- Application No. 3/13: 1703 Patrick Crescent (50 New Units)  
Applicant: Webb Surveys for First Degree Developments  
Legal Description: Parcel B, Plan No. 102006425  
Current Zoning: RMTN  
Neighbourhood: Willowgrove  
Date Received: January 14, 2013

#### Rezoning

- Application No. Z3/13: 303 to 311 Cope Lane  
Applicant: North Prairie Developments Ltd.  
Legal Description: Lots 4 and 5, Block 198, Plan No. 164080964 and  
No. 16600570  
Current Zoning: IB  
Proposed Zoning: B2  
Neighbourhood: Stonebridge  
Date Received: January 16, 2013

#### Subdivision

- Application No. 4/13: 37<sup>th</sup> Street  
Applicant: Meridian Surveys for City of Saskatoon  
Legal Description: Lot L, Block 664, Plan No. 69S08033 and  
Lot 9, Block 664, Plan No. 102093230  
Current Zoning: R2  
Neighbourhood: Westview  
Date Received: January 10, 2013

Subdivision

- Application No. 5/13: 616 Avenue P South  
Applicant: Meridian Surveys for Cindercrete Mining Supplies  
Legal Description: Lots 11 to 18 and Parcel 6A, Block 6; and Lots 23 to 30 and Lane Block 7, Plan No. H771  
Current Zoning: IH  
Neighbourhood: West Industrial  
Date Received: January 10, 2013
- Application No. 6/13: 143 and 147 Eastman Cove  
Applicant: Webb Surveys for Tim and Rhonda Burns  
Legal Description: Lots 11 and 12, Block 324, Plan No. 94S20326  
Current Zoning: R1A  
Neighbourhood: Arbor Creek  
Date Received: January 16, 2013
- Application No. 7/13: 3222 Mountbatten Street  
Applicant: Webster Surveys for Shawn Asselin  
Legal Description: Lot 13, Block 19, Plan No. 36S19590  
Current Zoning: R2  
Neighbourhood: Montgomery Place  
Date Received: January 17, 2013
- Application No. 8/13: 455 Rempel Lane  
Applicant: Larson Surveys for Jastek Belmont Homes Inc.  
Legal Description: Block 160, Plan No. 102041783  
Current Zoning: RMTN  
Neighbourhood: Stonebridge  
Date Received: January 18, 2013
- Application No. 9/13: 71<sup>st</sup> Street and Millar Avenue  
Applicant: George, Nicholson, Franko for City of Saskatoon  
Legal Description: Parcels X, Y and Z, Plan No. 101891505  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: January 22, 2013

## **PUBLIC NOTICE**

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

## **ATTACHMENTS**

1. Plan of Proposed Condominium No. 3/13
2. Plan of Proposed Subdivision No. 4/13
3. Plan of Proposed Subdivision No. 5/13
4. Plan of Proposed Subdivision No. 6/13
5. Plan of Proposed Subdivision No. 7/13
6. Plan of Proposed Subdivision No. 8/13
7. Plan of Proposed Subdivision No. 9/13

### **A2) Communications to Council**

**From:** Lisa Krol

**Date:** July 6, 2012

**Subject:** Wakeride Event Issues – Measuring Decibel Levels for Noise Extensions

**(Files CK. 185-9 and LS. 205-1)**

---

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

## **TOPIC AND PURPOSE**

This report is to provide information with regards to measuring noise decibels and the ratio of security per participant at events held in City of Saskatoon (City) parks.

## **REPORT HIGHLIGHTS**

1. The current practices of controlling decibel levels during special events in City parks to help mitigate intrusion on the surrounding area will be outlined.
2. A description of the current security ratio per participant that the Administration uses for special events in City parks is detailed.

## **STRATEGIC GOAL**

The information in this report supports the long-term strategy to provide an opportunity



for Saskatoon residents to have an improved Quality of Life as identified in the Strategic Plan. Choices and equal opportunities for everyone to participate in events they enjoy are paramount to the successful implementation of the City's Strategic Plan. A balance needs to be sought to ensure neighbours are able to enjoy Saskatoon to its fullest while events and festivals are scheduled at City parks.

### **BACKGROUND**

During its February 27, 2012 meeting, City Council received a request from the Wakeride Event organizers to extend Noise Bylaw No. 8244. At that time, City Council requested additional information regarding administrative conditions to deal with:

- a) lack of parking for the large number of attendees;
- b) insufficient lighting;
- c) alcohol consumption leading to unruly behaviour and noise from participants; and
- d) noise from the bands performing at the event.

During its May 14, 2012 meeting, City Council received the administrative conditions which outlined the ways to mitigate as many issues as possible. The administrative conditions for the 2012 Wakeride Event were:

- a) prepare and submit a parking plan;
- b) provide sufficient lighting for the beer gardens and washroom areas;
- c) hire a security company for the event;
- d) agree to hire 12 off-duty Saskatoon Police Service officers;
- e) ensure all volunteers participate in the Saskatchewan Liquor and Gaming Authority (SLGA) Special Occasion Permit Workshop training;
- f) meet on-site at least three weeks prior to the event with required City Administration staff to discuss setup and placement of tents, lighting, and staging within the park for the event;
- g) contact the Construction and Design Branch, Infrastructure Services Department, for parking restrictions; and
- h) display a permit for vehicle access in the park issued by the Construction and Design Branch, Infrastructure Services Department.

In addition to these administrative conditions, the Administration worked with the event organizers to create a park layout that would mitigate noise pollution (e.g. speaker placement) from entering the nearby neighbourhoods.

At its July 18, 2012 meeting, City Council considered a letter with respect to concerns resulting from the 2012 Wakeride Event. City Council passed a motion that the Administration report on the possibility of measuring decibel levels for noise extensions for outdoor events; and that the Administration report on ratio of security per participant at events.

The Administration also received complaints regarding the music at The SaskTel Saskatchewan Jazz Festival and A Taste of Saskatchewan. For each of these events, including the Wakeride Event, the predominant noise concern was the bass tones from the music.

## **REPORT**

### **Current Practices for Noise Guidelines at Events**

Event organizers receive a noise guideline handout with their event location contract (see Attachment 1). In summary, the noise guideline outlines:

- a) the event organizer is responsible for monitoring and controlling the noise resulting from their event;
- b) decibel levels should not exceed 105 measured 100 feet from the front of the stage or location of the speaker system; and
- c) the sound should be a balanced range to minimize bass tones.

The guidelines are to assist the organizers in ensuring that noise from the event does not intrude unreasonably on the public living in the area. These guidelines are in place regardless of whether or not the noise from the event encroaches on the hours stated in Noise Bylaw No. 8244 (see Attachment 2). In the case that the event does exceed the hours stated in Noise Bylaw No. 8244, event organizers must apply to City Council for a bylaw extension.

Noise issues are considered to be subjective and may have wind and acoustic challenges. The City relies on the event organizers to be self-regulating and to ensure guidelines and bylaws are followed. Concerns relating to noise are complaint driven. If a citizen does have a concern with the noise level from an event, they can either:

- phone the Saskatoon Police Service with the concern immediately, or
- phone the Administration to file a complaint; this typically occurs after the event is over.

With most major events, the Administration has a pre-event meeting with the event organizers. This meeting is an opportunity to discuss the administrative conditions the event organizers have received via written correspondence. If concerns are received, a post-event meeting is held to discuss the concerns and possible solutions. Additional administrative conditions may be outlined at this time in order to have future events approved.

#### Security Ratio per Participant

The City does not have a specific guideline it follows for the security ratio per participant. A security ratio is evaluated for each event, as each one is unique. For example, two individual events may have the same anticipated participant numbers, but the type of participants may determine the security ratio per participant differential. The Saskatoon Police Service provides its professional opinion based on experience of what the security ratio should be. This information is detailed in the Administrative Conditions that the event organizers receive after completing and submitting their special event applications.

In addition to the Administrative Conditions from the City, if an event is serving alcohol, the SLGA has specific regulations and policies that event organizers must follow in order to obtain a liquor license and remain in good standing for future events. Within the policies that SLGA outlines, a security ratio per participant is included (see Attachment 3).

#### ENVIRONMENTAL IMPLICATIONS

No environmental and/or greenhouse gas implications have been identified at this time.

#### PUBLIC NOTICE

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

#### ATTACHMENTS

1. Noise Guidelines for Park Special Events
2. Noise Bylaw No. 8244
3. Saskatchewan Liquor and Gaming Authority's Terms and Conditions

**A3) Integrated Growth Plan**  
**(Files CK. 4110-2 and PL. 4110-12-7)**

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

**TOPIC AND PURPOSE**

The purpose of this report is to present the next level of detail in the Integrated Growth Plan (IGP) project, including subject area updates, a Community Engagement and Communications Strategy, and a preliminary timeline and process for 2013 to 2015.

**REPORT HIGHLIGHTS**

1. An update of the progress on all seven subject areas contained within the IGP is provided.
2. A comprehensive Community Engagement and Communications Strategy is recommended for the entire IGP project.
3. A preliminary timeline and process for the entire IGP project from 2013 through 2015 is included.
4. The report provides the structure for consulting services and the process for issuing a Request for Qualifications, followed by a more detailed Request for Proposal.

**STRATEGIC GOALS**

The IGP directly supports the Strategic Goals of Sustainable Growth and Moving Around.

**BACKGROUND**

During its February 6, 2012 meeting, City Council adopted the Strategic Plan 2012-2022. Two of the seven strategic goals presented in the plan ("Moving Around" and "Sustainable Growth") are being addressed directly through the IGP.

At its March 26, 2012 meeting, City Council approved, in principle, the IGP. The IGP is comprised of the following nine strategies related to land use and transportation, with the intent to guide the growth of Saskatoon to a population of 500,000:

- a) update the basic building blocks of new development;
- b) establish infill corridors;

- c) support strategic infill areas;
- d) amend policies and develop incentives to support strategic infill;
- e) develop a city-wide land use plan for employment areas;
- f) establish rapid transit corridor(s);
- g) reinvent the bus transit system based on the rapid transit corridor;
- h) new roads and bridges; and
- i) develop and implement funding strategies.

The IGP will change the way the city grows to match the vision and expectations of our citizens, as expressed through Saskatoon Speaks and the Strategic Plan.

An interdepartmental Future Growth Delivery Team has been formed, lead by the manager of the Transportation Branch, Infrastructure Services Department, to undertake the task of creating a feasible, cost effective, implementation plan for the main elements in the IGP.

During its June 18, 2012 meeting, City Council received a High Level Growth Plan to 500,000, and a companion Bridging Document. The High Level Growth Plan is a general indicator of how the IGP will alter the City of Saskatoon's (City) future growth patterns. The Bridging Document is an introduction to the concepts in the IGP for the general public and development community.

At its December 4, 2012 meeting, City Council approved Capital Budget Project No. 2547, which provides initial funding of \$993,000 to proceed with the IGP project. Existing funding from several related capital projects has also been aligned to help fund this project.

## **REPORT**

In the intervening period since the June 2012 report, the Future Growth Delivery Team has undertaken preliminary analysis and made refinements to the IGP. Seven major subject areas comprise the work as follows:

- 1) Community Engagement and Communications Strategy;
- 2) Core Bridge;
- 3) Rapid Transit;
- 4) Nodes, Corridors, and Strategic Infill;
- 5) Employment Areas;
- 6) Water, Wastewater, and Utilities Servicing Plan; and
- 7) Financing Growth.

Interdepartmental teams have been formed to develop the high-level principles and process to implement each within the IGP. Much of the preliminary work to this point has concentrated on Communications, Rapid Transit and Nodes, Corridors, and Infill components. This report identifies the timeline and process between 2013 to 2015, the components of a comprehensive Community Engagement and Communications Strategy, and provides an update on the other subject areas comprising the IGP (see Attachment 1).

### Timeline and Process

Implementation of the IGP will involve public engagement and technical innovations, which are necessary to form a strong foundation for future policies and decisions by City Council. In order to achieve the vision and expectations set out by the community in Saskatoon Speaks and by City Council in the Strategic Plan 2012-2022, these projects have been allocated adequate time and resources as reflected in the preliminary timeline.

Attachment 2 is a detailed look at the preliminary timeline and process including key milestones within the IGP project. This tool was developed to identify points of interaction with City Council, senior management, the general public/stakeholders and dates for funding decisions. It is important to note that the timeline is subject to change as the process unfolds to allow flexibility to accommodate ideas from the consulting teams and suggestions from the general public during consultation.

### Structure of Consulting Services

It is envisaged that a single consulting service will be required to oversee all aspects of the Community Engagement and Communications Strategy, and deliver an implementation plan for Rapid Transit, Nodes, Corridors, and Infill and Core Bridge. The lead consultant will be responsible for undertaking all aspects of public and stakeholder engagement for the IGP project. Attachment 3 shows the structure of the proposed consulting service and its relationship to the Future Growth Delivery Team.

The first step in the process will be to issue a Request for Qualifications to determine a short list of qualified and interested consulting services, followed by a more detailed Request for Proposal.

### **POLICY IMPLICATIONS**

The new IGP will require changes to City bylaws, such as the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, and to City policies, such as the Infrastructure Services Design and Development Standards Manual. These changes will be brought forward to City Council in subsequent reports.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report and recommendations. Capital funding has been approved in the 2013 budget and allows the project to move to the next phase to secure external consulting services in 2013.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Stakeholder involvement has included the following to date:

- 1) Public Introduction of the IGP – took place via a media event on March 15, 2012.
- 2) Bridging Document - was produced in 2012 to help the public and stakeholders understand the kinds of changes to expect as Saskatoon moves forward with the IGP.
- 3) Public Presentations - to date, 28 IGP presentations have been made to various groups throughout Saskatoon since March 2012.
- 4) Citizen Advisory Panel - a new citizen advisory panel, comprised of current and former members of the Municipal Planning Commission, has been formed. The panel will meet periodically to review and provide independent feedback to various proposals and options presented during the IGP study phases.
- 5) IGP Website - has been developed and is located at [www.saskatoon.ca](http://www.saskatoon.ca) (click on the Integrated Growth Plan under “Check This Out”). The IGP website also provides links to several related projects, such as the City Centre and North Downtown plans.

## **COMMUNICATION PLAN**

A comprehensive Community Engagement and Communications Strategy is a key component of the IGP. The Administration, in conjunction with the lead consultant, will need to ensure the important values citizens identified for Saskatoon's future growth continue to be woven into the new city being built, and that it is clearly and continuously communicated to residents throughout the process.

The lead consultant will be required to oversee all aspects of the Community Engagement and Communications Strategy. As found through Saskatoon Speaks, engagement and communication are critical elements and an essential ingredient for the City.

Also the lead consultant will be required to play an active role in developing and implementing an overarching Community Engagement and Communications Strategy, including:

- a) incorporating the current IGP brand;
- b) developing key messages;
- c) creating a media plan;
- d) creating a public and internal communications plan;
- e) creating a website and social media plan;
- f) developing and implementing subsidiary Community Engagement and Communication Plans;
- g) advertising and promoting the various community engagement events; and
- h) playing an active role in the planning and coordinating all logistics for various events and activities, including stakeholder interviews, City Council presentations, and media events.

The lead consultant will be expected to meet the key Community Engagement and Communications objectives and principles outlined in Attachment 1.

## **ENVIRONMENTAL IMPLICATIONS**

The IGP will help to meet the Strategic Goal of Environmental Leadership by enhancing the range of choices for "Moving Around." No specific environmental and/or greenhouse gas implications have been identified at this time.



**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Subject Area Updates
2. IGP Timeline and Process
3. Structure of Consulting Services

## **Section B – CORPORATE SERVICES**

### **B1) 2013 Budget Approval – Business Improvement Districts (Files CK. 1680-1, CS.1680-2, CS.1680-3, CS.1680-4, and CS.1680-5)**

- RECOMMENDATION:**
- 1) that the 2013 budget submissions from The Partnership, Broadway Business Improvement District, Riversdale Business Improvement District and the Sutherland Business Improvement District be approved; and
  - 2) that the City Solicitor be requested to prepare the 2013 Business Improvement District Levy Bylaws for submission to City Council for consideration.

### **TOPIC AND PURPOSE**

To receive City Council's approval of the 2013 Budgets for Saskatoon's four Business Improvement Districts (BID).

### **STRATEGIC GOAL(S)**

The Business Improvement District Bylaws support the Economic Diversity and Prosperity Strategic Goal and the long-term strategy of creating a business-friendly environment.

### **REPORT**

In accordance with the Business Improvement District (BID) Bylaws, each BID has submitted its 2013 budget for City Council's approval. The 2012 Financial Statements will be submitted at a future date. The 2013 levy request for each BID is as follows:

- 1) The Partnership – The levy request is \$476,000, which is an increase of \$22,700 (5%) over 2012.
- 2) Broadway Business Improvement District – The levy request is \$165,140, which is an increase of \$4,902 (3%) over 2012.
- 3) Riversdale Business Improvement District – The levy request is \$142,350, which is an increase of \$10,575 (8%) over 2012.
- 4) Sutherland Business Improvement District – The levy request is \$25,000, which is \$3,764 (17.7%) over 2012.

**OPTIONS TO THE RECOMMENDATION**

City Council has the option not to approve any or all of the BID budget submissions, which would require the BID(s) to resubmit a budget for Council's approval by mid-March.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

**COMMUNICATION PLAN**

None required.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

**PUBLIC NOTICE**

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

## **ATTACHMENTS**

1. January 22, 2013 letter and 2013 proposed budget, The Partnership.
2. January 15, 2013 letter and 2013 proposed budget, Broadway BID.
3. January 14, 2013 letter and 2013 proposed budget, Riversdale BID.
4. December 17, 2012 letter and 2013 proposed budget, Sutherland BID.

## **B2) Annual Status Report – Non-Policy Tax Incentive Agreements (Files CK. 1965-1, CS. 1965-1 and CS.1600-1)**

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

## **TOPIC AND PURPOSE**

To present City Council with the annual status of the non-policy tax incentives.

## **STRATEGIC GOAL**

The Business Development Incentives Policy supports the Economic Diversity and Prosperity Strategic Goal and the long-term strategy of working collaboratively with economic development authorities.

## **BACKGROUND**

City Council approves non-policy tax incentives as part of an overall agreement to facilitate specific development projects. The Administration attempts to provide City Council with an indication of the value associated with each non-policy incentive agreement at the time of approval. However, these estimates are often based on preliminary information and the actual impact has never been subsequently reported to City Council. This report summarizes the value of these non-policy incentives for 2012.

## **REPORT**

Each non-policy incentive agreement is unique in its objective and is site-specific. The following table lists the properties that have received non-policy tax incentives for 2012 and the total taxes abated (includes City, library, and education taxes).

<b>Recipient</b>	<b>Term</b>	<b>End Date</b>	<b>2012 Incentive</b>
Maple Leaf Foods (64 <sup>th</sup> Street)	5 years	Apr. 30, 2013	\$210,570
Saskatoon Airport Authority	3 years	Dec. 31, 2013	371,913
Jubilee Housing & Residences	4 years	Dec. 31, 2014	108,907
Persephone Theatre	5 years	Dec. 31, 2014	43,315
Souleio Foods Inc.	5 years	Dec. 31, 2014	6,060
Saskatoon Soccer Centre Inc.	5 years	Dec. 31, 2015	433,870
Saskatoon Ideas Inc.	5 years	Dec. 31, 2016	28,267
<b>Total 2012 Non-Policy Incentives</b>			<b>\$1,202,902</b>

- The incentives to Persephone Theatre, Saskatoon Ideas Inc., and Souleio Foods Inc. are related to development in the south downtown and River Landing.
- The Maple Leaf Foods incentive is related to the construction of a new distribution facility and the maintenance of approximately 100 full-time equivalent jobs in Saskatoon.
- The Saskatoon Airport Authority (SAA), along with the Regina Airport Authority, is currently in the process of applying to the Province to have the airports considered as grant-in-lieu properties. The Saskatoon Airport agreement allows taxes to be paid based on a per-passenger rate (rather than assessment based taxes), and in 2012 the SAA paid taxes of \$885,427.
- The Jubilee Housing and Jubilee Residences were abated taxes over four years, in order to phase in the tax impact due to a change in legislation. This legislative change resulted in five seniors' housing complexes becoming taxable which had previously been tax exempt.
- Saskatoon Soccer Centre Inc. received an abatement on the condition that it contributes funds toward the Dedicated Capital Reinvestment Fund in order to ensure the timely repair or replacement of major capital components of the two soccer facilities.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

Property tax abatements approved result in the deferral of taxes based on the increase in the taxable assessment of the property. As a result, there is no immediate impact, other than deferral.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

### **PUBLIC NOTICE**

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

### **B3) SREDA - Business Incentives 2012 Tax Abatement – Crestline Coach Ltd. (Files CK. 3500-13, CS. 3500-1 and CS. 1965-1)**

**RECOMMENDATION:** that the tax incentive for Crestline Coach Ltd. as recommended by SREDA, be approved.

### **TOPIC AND PURPOSE**

To receive City Council's approval to process the tax abatement for Crestline Coach Ltd. as approved under the City's Business Development Incentives Policy No. C09-014.

### **STRATEGIC GOAL**

The Business Development Incentives Policy supports the Economic Diversity and Prosperity Strategic Goal and the long-term strategy of working collaboratively with economic development authorities.

### **REPORT**

On an annual basis, the Saskatoon Regional Economic Development Authority Inc. (SREDA) meets with the companies that Council has approved to receive abatements under the Business Development Incentives Policy 09-014. The staff from SREDA determines if the conditions of the abatement agreement have been fulfilled, and then make recommendations to Council regarding each company's eligibility for the abatement.

At its January 7, 2013, meeting, Council approved the 2012 tax abatement list based on SREDA's review. The letter of recommendation from SREDA stated that Crestline

Coach Ltd., not on the recommended abatement list, would be the subject of a further report.

When SREDA's staff met with Crestline Coach in December, they noted that the condition "to create five new positions" did not appear to have been met. However, after subsequent meetings with Crestline, SREDA has determined that the new full-time positions have in fact been created, but because they are in the midst of a restructuring phase, Crestline currently has some vacancies for which they are actively recruiting.

Attachment 1 is a memo from SREDA outlining Crestline's current circumstances and a recommendation that the 2012 abatement be approved by City Council.

#### **OPTIONS TO THE RECOMMENDATION**

There are no options as the incentives are identified within the agreements between the City and the applicable business.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

Property tax abatements approved under this policy result in the deferral of the increased taxes that the new construction creates. As a result, there is no immediate impact, other than deferral. The abatement declines over a five-year period.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

#### **COMMUNICATION PLAN**

None required.

#### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Memo dated January 18, 2013, from Bryan Leverick, Chair, SREDA Board of Directors.

#### **B4) Property Tax Liens, 2012 (Files CK. 1920-3 and CS. 1920-3)**

**RECOMMENDATION:** that City Council instruct the City Solicitor to take the necessary action under provisions of *The Tax Enforcement Act* with respect to properties with 2012 tax liens.

### **TOPIC AND PURPOSE**

This report is seeking City Council's authorization to proceed to the next stage under the *Tax Enforcement Act* for properties with 2012 liens.

### **REPORT HIGHLIGHTS**

1. The *Tax Enforcement Act* is a provincial statute that guides the collection of tax arrears.
2. City Council provides approval to proceed to the next stage of the process for properties with 2012 tax liens.



## **STRATEGIC GOAL(S)**

The recommendation in this report supports the long term strategy of ensuring that our approach to citizen communications is proactive and professional in keeping with the Strategic Goal of Continuous Improvement.

## **BACKGROUND**

Collection of property tax arrears is guided by *The Tax Enforcement Act*, the purpose of which is to secure payment of tax arrears under the threat of loss of title to the property. The statute is not intended to act as a means for the acquisition of property by the City. Each property owner (taxpayer) has certain fundamental rights concerning his/her land. The taxpayer must be kept fully aware of the proceedings being taken, and be given a reasonable time frame during which arrangements can be made for payment of the outstanding amount.

## **REPORT**

The Tax Enforcement Act provides an effective collection process. As indicated in Attachment 1, between 2007 and 2012, a total of 3,449 liens were placed. Of these, 3,021 have been paid in full while 422 liens remain where property owners have made, and are keeping, their payment arrangements. The City of Saskatoon has assumed title to only 6 of these properties.

The proceedings under *The Tax Enforcement Act* are scheduled as follows:

- Section 10:** Allows the City to register a tax lien against a property where taxes have been due and unpaid after the 31<sup>st</sup> day of December of the year in which the taxes were originally levied.
- Section 22 (1):** Where the taxes remain unpaid and the lien has not been withdrawn, the City may apply to Council to commence proceedings to take title after the expiration of six months following the registration of the tax lien at Information Services Corporation of Saskatchewan (ISC) – Land Registry.

**Section 24:** Final application for transfer of title to the City may commence six months after the first application. The City must, at this point in the proceedings, obtain consent of the Provincial Mediation Board to obtain the title. The Board may, subject to certain conditions being met by the taxpayer, put the proceedings on hold, even after this consent is granted.

**2012 Tax Liens** (see Attachment 2)

With respect to the properties listed in Attachment 1, proceedings under *The Act* commenced on February 25, 2012. At that time, the City of Saskatoon, in accordance with *The Act*, published in The StarPhoenix, the legal descriptions of all properties in arrears of property taxes subject to tax liens. The assessed owners were notified of the action being taken and were advised that if the taxes remained unpaid after 60 days following the date of the advertisement, a tax lien would be registered against the property on the official title held in ISC – Land Registry.

The City has made considerable effort to contact the assessed owners of the various properties to obtain payment or to negotiate reasonable payment schedules. However, as of the date of this report, the City has not received payment from the respective owners and the property tax arrears are still outstanding.

These properties are now subject to first proceedings pursuant to Section 22(1) of *The Act*. This action involves notification by registered mail to each registered owner; each assessed owner; and all others with an interest set out on the title to the property, that they have 60 days to contest the City's claim.

Pursuant to Section 24, the next stage of *The Act*, six months following service of notices, the City will be in a position to make final application for title of any properties for which the arrears have not been cleared.

As indicated above, the Act requires specific waiting periods to ensure that owners and interest holders are afforded a reasonable opportunity to redeem the property. In the typical case, we expect that these proceedings will be carried out within the normal periods outlined in the legislation. However, where there is a credible and realistic plan by the owner or interest holder to make payments to redeem the property during enforcement proceedings, the prosecution of the enforcement proceedings should be suspended to allow the redemption plan to proceed. If the plan fails, enforcement proceedings should then be recommenced.

Since tax enforcement proceedings pursuant to Section 22 are initiated at Council's direction, it is Council that can properly suspend and recommence the proceedings, or direct administration to do so. Accordingly, your Administration asks that in those cases where there is a credible plan, as determined by the Administration, Council authorize Administration to suspend enforcement proceedings, and to restore enforcement proceedings where a redemption plan fails.

The Administration now requests authorization to proceed regarding those properties which became subject to tax liens in 2012.

#### **OPTIONS TO THE RECOMMENDATION**

The approval of City Council is required for further action under the *Tax Enforcement Act*.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Communication is directly with owners of the properties in arrears subject to tax collection as per the *Tax Enforcement Act*.

#### **COMMUNICATION PLAN**

Communication is directly with owners of the properties in arrears subject to tax collection.

#### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

#### **PRIVACY IMPACT**

There is no privacy impact.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED does not apply in this instance.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Tax Enforcement Statistics
2. 2012 Property Tax Liens

## **Section C – FIRE AND PROTECTIVE SERVICES**

### **C1) Project City-Wide Cleanup Agreement between Saskatoon Fire and Protective Services and Saskatoon Provincial Correctional Centre Urban Camp (Files CK. 5605-2 and FPS. 290-22)**

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

#### **TOPIC AND PURPOSE**

This report provides City Council with an update on the success of this Program and the work that has been conducted during 2011 and 2012 by offenders from the Saskatoon Provincial Correctional Centre Urban Camp to assist with property maintenance throughout the City and prepare them for returning to their home communities.

#### **REPORT HIGHLIGHTS**

1. An Agreement was signed with the Saskatoon Provincial Correctional Centre Urban Camp on August 4, 2011.
2. The Program is intended to clean up public areas where no current service program exists using resources from the Saskatoon Provincial Correctional Centre's Urban Camp.
3. The results of the Program during 2011 and 2012 are outlined which benefit both the City and the Urban Camp participants.

#### **STRATEGIC GOAL**

This report supports the Strategic Plan's goal of 'Quality of Life'.

#### **BACKGROUND**

Saskatoon Fire and Protective Services entered into a relationship with the Saskatoon Provincial Correctional Centre in 2011. This working relationship formed the basis of an agreement with Urban Camp to provide offenders an opportunity to experience job commitments while enhancing the amenity of neighbourhoods in Saskatoon. Fire and Protective Services provides the work assignments and necessary equipment to complete the jobs.

#### **REPORT**

Project City-Wide Cleanup is intended to clean up public areas where no current service programs exist. It utilizes resources from the Saskatoon Provincial Correctional Centre's Urban Camp to complement Bylaw 8175 in ensuring that public property, such as

boulevards, alleys and crosswalks, is maintained thus improving the overall amenity of some Saskatoon neighbourhoods.

During the summer months, Project City-Wide Cleanup mowed, weeded and picked up garbage with a special focus on boulevards and alleys. In the spring and fall, the project picked up garbage and litter along the main arteries and interchanges throughout the city. In the winter, the focus was on clearing ice from ramps serving pedestrian crossings.

A significant amount of work was conducted in 2012 by the Urban Camp work crews. There were 327 blocks of alleys where grass and weeds were cut down and litter and garbage picked up. Grass was cut down on boulevards in older residential neighbourhoods for a total of 257 blocks. In newer neighbourhoods, an additional 3,720 metres of boulevards and 11.44 acres of civic property were cut. Along 5,240 metres of rail line easements, these crews cut down long grass and weeds and picked up garbage and litter, and along 61,130 metres of arterial roadways they picked up garbage and litter. Lastly, they cleared ice and snow from 3,321 pedestrian crossing ramps.

This relationship with the Urban Camp has provided a valuable service to the citizens of Saskatoon while providing the offenders with valuable work experience and values as they prepare to return to their home communities.

**POLICY IMPLICATIONS**

None.

**FINANCIAL IMPLICATIONS**

None.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

**PUBLIC NOTICE**

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

## **Section E – INFRASTRUCTURE SERVICES**

**E1) Request for Change Order  
Capital Project 1619 – Storm Sewer Collectors Program  
Contract 12-0046 - 2012 Avenue C Force Main Sewer Lining  
(Files CK. 292-012-30, CK. 7820-1 and IS. 7820-52)**

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**RECOMMENDATION:** that a Change Order, in the amount of \$245,894.25 (including GST and PST), for Contract 12-0046 – 2012 Avenue C Force Main Sewer Lining, be approved.

### **TOPIC AND PURPOSE**

This report is to obtain City Council approval for a Change Order to Contract 12-0046 – 2012 Avenue C Force Main Sewer Lining to include the culvert crossing Idylwyld Drive, south of the 51<sup>st</sup> Street overpass, so that the work can be completed before the spring melt.

### **REPORT HIGHLIGHTS**

1. In May 2012, there was a significant failure to the culvert crossing Idylwyld Drive, south of the 51<sup>st</sup> Street overpass.
2. To achieve long-term performance of the culvert, it is recommended that it be lined using cured in place pipe technology.
3. The City has already retrained Insituform Technologies Limited for lining of the Avenue C Force Main.
4. A Change Order to the existing contract with Insituform Technologies Limited to include the culvert crossing Idylwyld Drive will ensure that the work is completed before the spring melt.

### **STRATEGIC GOALS**

The recommendation in this report supports the City of Saskatoon Strategic Goal, Asset and Financial Sustainability as it will ensure that our infrastructure is in good working order.

### **BACKGROUND**

In May 2012, there was a significant failure to the culvert crossing Idylwyld Drive, south of the 51<sup>st</sup> Street overpass, which resulted in the closure of the Avenue C northbound to Idylwyld Drive southbound ramp, and restrictions of the pond out-flow during the critical spring rainy season. At the time of the failure, Public Works responded with an emergency repair crew, and were successful in restoring operation without further damage to the roadway or pipe.

**REPORT**

To achieve long-term performance of this critical piece of infrastructure, it is recommended that the culvert be lined using cured in place pipe technology.

In November and December 2012, Saskatoon received significantly high snow fall, with accumulations similar to the entire winter of 2011/2012. Also, water tables continue to be high in this area which, will lead to greater runoff in the spring. All of these factors support why it is a prudent decision to complete lining of this culvert before March 31, 2013. Lining of this culvert in the winter months is ideal as there is no need to divert or bypass water to complete the work.

The City of Saskatoon has already retained a competent lining contractor, Insituform Technologies Limited, for Contract 12-0046 – 2012 Avenue C Force Main Sewer Lining. A Change Order for Contract 12-0046 would allow this additional work to be completed by the necessary timelines.

Insituform has provided a quote for this work and the Administration has determined that the estimated total cost of \$245,894.25 (including G.S.T. and P.S.T.), is acceptable.

**OPTIONS TO THE RECOMMENDATION**

Other options for repairing the culvert exist, such as open trenching, pipe bursting or auguring. However, the Administration does not recommend these methods as they are either more costly, more disruptive or do not allow the work to be completed in the timeline required.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

Details of the estimated costs from Insituform Technologies Ltd. are as follows:

Base Cost	\$234,185.00
G.S.T.	<u>\$ 11,709.25</u>
Total Cost	\$245,894.25
Less G.S.T. Rebate	<u>\$ (11,709.25)</u>
<b>Net Cost to the City</b>	<b>\$234,185.00</b>



There is sufficient funding for this additional work within approved Capital Project 1619 – IS-Storm Sewer Collectors Program.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
X	-	\$245,894.25	-	-	-

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

Work is expected to have an impact on north and southbound traffic on Idylwyld Drive, as well as the Avenue C northbound to Idylwyld Drive southbound ramp. Any required traffic restrictions and detours will be communicated to the public via public service announcements. City crews will post construction signs and traffic control equipment, as required, to accommodate the restrictions and detours.

### **ENVIRONMENTAL IMPLICATIONS**

The recommendation is expected to have greenhouse gas (GHG) emissions implications once construction proceeds. Construction activities will require an estimated 2,000 litres of diesel fuel, contributing to estimated GHG emissions of 5.5 tonnes CO<sup>2</sup>e.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

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

**E2) Request for Change Order**  
**Contract 12-0792 - Snow Dump Site Pushing Contract**  
**(Files CK. 6290-1 and IS. 6000-4)**

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**RECOMMENDATION:** that a Change Order in the amount of \$440,000 for contract 12-0792 – Snow Dump Site Pushing be approved.

**TOPIC AND PURPOSE**

This report is to obtain approval for a Change Order for Contract 12-0792 - Snow Dump Pushing, in order to ensure there are enough resources to maintain the three snow dump sites during the remainder of the winter.

**REPORT HIGHLIGHTS**

1. Each year the Administration opens and operates multiple snow dump sites, and hires private contractors to assist in maintaining them to maximize storage capacity.
2. Lafarge Aggregates was awarded the snow dump site pushing contract for the 2012/13 winter season.
3. The significant amount of snow received to date has greatly increased the cost of site maintenance.
4. After extensive evaluation, the Administration is recommending that the contract with Lafarge Aggregates be extended.

**STRATEGIC GOALS**

The recommendation in this report supports the City of Saskatoon Strategic Goal, Continuous Improvement, as it will provide for a coordinated approach to customer service.

**BACKGROUND**

Each year the Administration operates multiple snow dump sites, and hires private contractors to assist in maintaining them in order to maximize storage capacity. There are three sites operational in the 2012/2013 season, located on Wanuskewin Road, Central Avenue and Valley Road.

## REPORT

A Request for Proposal was issued for snow dump site pushing, which closed on November 1, 2012. Three proposals were received as follows:

- Lafarge Aggregates;
- Hamm Construction; and
- Maxie's Excavating.

A comprehensive review was conducted, based on the following criteria:

- Price/Production Value 60%;
- Equipment Quantity and Size 30%; and
- References and Reputation 10%.

Upon evaluation, it was determined that the optimal bid for Snow Dump Site Pushing was from Lafarge Aggregates, at a total estimated cost of \$212,608, including G.S.T. and P.S.T.

The proposal from Lafarge Aggregates includes:

- Multiple snow dump site coverage capabilities;
- Charges for equipment in the amount of \$165 per hour worked per caterpillar 980 wheel loader; and
- Charges for equipment in the amount of \$185 per hour worked per caterpillar D8 track dozer.

The original contract was estimated based on four significant snow events, from November 1<sup>st</sup> to February 28<sup>th</sup>. The volume of snow received in November and December, 2012 resulted in the city receiving its annual average snowfall within the short period of six weeks. To deal with the vast amounts of snow in the relatively short amount of time, additional resources needed to be called in and for longer durations than originally estimated.

After extensive evaluation, the Administration had determined that, due to Lafarge Aggregates' variety of equipment and low rental rates, they were the most cost effective service provider. An extension to Contract 12-0792, in the amount of \$440,000, including G.S.T. and P.S.T., is, therefore, being recommended, in order to provide snow dump pushing services for the remainder of the winter season. This will allow for an additional four snow events, as well as increased caterpillar D8 track dozer usage,

which will be required as the snow dump site approaches its capacity, as it will be able to push snow higher than a wheel loader, maximizing the sites' snow storage.

**OPTIONS TO THE RECOMMENDATION**

No other options were considered.

**POLICY IMPLICATIONS**

The requested approval of the Change Order is in accordance with Policy A02-027 – Corporate Purchasing Policy.

**FINANCIAL IMPLICATIONS**

The net cost to the City for the total contract with Lafarge Aggregates, with the extension of \$440,000, plus G.S.T., is as follows:

Original Base Quotation	\$192,960
Base Extension	\$440,000
G.S.T.	\$ 31,648
Total Contract Price	\$664,608
Less G.S.T. Rebate	\$ 31,168
<b>Net Cost to the City</b>	<b>\$632,960</b>

The Operating Budget for each winter's snow dump site maintenance is allocated from two budget years, in this case, 2012 and 2013. Sufficient funding exists within the 2013 Operating Budget to award the contract extension with a reasonable amount of risk, depending on the amount of snowfall experienced.

Once the program is completed, if a surplus exists, a contribution will be made to the Snow and Ice Stabilization Reserve, as per policy.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
X			\$632,960		

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

**COMMUNICATION PLAN**

A communications plan is not required.

**ENVIRONMENTAL IMPLICATIONS**

The recommendations will have negative greenhouse gas emissions implications due to increased consumption of diesel fuel and the utilization of heavy equipment using detrimental greenhouse gas producing materials and methods. Based on the occurrence of eight snow events, the increases are estimated to be 47.116 tonnes CO<sup>2</sup>e, which is the equivalent of adding 9.238 cars to the road each year.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

**PUBLIC NOTICE**

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

**E3) Request for Change Order  
Contract 12-0793 - 2012/2013 Winter Trucking Assistance  
(Files CK. 6290-1 and IS. 6000-4)**

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**RECOMMENDATION:** that a Change Order in the amount of \$770,000, for Contract 12-0793 - 2012/2013 Winter Trucking Assistance, be approved.

**TOPIC AND PURPOSE**

This report is to obtain approval for a Change Order to extend Contract 12-0793 - 2012/2013 Winter Trucking Assistance, to ensure there are enough resources to haul snow for the remainder of the winter.

## **REPORT HIGHLIGHTS**

1. Each year the Administration hires multiple snow haulers to expedite snow removal operations.
2. The original Tender closed, with eleven firms submitting qualifying bids.
3. Snow Haulers are prioritized in a "call-out order", with the lowest bidder receiving the first request for work, followed by the next lowest bidder, etc., until requirements have been filled.
4. The significant amount of snow received to date, and the frequency of the snowfalls has increased snow removal operation requirements.
5. After extensive evaluation, the Administration is recommending that the existing contract be extended.

## **STRATEGIC GOALS**

The extension of the winter trucking assistance contracts supports the following City of Saskatoon Strategic Goals:

- Continuous Improvement, as it will provide for a coordinated approach to customer service; and
- Moving Around, as it will help to ensure that roads are in a condition that will allow for the flow of people and goods in and around the city.

## **BACKGROUND**

Every winter, multiple semi-trucks with end-dump trailers are contracted to remove snow from boulevards and medians and transport it to snow dump sites.

## **REPORT**

A Request for Tenders was issued for winter trucking assistance, which closed on September 25, 2012. Eleven firms were awarded the contract:

- T & M Janzen Farms;
- Sky Ridge Trucking;
- MTE Excavating;
- Quinton Olynyk;
- McKnight Enterprises;
- Nelson Rupchan;
- William Kavanagh;

- Rock Paper Scissors;
- Big G Trucking;
- Rocky Ridge Transport; and
- Vass Forklift Sales & Service Ltd.

The qualifying snow haulers are placed in an order of most cost effective to least cost effective; based exclusively on their hourly rate, the number of trucks they have available and the capacity of each truck. The first request for trucking assistance goes to the most cost effective firm, followed by the next most cost effective firm, etc., until requirements have been filled.

There are a total of 24 semi-trucks and end-dump trailers available through the 11 contracted snow haulers, for a combined total estimated cost of \$410,000, including G.S.T. and P.S.T.

The contract was estimated based on four significant snow events, from November 1<sup>st</sup> to February 28<sup>th</sup>. The volume of snow received in November and December, 2012 resulted in the city receiving its annual average snowfall within the short period of six weeks. This required a significant increase in the volume of snow to be removed from city streets, and resources needed to be called in for additional shifts and for longer periods of time.

After extensive evaluation, the Administration determined that the competitive bidding of the snow haulers on the original tender is the most cost effective method of handling the award of the contract. Therefore, the Administration is recommending an extension to Contract 12-0793 – 2012/2013 Winter Trucking Assistance in the amount of \$770,000, in order to ensure that resources are available to the end of the winter season. This extension would encompass the possibility of snow removal operations continuing non-stop through to the end of February.

### **OPTIONS TO THE RECOMMENDATION**

No other options were considered.

### **POLICY IMPLICATIONS**

The requested approval of the Change Order is in accordance with Policy A02-027 – Corporate Purchasing Policy.

**FINANCIAL IMPLICATIONS**

The net cost to the City for the extension of the contract 12-0793 - 2012/2013 Winter Trucking Assistance is as follows:

Original Contract Base Value	\$ 410,000
Contract Extension	\$ <u>770,000</u>
Combined Total	\$1,180,000
G.S.T.	\$ <u>59,000</u>
Total Contract Price	\$1,239,000
Less G.S.T. Rebate	\$ <u>59,000</u>
<b>Net Cost to the City</b>	<b>\$1,180,000</b>

The City’s budget for each winter’s trucking assistance is comprised from two budget years, in this case, 2012 and 2013. There is sufficient funding within the 2013 Operating Budget to award this contract extension with a reasonable amount of risk, depending on the amount of snowfall experienced.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
X			\$1,180,000		

Once the program is completed, if a surplus exists, a contribution will be made to the Snow and Ice Stabilization Reserve, as per policy.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

**COMMUNICATION PLAN**

A communications plan is not required.

**ENVIRONMENTAL IMPLICATIONS**

The recommendations will have negative greenhouse gas emissions implications due to increased consumption of diesel fuel and the utilization of heavy equipment using detrimental greenhouse gas producing materials and methods. Based on the possibility of snow removal operations continuing non-stop through to the end of February, the



increases are estimated to be 430.802 tonnes CO<sup>2</sup>e, which is the equivalent of adding 84.471 cars to the road each year.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

**PUBLIC NOTICE**

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

## **Section F – UTILITY SERVICES**

### **F1) Wastewater Treatment Plant Sole Source Purchase Over \$75,000 – Primary Clarifier Chain (Design Change and Material Test) (Files CK. 7800-1 and WT. 675-05)**

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- RECOMMENDATION:**
- 1) that the Administration sole-source supply of Primary Clarifier Chain with Stainless Steel Wear parts to Siemens Industry, Inc. for a total cost of \$55,015.00 (including GST and PST);
  - 2) that the Administration sole-source supply of Primary Clarifier Chain with Kevlar Fat Pins to Siemens Industry, Inc. for a total cost of \$52,840.00 (including GST and PST); and
  - 3) that the Corporate Services Department, Purchasing Services issue the appropriate purchase order.

### **TOPIC AND PURPOSE**

Request that Council approve a sole source purchase from Siemens Industry, Inc. for the supply of primary clarifier chain with a modified pin design and modified material. This is a pilot project intended to investigate alternate materials in comparison to the chain currently in use.

### **STRATEGIC GOAL**

This report supports the long-term strategy to reduce the gap in funding required to rehabilitate and maintain our infrastructure under the Strategic Goal of Asset and Financial Sustainability.

### **REPORT**

The primary sedimentation basin at the Wastewater Treatment Plant includes wearable chains, and accelerated chain wear has been identified as an issue. In consultation with the chain manufacturer, Siemens Industry, Inc., it is recommended to pilot the use of chain with a modified pin design as well as a modified material which could potentially double the life expectancy compared with the currently used chain. The intent is to test and compare the life cycle costs of this test chain with that of our current chain.

### **OPTIONS TO THE RECOMMENDATION**

The supply of the materials could be tendered. Siemens was the only bidder on a recent tender to supply the remaining chain for the primary sedimentation basin. The

Administration believes that the most advantageous approach for the City would be to work with a single supplier for all three chain types during this pilot stage. Once the most cost effective chain type has been determined through this evaluation, supply of future material will be tendered.

### **POLICY IMPLICATIONS**

There are no policy implications with respect to this purchase.

### **FINANCIAL IMPLICATIONS**

Funds for this purchase are available in the 2012 Capital Project #687-27 - WWT - Asset Replacement.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

### **PUBLIC NOTICE**

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

### **F2) Amending and Renewal Agreement with Saskatchewan Association for Resource Recovery Eco-Centre - Used Oil, Oil Filter and Oil Container Recovery Facility at the Spadina Landfill (File No. CK. 7830-5)**

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- RECOMMENDATION:**
- 1) that City Council approve the Amending and Renewal Agreement with the Saskatchewan Association for Resource Recovery Corporation (SARRC) to November 1, 2015; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of the City of Saskatoon under the Corporate Seal.

## **TOPIC AND PURPOSE**

Used oil, oil filters, and oil containers can be recycled at the Landfill Facility as a result of a partnership between the City of Saskatoon and the Saskatchewan Association for Resource Recovery Corporation (SARRC).

## **REPORT HIGHLIGHTS**

- The City operates one of 36 Eco-Centres across Saskatchewan.
- The Eco-Centre at the Landfill Facility is revenue-neutral.
- More than 20,000 litres of used oil is recycled each year at the Eco-Centre.

## **STRATEGIC GOALS**

The recommendation included in this report supports the long-term strategies of water and soil quality protection under the Strategic Goal of Environmental Leadership.

## **BACKGROUND**

In 2000, the City of Saskatoon entered into an agreement with the Saskatchewan Association for Resource Recovery (SARRC) for the construction and operation of an Eco-Centre facility at the Saskatoon Regional Waste Management Centre (Landfill) to collect used oil, oil filters, and oil containers for recovery and recycling.

## **REPORT**

The Saskatchewan Association for Resource Recovery Corporation (SARRC) is the provincial organization responsible for the management of used oil, oil filters, and oil containers in the Province and is funded by levies imposed on these products. Membership in SARRC is compulsory for all oil and oil product sellers in Saskatchewan. SARRC makes funds available to collectors of the products through an Agreement.

The terms of the Agreement between SARRC and the City of Saskatoon stipulate that used oil, oil filters, and oil containers are collected at the Eco-Centre at no charge to customers. The Agreement is subject to renewal every three years.

SARRC is a well established and experienced organization with 36 Eco-Centres currently operating across Saskatchewan.

The City of Saskatoon includes the management of the Eco-Centre in its operations for the Landfill Facility.

### **OPTIONS**

City Council may discontinue the Eco-Centre at the Landfill Facility. Decommissioning of the Eco-Centre would cost approximately \$20,000 (assuming no requirements for special handling of the deconstructed materials or soil).

### **POLICY IMPLICATIONS**

There are no known policy implications.

### **FINANCIAL IMPLICATIONS**

SARRC assists with the cost of operating the Eco-Centre through a financial contribution of \$7,200 paid annually to the City of Saskatoon. In addition, the hauling contract provides approximately \$4,000 in revenue based on average prices of 10 to 15¢ per litre paid to oil collection sites. Total annual revenue covers the annual operating costs for including the Eco-Centre at the Landfill Facility (which are approximately \$11,000).

### **PUBLIC/STAKEHOLDER COMMUNICATION PLAN**

Information on the opportunity to recycle used engine oil, oil filters and oil containers at the Eco-Centre is included on the City's Landfill website; and facility staff assist users on site as required. Signage at the Eco-Centre will be reviewed to ensure clarity of the acceptance of this material (limit of 205 litres) at no charge beyond the Landfill entrance fee. Saskatoon residents have two options for the drop-off of their used oil material: the Eco-Centre at the Landfill and Household Hazardous Waste Days which are held 16 Saturdays each year.

### **ENVIRONMENTAL IMPLICATIONS**

The Eco-Centre captures in excess of 20,000 litres of used oil, over 1,000 used oil filters, and more than 1,200 kilograms of oil containers each year. These materials are reused and recycled, saving approximately 53 tonnes of CO<sub>2</sub>e each year.

**PRIVACY IMPACT**

There are no privacy implications.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The facility is accessed only by Landfill Staff and remains locked and inaccessible to the public at all times; therefore, CPTED review is not required.

**PUBLIC NOTICE**

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

- F3) Capital Project #0713-01 WTP – Reservoir Pumping Capacity – 42<sup>nd</sup> Street Pump House Upgrade  
Capital Project #2198-03 WTP – Reservoir Capacity Expansion – 42<sup>nd</sup> Street Reservoir Expansion  
Award of Construction Contract No. 12-0514  
(Files CK. 670-3 and WT. 7960-91-2)**
- 

- RECOMMENDATION:**
- 1) that the tender submitted by PCL Construction Management Inc. for Contract No. 12-0514, Water Treatment Plant 42<sup>nd</sup> Street Reservoir and Pump Station Expansion, at a total cost of \$24,932,315.10 (including PST and GST) be accepted;
  - 2) that the \$7,475,000 2013 provision to Capital Project #0713-01-WTP Reservoir Pumping Capacity – 42<sup>nd</sup> Street Pump House Upgrade be provided through borrowing subject to a Public Notice hearing for borrowing; and
  - 3) that the City Solicitor be instructed to prepare the necessary contract for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

## **TOPIC AND PURPOSE**

This report recommends that City Council award a tender to PCL Construction Management Inc., the lowest qualified bidder, for construction of the 42<sup>nd</sup> Street Reservoir and Pump Station Expansion.

## **REPORT HIGHLIGHTS**

1. Reservoir expansions approved for Building Canada Fund – Major Infrastructure Component (BCF- MIC) funding.
2. Design started in February 2012 and the project was tendered in November 2012.
3. Five bids received ranging from \$24,932,315 to \$31,479,000.

## **STRATEGIC GOALS**

This project supports the Strategic Goal of Sustainable Growth through the development of a long-term strategy to develop an integrated approach related to servicing, and to plan and invest in infrastructure needed to attract and support new businesses and residents. The reservoir expansions will allow the City to maintain the existing high quality water standard, while providing capacity to meet future peak water demand.

## **BACKGROUND**

The City of Saskatoon presently operates three reservoirs which provide total storage volume of 109.1 million litres (ML). The existing reservoirs include the Avenue H Reservoir, located on Avenue H adjacent to the Water Treatment Plant (WTP), the Acadia Reservoir, located on Acadia Drive north of Taylor Street, and the 42nd Street Reservoir at 42nd A Street and 1st Avenue North.

Review of the City's reservoir capacity has been addressed in two relatively recent engineering studies. The November 2007 *City of Saskatoon Reservoir and Fill Mains Study* conducted by Earth Tech (Canada) Inc., now AECOM, recommended reconfiguring the distribution system to provide transferability among the existing reservoirs and an immediate expansion of the Avenue H Reservoir and the 42nd Street Reservoir to provide an additional 20 ML of total storage at each location. The December 2009 *Water Treatment Plant Long-Term Capital Development and Expansion Plan (LTCDEP)* conducted by CH2M Hill Canada Limited determined the existing Water Treatment Plant could meet the treated water requirements of the City

for another 30 years utilizing a combination of facility expansions, peak demand management, and water conservation initiatives. These recommendations resulted in the Water Treatment Plant Avenue H Reservoir Expansion project where an 18.7 ML reservoir is an integral component of the project and plans for a 20 ML reservoir expansion at the 42<sup>nd</sup> Street location.

At its meeting held on February 6, 2012, City Council approved the award of engineering services to Associated Engineering (Sask.) Ltd. for the design and construction management of a reservoir and pump house expansion at 42<sup>nd</sup> Street for a total fee of \$2,567,815.00 including taxes.

## **REPORT**

### **Reservoir Expansions Receive BCF – MIC Funding**

The Reservoir Capacity Expansion project consisting of additions to the Avenue H and the 42<sup>nd</sup> Street reservoirs was submitted as a candidate for the Building Canada Fund – Major Infrastructure Component funding. The Contribution Agreement, dated September 1, 2010, provides \$14,000,000 of funding from Canada and Saskatchewan for the reservoirs. The Avenue H contribution totals \$6,912,000 and the 42<sup>nd</sup> Street contribution totals \$7,088,000. The Agreement also established the substantial completion date for both reservoirs being March 2014.

The Avenue H Reservoir Expansion project was initiated in 2010. Based on the recommendations, it included the design and construction of a facility housing a new Reservoir, High Lift Pumping Station and ultraviolet disinfection system. Presently, the project is at the construction stage scheduled to be substantially completed in March 2014.

### **Design to Tender from February to November 2012.**

Associated Engineering (Sask.) Ltd. (AE) submitted a Design Basis Memorandum, dated March 3, 2012, that summarized the design basis for the 42<sup>nd</sup> Street Reservoir and Pump House Expansion as determined through discussions between the City of Saskatoon and AE. The 50% design review was presented on August 14, 2012, and the 95% design review was presented on October 30, 2012. During the design review, the City and AE ensured that the project contained all the components required by the City and the project estimates were within the approved capital budget. The project was issued for tender on November 13, 2012 and tenders closed on December 11, 2012. The bid schedule contained two provisional items; demolition of the existing pumphouse



and installation of an additional draw water line from the existing reservoir, whose inclusion would depend on pricing and budget limitations.

#### Five Bids Received

A total of five tenders were received and publicly opened on December 11, 2012. The five bids ranged in value from \$24,932.10 to \$31,479,000.00 (PST and GST included). The project consultant's pre-tender estimate for this project was \$30,086,300 including taxes.

The bids, including the provisional items and all applicable taxes, are as follows:

<b>Bidder</b>	<b>Total Tender Price</b>
PCL Construction Management Inc. .... (Saskatoon, SK)	\$24,932,315.10
Westridge Construction Ltd. .... (Regina, SK)	\$25,886,700.00
Graham Construction and Engineering, a JV ..... (Saskatoon, SK)	\$26,666,183.25
Maple Reinders Inc. .... (Kelowna, BC)	\$26,712,000.00
Saskcon Repair ..... (Saskatoon, SK)	\$31,479,000.00

The consultant, AE, conducted a bid evaluation. The low bidder, including or excluding any or all provisional items, was PCL Construction Management Inc. They were responsive in their bid submission, were found to meet the requirements of the contract documents, and included no limitations in their bid. AE recommended award of the 42<sup>nd</sup> Street Reservoir and Pump Station Expansion, Contract No. 12-0514, to PCL Construction Management Inc.

A review of the two provisional items in the tender, with consideration of project funding, resulted in the decision to include them in the project construction scope.

The net cost to the City for the bid submitted by PCL Construction Management Inc. is as follows:

Base Bid	\$21,997,302.00
Provisional Item – new 759mm draw water line	528,000.00
Provisional Item – demolition of existing Pump Station	19,760.00
Contingency	<u>1,200,000.00</u>
<b>Subtotal</b>	<b>\$23,745,062.00</b>
GST (5%)	<u>1,187,253.10</u>
<b>Total Tender Price</b>	<b>\$24,932,315.10</b>
GST Rebate (5%)	<u>(\$1,187,253.10)</u>
<b>Net Cost to the City</b>	<b><u>\$23,745,062.10</u></b>

### OPTIONS

There are no options as the tender price received from PCL Construction Management Inc. was the lowest bid received for Contract No. 12-0514, and based on the evaluation, the bidder was found to be in compliance with all tender requirements.

In addition, the project timeline is driven in part by the Building Canada Fund – a Major Infrastructure Component funding deadline which is implemented to the project schedule by the lowest bidder so any delay in contract award could jeopardize the required completion date.

### POLICY IMPLICATIONS

There are no policy implications.

### FINANCIAL IMPACT

The 42<sup>nd</sup> Street Reservoir and Pump House Expansion project is separated into two capital projects:

- P0713-01 WTP Reservoir Pumping Capacity - 42<sup>nd</sup> Street Pump House Upgrade with \$17,587,000 of approved funding including \$7,475,000 in the 2013 Capital Budget.
- P2198-03 WTP Reservoir Capacity Expansion - 42<sup>nd</sup> Street Reservoir Expansion with \$12,075,000 of approved funding.

The project has sufficient approved funding for the construction, engineering, and miscellaneous costs.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
17,587,000		17,587,000			
12,075,000		12,075,000			

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There is no public and/or stakeholder involvement.

**COMMUNICATION PLAN**

The detailed Communication Plan for the Reservoir Capacity Expansion project was prepared in September 2011. Key information about the project such as the design, timeline, construction progress and construction impacts will be provided to the public and stakeholders via website updates, News Releases, temporary signage and reports to City Council. The Plan follows the Communications Protocol as outlined in the BCF – MIC Contribution Agreement.

A direct mail out will be distributed to the local industries and businesses regarding possible project impact on the surrounding traffic during the construction stage. This activity is planned to be completed in February/March 2013 prior to the start of construction.

**ENVIRONMENTAL IMPLICATIONS**

The recommendation will have resource consumption, waste generation, and greenhouse gas emission implications as construction proceeds. However, the overall impacts of the project will be mitigated in part through the following measures: improved efficiency and capacity of the new pumping station and recycling and/or reuse of materials from demolition of the existing pumping station, where applicable. New Pump efficiency will result in 100 tonnes of carbon dioxide equivalents (CO<sub>2</sub>e) reduction per year when the pumping station is operated as it is presently operated. When the pumping station is fully utilized in the future, due to growth, it will result in a carbon usage of 1700 tonnes of CO<sub>2</sub>e per year.

**PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN (CPTED)**

In accordance with the City of Saskatoon's Administrative Policy No. A09-034 – CPTED Review, the project plans were presented to Crime Prevention Through Environmental Design (CPTED) Review Committee on June 7, 2012 by the consultants - Associated Engineering Ltd. (AE) and Engineering Services.

The CPTED committee completed its review on June 25, 2012, and sent it back to Engineering Services with the recommendations regarding site fence replacement and the installation of the surveillance cameras. The recommendations were forwarded to (AE) and implemented into the final design.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy. A Public notice hearing is scheduled for Feb 11, 2013 and will be dealt with prior to discussion of this report.

#### **F4) Funding Application to Install Combined Heat and Power Units in Civic Buildings (Files CK. 606-2, CK. 610-3 and WT. 0758-1)**

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- RECOMMENDATIONS:**
- 1) that the Administration submit a non-binding Proposal for Combined Heat and Power Units for Shaw and Lakewood Civic Centers in response to the RFP issued by Natural Resources Canada's Market Development Incentive Payments Fund; and
  - 2) that the Administration bring forward the detailed business case and funding strategy for consideration by Council prior to making any final commitment to this initiative.

### **TOPIC AND PURPOSE**

A recent Request for Proposals (RFP) has been issued by Natural Resources Canada (NRCan). Successful applicants will receive significant funding for the installation of combined heat and power (CHP) units in facilities.

The Administration has performed preliminary work in partnership with the Saskatchewan Research Council (SRC), SaskEnergy, and SaskPower, and are in a position to apply for this funding.

At this stage of the process, applications are non-binding, and the City of Saskatoon can disengage from this project at any time in the application process.

Administration is seeking approval to submit a formal non-binding Proposal to NRCan, and to continue to progress this initiative including development of a detailed business case and funding strategy.

### **REPORT HIGHLIGHTS**

- CHP units offer a clean energy source that can reduce utility costs and greenhouse gas emissions.
- CHP units provide backup electricity and heating in the event of power outages or equipment failure.
- Simple payback period for the City is expected to be between 3 and 8 years depending on external funding and final budget.
- In Spring 2013 the Administration will submit to Council a report outlining the detailed business plan and the recommended funding strategy.

### **STRATEGIC GOALS**

The proposed projects in this report support the Strategic Goals of Environmental Leadership through the long term goals of reducing greenhouse gas (GHG) emissions tied to City operations; becoming a recognized leader in cold climate energy efficiency as well as the short term goal of implementing energy-efficient practices in City buildings. It also supports the Strategic Goal of Quality of Life to ensure existing and future leisure centers, and other recreational facilities are accessible financially; and the Strategic Goal of Asset and Financial Sustainability by exploring alternate sources of revenue to pay for ongoing operations and developing funding strategies for expenses related to new capital expenditures.

### **REPORT**

NRCan manages a Market Development Incentive Payments (MDIP) Fund that provides up to 50% matching funding for eligible project costs. On December 24, 2012, NRCan released a Request for Proposals (RFP) for projects interested in receiving funding for combined heat and power (CHP) demonstrations. The intent of the RFP is to

identify new innovative applications for natural gas and make greater use of technologies that reduce greenhouse gas (GHG) emissions. The deadline to respond to the RFP is February 18, 2013, and Proposals are non-binding.

CHP units produce electricity and recover waste heat to be used inside a building. They reduce utility costs and greenhouse gas emissions and provide backup electricity and heating in the event of power outages or equipment failure.

The SRC and the City of Saskatoon are proposing to respond to the RFP with the intent to install CHP units at the Shaw Centre and Lakewood Civic Centre. There are other civic buildings that could benefit from a CHP installation but the available grant funding is limited and it is believed that these buildings are the best cases for this proposal. After measuring the benefits of these installations the business case for other civic facilities can be reviewed.

The timelines for this initiative are as follows:

- 1) The deadline for Proposals to NRCan is Feb 18, 2013.
- 2) In March, NRCan will notify applicants of whether or not their proposals have been approved.
- 3) By May of 2013, Administration will present the detailed business case and financing strategy to Council for its consideration, including the terms of the agreement proposed by NRCan.
- 4) Pending Council approval, the partnership agreements will be executed and detailed design work will commence.

### **OPTIONS**

City Council may direct Administration to not submit a proposal.

### **POLICY IMPLICATIONS**

The City of Saskatoon will be the main proponent for this project. SRC will be the lead design consultant, and all equipment will be procured through SRC's procurement process.

### **FINANCIAL IMPLICATIONS**

The following table provides preliminary budget estimates for the proposal and outlines the confirmed and unconfirmed funding sources.

<b>Funding Source</b>	<b>Funding Amount</b>	<b>Status of Funding</b>	<b>Percentage of Project costs</b>
MDIP Request	\$1,047,000	Unconfirmed	50%
SaskPower In-Kind Contribution	400,000	Confirmed	19%
SaskEnergy Financial Contribution	255,000	Confirmed	12%
Saskatchewan Research Council	100,000	Confirmed	5%
City of Saskatoon	300,000	Unconfirmed	14%
<b>Total Proposal Amount</b>	<b>\$2,102,000</b>		

The projected cash flow for the City contributions would be distributed over 2014, 2015, and 2016. The project may be eligible for funding from the Federation of Canadian Municipalities (FCM). If FCM funding was obtained, it could reduce the financial contribution from the City from \$300,000 to \$150,000.

A preliminary estimate of the simple payback, based on utility cost reductions, is 3-4 years if all levels of funding were obtained, and 6-8 years if no FCM funding were obtained.

If the proposal for MDIP funding from NRCan is successful, Administration would submit to Council a report outlining the recommended capital funding sources in April or May, 2013.

#### **PUBLIC/STAKEHOLDER COMMUNICATION PLAN**

If the application is successful, a communication plan will be included with the next report to Council.

#### **PRIVACY IMPACT**

There are no privacy implications.

#### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED Review is not required at this time.

#### **PUBLIC NOTICE**

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

## **Section G – CITY MANAGER**

### **G1) 2015 FCM Sustainable Communities Conference Bid (Files CK. 1870-15, CK. 205-1, CK. 155-2 and CC. 155-1)**

- RECOMMENDATION:**
- 1) that Administration be directed to submit a proposal to host the 2015 FCM Sustainable Communities Conference; and
  - 2) that \$100,000 be tentatively set aside under the Profile Saskatoon event category based on the Special Event Reserve sufficiency included in this report.

### **TOPIC AND PURPOSE**

It is proposed that the City of Saskatoon submit a proposal to host the 2015 FCM Sustainable Communities Conference to attract over 500 leaders in sustainable municipal practices.

### **REPORT HIGHLIGHTS**

- The FCM Sustainable Communities Conferences are significant events that attract profile for the Host City.
- Saskatoon has implemented a number of sustainable municipal practices that can be showcased.

### **STRATEGIC GOALS**

The recommendations in this report directly align with the four-year priorities and long-term strategies related to the Strategic Goal of Environmental Leadership.

### **BACKGROUND**

The City of Saskatoon recently hosted the 2012 Federation of Canadian Municipalities (FCM) Conference and 2012 Canadian Association of Municipal Administrators (CAMA) Conference. These events were highly successful from the perspective of delegates. The events also generated significant economic benefit and profile for Saskatoon.

### **REPORT**

Each year the Federation of Canadian Municipalities (FCM) holds a Sustainable Communities Conference and Trade Show focused on sustainability and climate adaptation for municipal government in Canada. The event attracts over 500 delegates, over 50 exhibitors, senior federal government elected officials, and opinion makers from across Canada to the host city. The event provides an opportunity for municipal leaders



to learn from colleagues and experts and share their own knowledge and experiences related to sustainable community development.

Administration recommends that the City of Saskatoon lead in the development of a proposal to host the 2015 FCM Sustainable Communities conference.

A Host City is expected to demonstrate leadership and commitment to sustainable municipal practices including the adoption of an Integrated Community Sustainability Plan by City Council. Saskatoon has a new Corporate Strategic Plan and Integrated Growth Plan that put the community in good stead to compete for this event. As Host City, Saskatoon might showcase a variety of municipal projects related to watershed protection, innovation in energy, sustainable land-use, social inclusion, local food, waste reduction, biodiversity, and education and program partnerships. Highlights are described in Attachment 1 included with this report.

Administration proposes a local Conference Host Committee be struck to guide conference planning. The anticipated role of the Committee includes:

- securing facilities, accommodations, and transportation (based on specifications provided by FCM);
- developing and hosting study tours;
- developing and hosting the social program;
- developing and hosting a companion program;
- developing and managing a budget, including assisting in securing sponsorship and grants;
- providing conference hosting logistical support including bilingual capabilities for tours;
- providing conference volunteers;
- providing local transportation; and
- ensuring the conference achieves carbon neutrality, zero waste, and provides a lasting positive environmental and/or social impact on the community in the form of a legacy investment.

Tentative holds have been placed on a conference facility and at a number of hotels.

Legacy projects could include, among other ideas, a contribution to enhancing a natural feature within the Northeast Swale, and placing a plaque within the conference facility to identify sustainability improvements that will have been made in support of events of this nature. Environmental Services is currently working with Tourism Saskatoon's Environmental Sustainability Committee. Should the FCM Sustainable Communities

Conference be held in Saskatoon, this Committee will also develop a number of education resources for local tourism businesses to grow sustainability outcomes and continue the legacy of zero waste and carbon neutral events.

### **POLICY IMPLICATIONS**

There are no identified policy implications at this time.

### **FINANCIAL IMPLICATIONS**

The host community is expected to contribute financially to the event by agreeing to accept the following costs:

- participate as a trade show exhibitor in the 2014 FCM Sustainable Communities event and donate a trade show prize;
- host breakfasts each morning of the event;
- host a Mayor's Welcome Reception;
- provide a hot lunch at the Closing Luncheon session; and
- host Study Tours and Social Events.

A draft budget must be submitted with the proposal package to host the conference. A draft has been developed and is included as Attachment 2.

The draft budget includes a financial contribution by the City of Saskatoon of \$100,000. Administration proposes these funds be drawn from the Special Event Reserve under the Profile Saskatoon event category.

There are sufficient funds in the Reserve for this request.

### **PUBLIC/STAKEHOLDER COMMUNICATION PLAN**

Public/stakeholder communications will be developed specific to each proposed initiative and reported at a later date.

### **ENVIRONMENTAL IMPLICATIONS**

In the event a proposal is submitted and successful, environmental and greenhouse gas implications will be reported in detail in the conference summary report.

### **PRIVACY IMPACT**

There are no anticipated privacy implications arising from this initiative.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED Review is not required at this time.

### **PUBLIC NOTICE**

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

### **ATTACHMENTS**

1. Saskatoon Sustainability Highlights
2. 2015 FCM Sustainable Communities Conference Budget

### **G2) Phase One - Civic Operations Centre P3 Funding Approval (Files CK. 600-27 and CS.600-2)**

- RECOMMENDATION:**
- 1) that the Public-Private Partnership procurement model be approved for the delivery of the new Transit Facility and permanent Snow Storage Facility at the Civic Operations Centre; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute on behalf of the City of Saskatoon under the Corporate Seal, an agreement with PPP Canada.

### **TOPIC AND PURPOSE**

To seek approval for the procurement of the Transit Facility and Snow Storage Facility (Phase One of the Civic Operations Centre) as a Public-Private Partnership (P3), and to approve funding from PPP Canada for up to 25% of eligible construction costs.

## **REPORT HIGHLIGHTS**

1. The development of the Civic Operations Centre (COC) will enable the City to act on other key priorities.
2. P3s are an alternate procurement method.
3. Construction would start in early 2015, with a tentative move-in date of late 2016.

## **STRATEGIC GOAL**

The COC supports many of the goals from the City's Strategic Plan including:

**Quality of Life:** Relocating Transit from the Caswell Hill neighbourhood supports the four-year priority of directing expenditures towards amenities in neighbourhoods to enhance and protect property values and encouraging private investment.

**Environmental Leadership:** The new Transit Facility will be LEED certified and the Snow Storage Facility will meet Environment Canada's "Code of Practice for the Environmental Management of Road Salts".

**Asset and Financial Sustainability:** This project supports the four-year priority of developing funding strategies for capital expenditures and the 10-year strategy of reducing the gap in the funding required to rehabilitate and maintain our infrastructure.

## **BACKGROUND**

The Administration has been proceeding with plans for a new COC with a current budgeted cost of \$231M. The COC will house the Transit Operations and the first permanent Snow Storage Facility (Phase One) and then in Phase Two, City Yards, Infrastructure Services Department Branches, and sections of other departments that reside in leased spaces. These relocations will provide an opportunity to revitalize the Caswell Hill neighbourhood and the North Downtown District. The COC will be located on 180 acres of land in the southwest corner of Saskatoon (across from the Landfill).

In June 2011, the Administration submitted a funding application and business case for the Transit Facility and a permanent Snow Storage Facility to PPP Canada. PPP Canada, a Federal Crown Corporation, aimed at helping municipalities deliver quality infrastructure by way of public-private partnerships, will fund up to 25% of a project's

eligible direct construction costs. In addition to the PPP Canada funding, the City will be pursuing a Public-Private Partnership (P3) as an alternative procurement method.

On January 22, 2013, Minister Gerry Ritz, on behalf of PPP Canada, made an announcement in Saskatoon that Phase One of the COC was approved for funding up to \$42.9 million through the P3 Canada Fund.

## REPORT

The development of the COC will enable the City to act on other key priorities.

Replacing and relocating the 100-year old Transit Facility out of the Caswell Hill neighbourhood will enable additional green space and other amenities. It will provide Transit with increased administrative, fleet maintenance and equipment storage space.

The COC will eventually be home to the City Yards, facilitating the redevelopment of the North Downtown and Warehouse District when Yards relocates.

The COC's permanent Snow Storage Facility will facilitate the proper containment, treatment and disposal of snow melt run-off, and help meet environmental regulatory requirements.

By relocating some of the City's key operations to this location, the City will realize increased efficiency and productivity. The site also provides direct access to the new Circle Drive South road system, which will enable the City to move equipment, materials, people, and vehicles more quickly throughout Saskatoon.

P3s are an alternative procurement method.

P3s are an alternate method for governments to meet public infrastructure needs. Through long-term contracts that encompass design, construction, financing, maintenance, and operation components, governments can access private sector expertise, technology, and capital. P3s provide a way to finance needed facilities that may not be affordable for the City to deliver on its own. It means that state-of-the-art facilities can come on-stream faster, address resident needs sooner and minimize the impact on property taxes.

When determining if a project should proceed under an alternative procurement method, a business case must be prepared. When using P3 procurement, the business case includes a calculation proving that the project will achieve Value for Money (VfM) if

procured by P3. A VfM analysis refers to the process of developing and comparing the total project costs, expressed in dollars measured at the same point in time, for the following:

1. Traditional Project Delivery: Estimated costs to the public sector of delivering an infrastructure project using traditional procurement processes (also known as the *public sector comparator*); and
2. Alternative Financing and Procurement: Estimated costs to the public sector of delivering the same project to the identical specifications using AFP (also known as the *adjusted shadow bid*).

The difference between the public sector comparator and the adjusted shadow bid is referred to as the Value for Money. If the adjusted shadow bid is less than the public sector comparator, there is positive value for money by procuring a project using AFP.

In the preliminary business case already prepared for this phase of the project, the VfM calculation is projected to be in the range of 12% to 15%, or up to \$51M.

### Timeline

The timeline for Phase One of the COC will proceed as follows:

Issue RFQ (Request for Qualifications) – Spring 2013  
Selection of Qualified Proponents – Summer 2013  
Issue RFP (Request for Proposals) to Qualified Proponents – Fall 2013  
Select Successful Proponent – Fall 2014  
Construction Starts – Early 2015  
Substantial Construction Completion – Late 2016  
End of Maintenance/Operations Period by Proponent – Fall 2041

### **OPTIONS TO THE RECOMMENDATIONS**

One option would be to procure this project in a traditional manner. This option would result in the loss of the funding from PPP Canada and is not recommended.

### **POLICY IMPLICATIONS**

There are no policy implications.

## **FINANCIAL IMPLICATIONS**

Phase One of the COC (Capital Project 1584) was approved during the 2013 budget deliberations on December 4, 2012. At this same meeting, the Civic Facilities Funding Plan (Attachment 1) was also approved. This plan, which provides a phased-in approach to address major facilities over the next eight to ten years, includes the funding required for this phase of the COC. The payment to the successful proponent under a public private partnership covers three categories: capital debt, operations and maintenance, and a reserve contribution. The funding plan supports a \$7.4M annual payment for the construction of the Transit Facility and Snow Storage Facility and a \$3.0M annual payment for the operational and reserve contribution. The construction costs for Phase One of the COC are currently budgeted at \$128M plus interest, financing fees, and other transaction costs. PPP Canada will fund up to a maximum of \$42.9M for this phase.

## **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

An Open House was held in 2011. A project update was provided to the Montgomery Community Association at a meeting in 2012.

There will be more public Open Houses as the project progresses.

## **COMMUNICATIONS PLAN**

The Communications Plan includes the following components:

1. Education and consultation with key stakeholders regarding the new Civic Operations Centre.
2. Education and consultation with key stakeholders regarding Alternative Procurements for the COC.
3. Encouraging use of the City's Website with regular updates of COC activities.
4. Ensuring principles of Community Engagement are part of the COC process

As part of the plan, the project team has provided two project pamphlets, and a video outlining the merits of the project, as well as a P3 Canada-City of Saskatoon media event for the funding announcement. The Administration has held one open house and also attended Community Association meetings to review the project plan. Future open houses with the General Public will be held to convey the project's progress.

### **ENVIRONMENTAL IMPLICATIONS**

The COC will aim for LEED (Leadership in Energy and Environmental Design) certification. In addition, the Snow Storage Facility will facilitate the proper containment, treatment and disposal of snow melt run-off, and help meet environmental regulatory requirements.

### **PRIVACY IMPACT**

The P3 procurement process requires confidentiality until the P3 agreement is signed. After agreement is reached all project information, including the business case, will be made public by posting it on the project's website.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

The CPTED team will be involved with the project as it progresses to ensure that all criteria is met.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Civic Facilities Funding Plan dated November 20, 2012.



Respectfully submitted,

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Randy Grauer, General Manager  
Community Services Department

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Marlys Bilanski, General Manager  
Corporate Services Department

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Dan Paulsen, A/General Manager  
Fire & Protective Services Department

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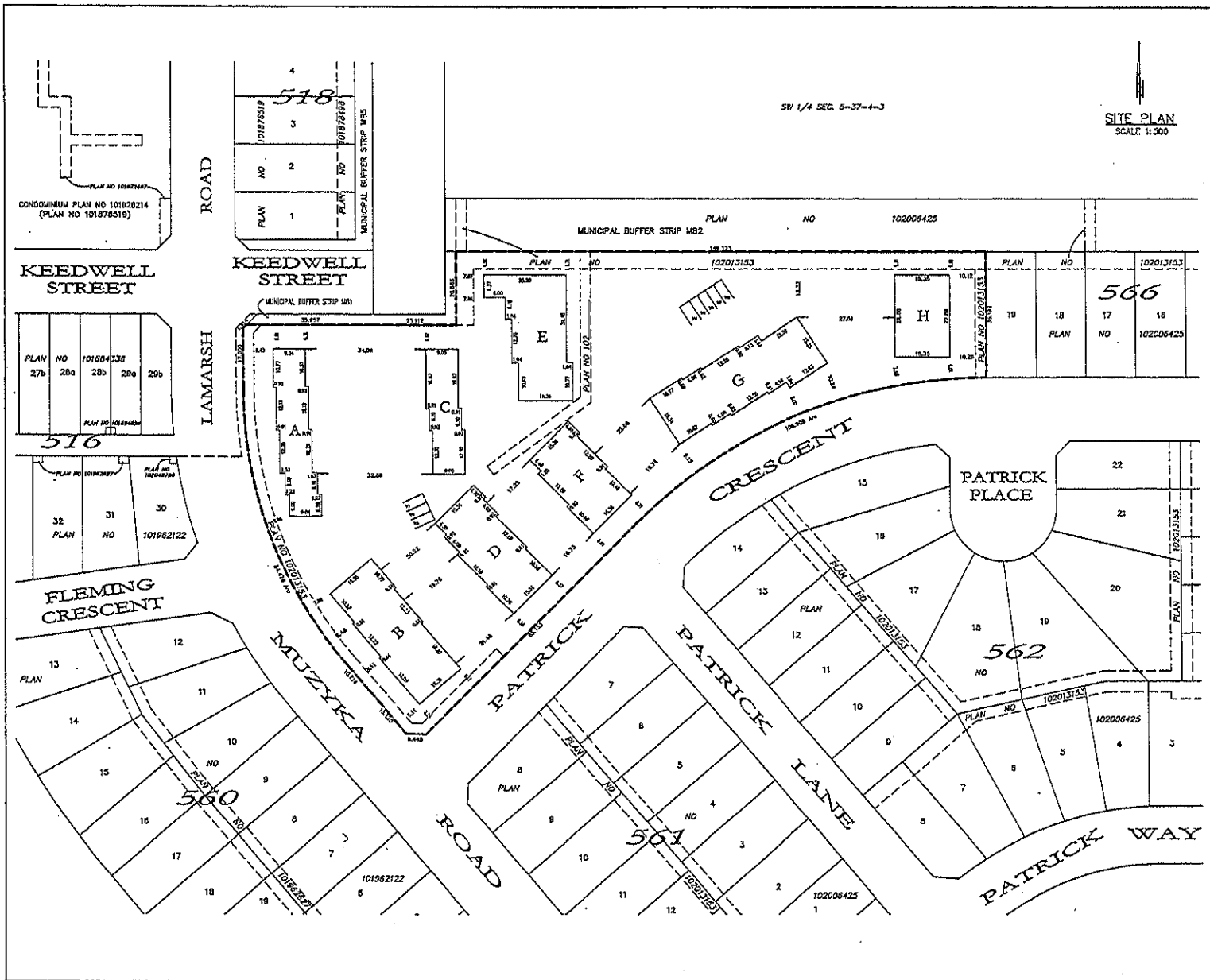
Mike Gutek, General Manager  
Infrastructure Services Department

---

Jeff Jorgenson, General Manager  
Utility Services Department

---

Murray Totland  
City Manager



SW 1/4 SEC. 5-37-4-3

SITE PLAN  
SCALE 1:500

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL B  
Plan No. 102006425  
N.E. 1/4 OF SECTION 31 & N.W. 1/4 OF SECTION 32  
TWP. 36, RGE. 4, W. 3rd MER.  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE AS SHOWN  
JULY - DECEMBER 2012

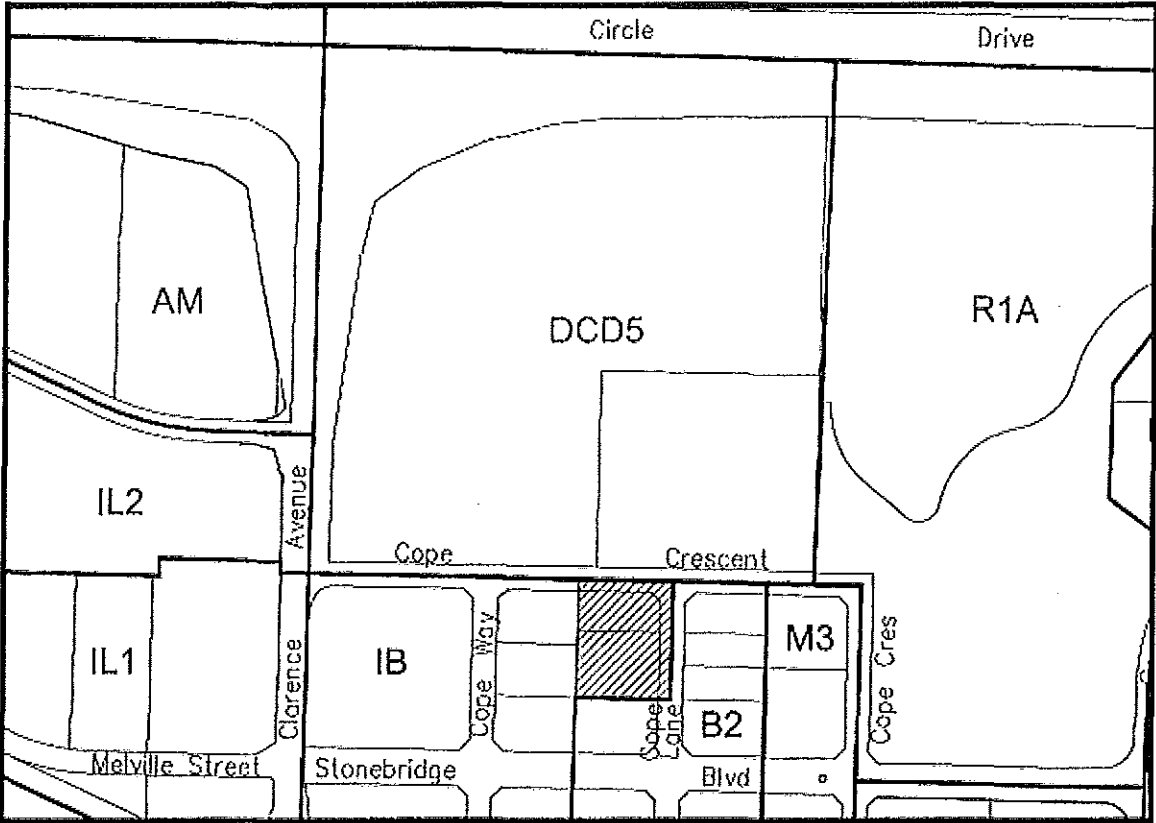
RECEIVED  
JAN 14 2013  
Building Standards Branch

- LEGEND
- Dimensions shown are to exterior and include Corners.
  - Measurements indicating the position of the building to exterior boundaries of the parcel are taken to the concrete foundation.
  - Regular residential unit numbers are shown on 1, 2, 3, etc., and
  - Regular residential unit boundaries are shown on sheets 2 and 3 and shall be used as defined on sheet 1.
  - The exterior surfaces of any interior finishing installed to exterior of any common and exterior wall, floor, or slab.
  - The doors and windows form part of the regular residential unit.
  - All exterior surfaces are common property.
  - Parking spaces are to conform with Section 1(2)(b) of the Act.
  - Visitor parking spaces are designated V1, V2, V3, etc.
  - All areas not designated with a unit number are common property.
  - Area to be approved is outlined by a heavy dashed line.
  - The parcel within the line of approval has an Estimated

**A1**

Proposed Condominium No. 3/13

Proposed Rezoning No. Z3/13

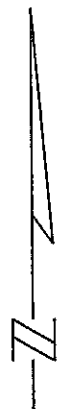
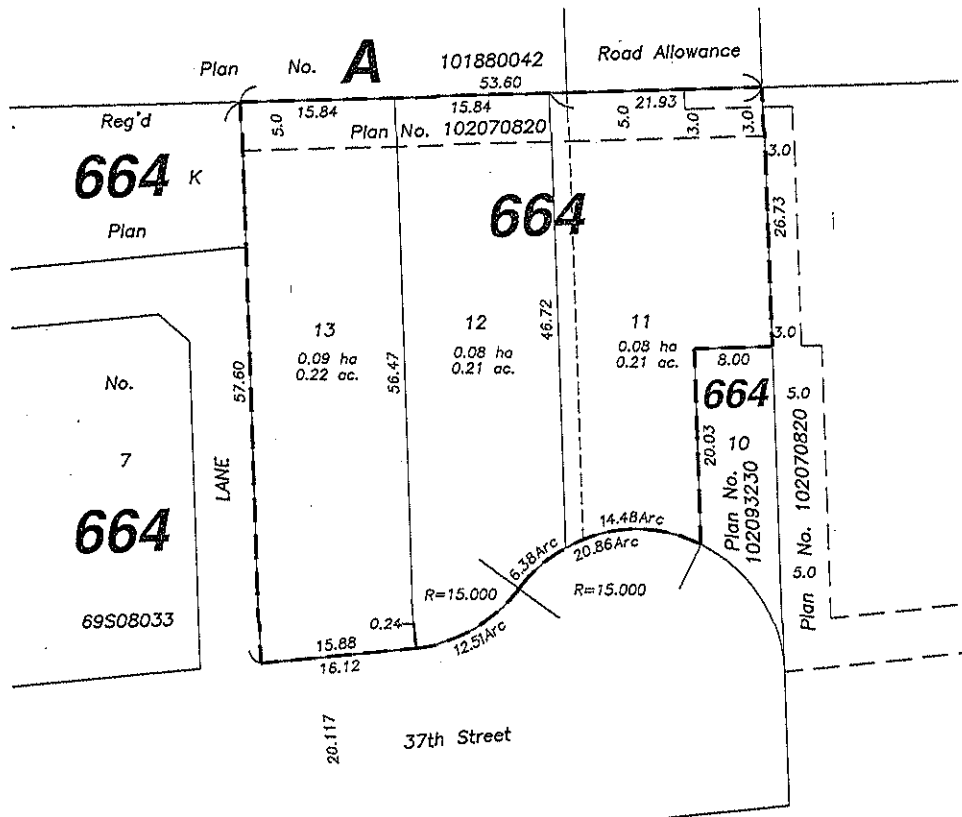


PROPOSED REZONING

 From IB to B2



File No. RZ03-2013



Reg'd Plan  
**442**  
 No. 70520137

Reg'd Plan **P** No. 69S10729

**NOTES**

- Portion to be surveyed is outlined by a heavy broken line and contains 0.25 Hectares more or less.
- Measurements are in metres and decimals thereof.
- Standard Road Allowance shown on this plan are 20.117m in width

**Plan Of Proposed Subdivision**  
 showing subdivision of all of  
 Lot 9 - Block 664 - Plan No. 102093230,  
 & Lot L - Block 664 - Reg'd Plan No. 69S08C  
 in S.E. 1/4 Sec. 6-Twp. 37-Rge. 5-W3rdMe  
 Saskatoon  
**SASKATCHEWAN**  
 Scale : 1 : 500

Proposed Subdivision No. 4/13

By : [Signature]  
 SASKATCHEWAN LAND SURVEYOR

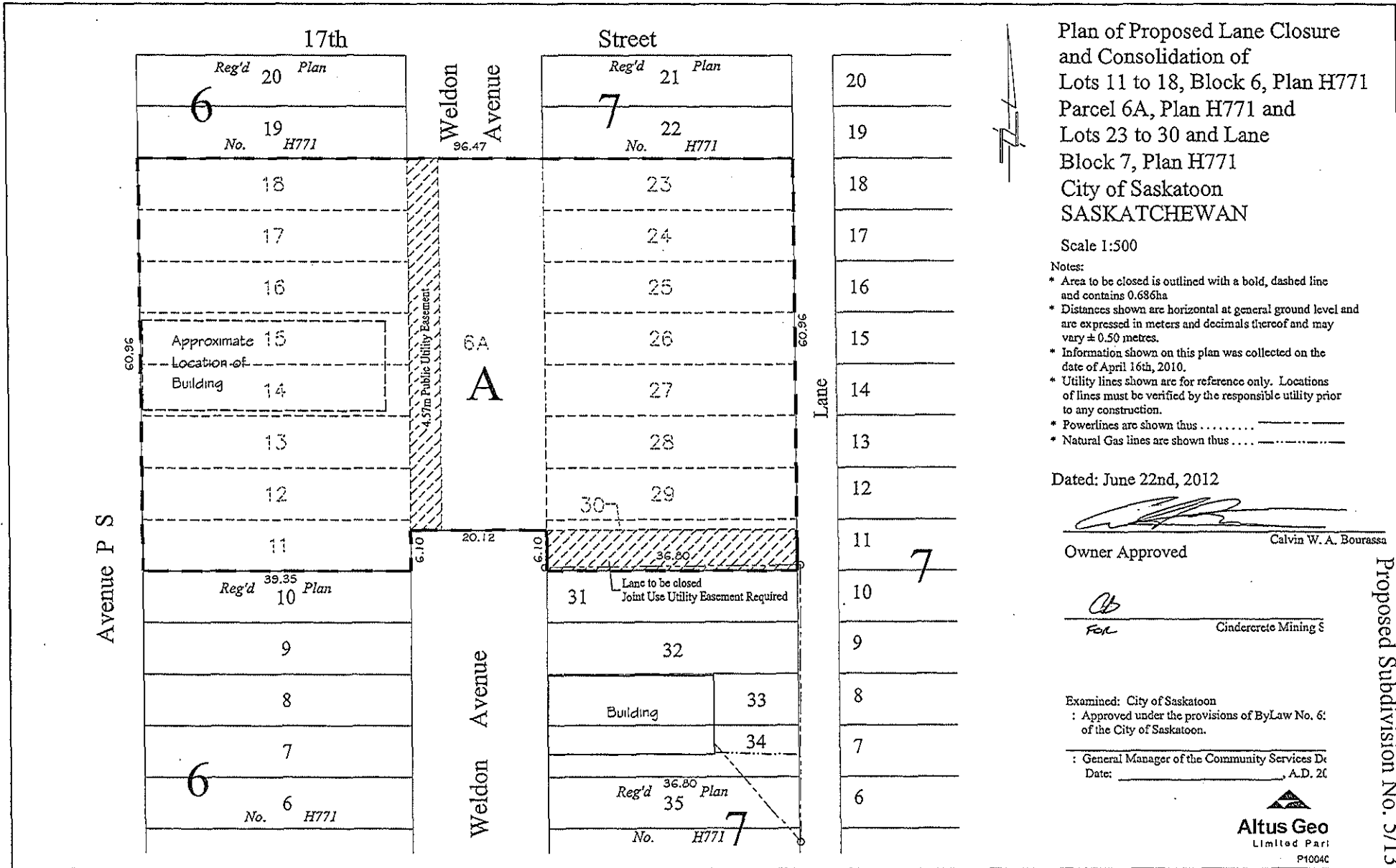
Examined and Approved: \_\_\_\_\_  
 City of Saskatoon (Representative)

Date \_\_\_\_\_

No.	Date	Revision		

Drawn By:	Checked By:	Date:	File No.	Drawing Name:	Re
mir	bo	October 19, 2012	S12199	S12199Dev.dwg	C





Plan of Proposed Lane Closure and Consolidation of Lots 11 to 18, Block 6, Plan H771 Parcel 6A, Plan H771 and Lots 23 to 30 and Lane Block 7, Plan H771 City of Saskatoon SASKATCHEWAN

Scale 1:500

- Notes:
- \* Area to be closed is outlined with a bold, dashed line and contains 0.686ha
  - \* Distances shown are horizontal at general ground level and are expressed in meters and decimals thereof and may vary ± 0.50 metres.
  - \* Information shown on this plan was collected on the date of April 16th, 2010.
  - \* Utility lines shown are for reference only. Locations of lines must be verified by the responsible utility prior to any construction.
  - \* Powerlines are shown thus .....
  - \* Natural Gas lines are shown thus .....

Dated: June 22nd, 2012

  
 Calvin W. A. Bourassa

Owner Approved  
  
 Cindercrete Mining &

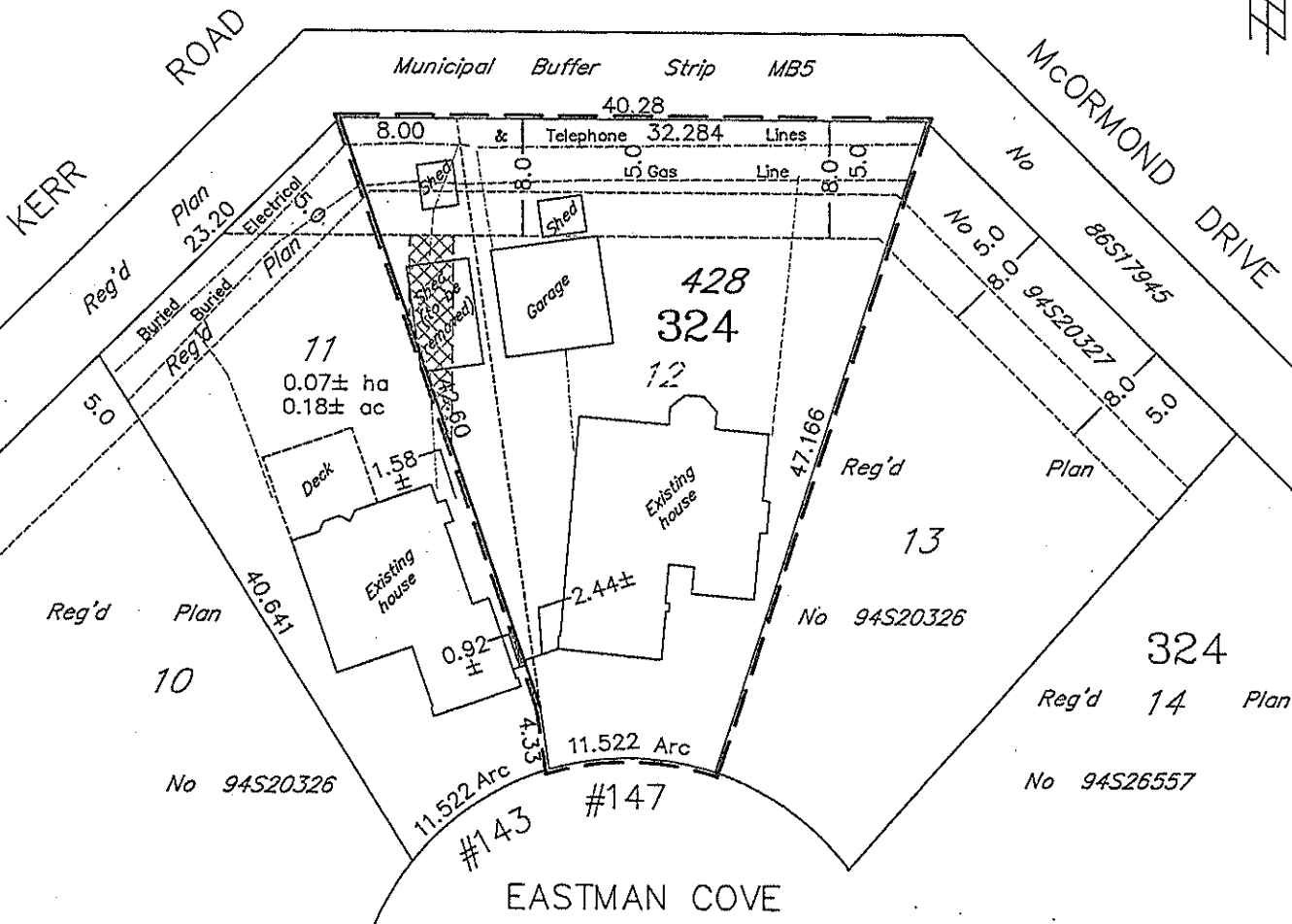
Examined: City of Saskatoon  
 : Approved under the provisions of ByLaw No. 6 of the City of Saskatoon.

: General Manager of the Community Services Dept  
 Date: \_\_\_\_\_, A.D. 20



Proposed Subdivision No. 5/13


PLAN OF PROPOSED  
 SUBDIVISION OF  
 LOTS 11 & 12, BLOCK 324  
 REG'D PLAN NO 94S20326  
 NE 1/4 SEC 31-36-4-3  
 143-147 EASTMAN COVE  
 SASKATOON, SASK.  
 SCALE 1:500



*J.R. Webb*  
 J.R. Webb January 16<sup>th</sup>, 2013  
 Saskatchewan Land Surveyor


Seal

Dimensions shown are in metres and decimals thereof.  
 Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.11± ha (0.28± ac.).  
 Dimensions shown are approximate and may differ from the final plan of survey by 0.5± metres.

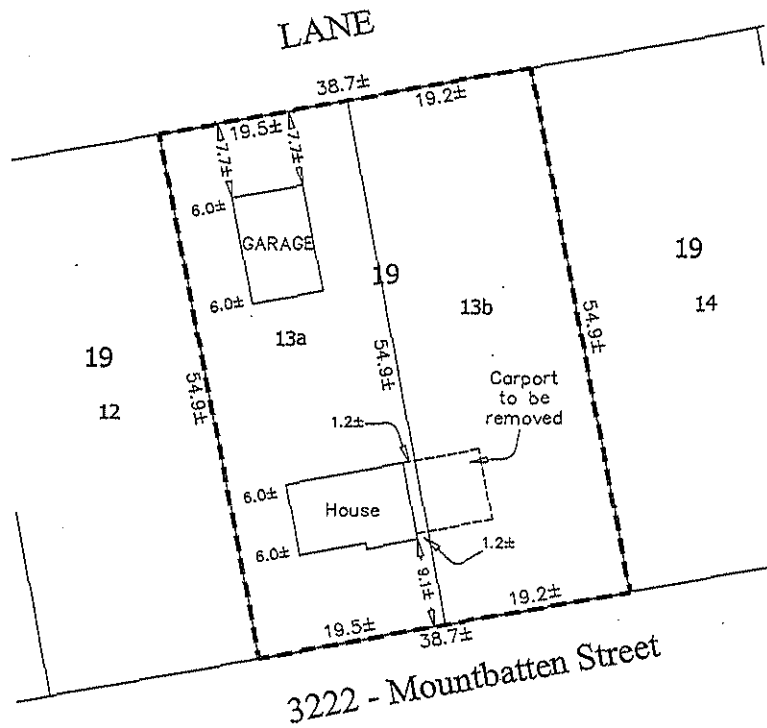
 indicates proposed 3.0 m SaskPower/SaskTel easement

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

\_\_\_\_\_  
 Date  
 Community Services Department

Prepared I  
  
 12-2417st

Proposed Subdivision No. 6/13



**PLAN**

SHOWING PROPOSED SUBDIVISION OF PART OF  
 LOT 13 BLOCK 19, REG'D PLAN NO. 63S19590  
 N.E. 1/4 SEC.24 - TWP.36 - RGE.6 - W.3rd MER.  
 SASKATOON, SASKATCHEWAN

BY : R.A. WEBSTER, S.L.S.

SCALE 1 : 500

2012

*R.A. Webster*  
 Saskatchewan Land Surveyor

December 4th, A.D. 2012

**LEGEND :**

- Distance dimensions shown are in metres and decimals thereof.
- Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 2123.8± sq. m.
- Distance dimensions are approximate and may vary by ±5.0m.

EXAMINED : OWNER

*[Signature]*

EXAMINED : CITY of SASKATOON

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

: General Manager of the Community Services Department

Date: \_\_\_\_\_, A.D. 2012.




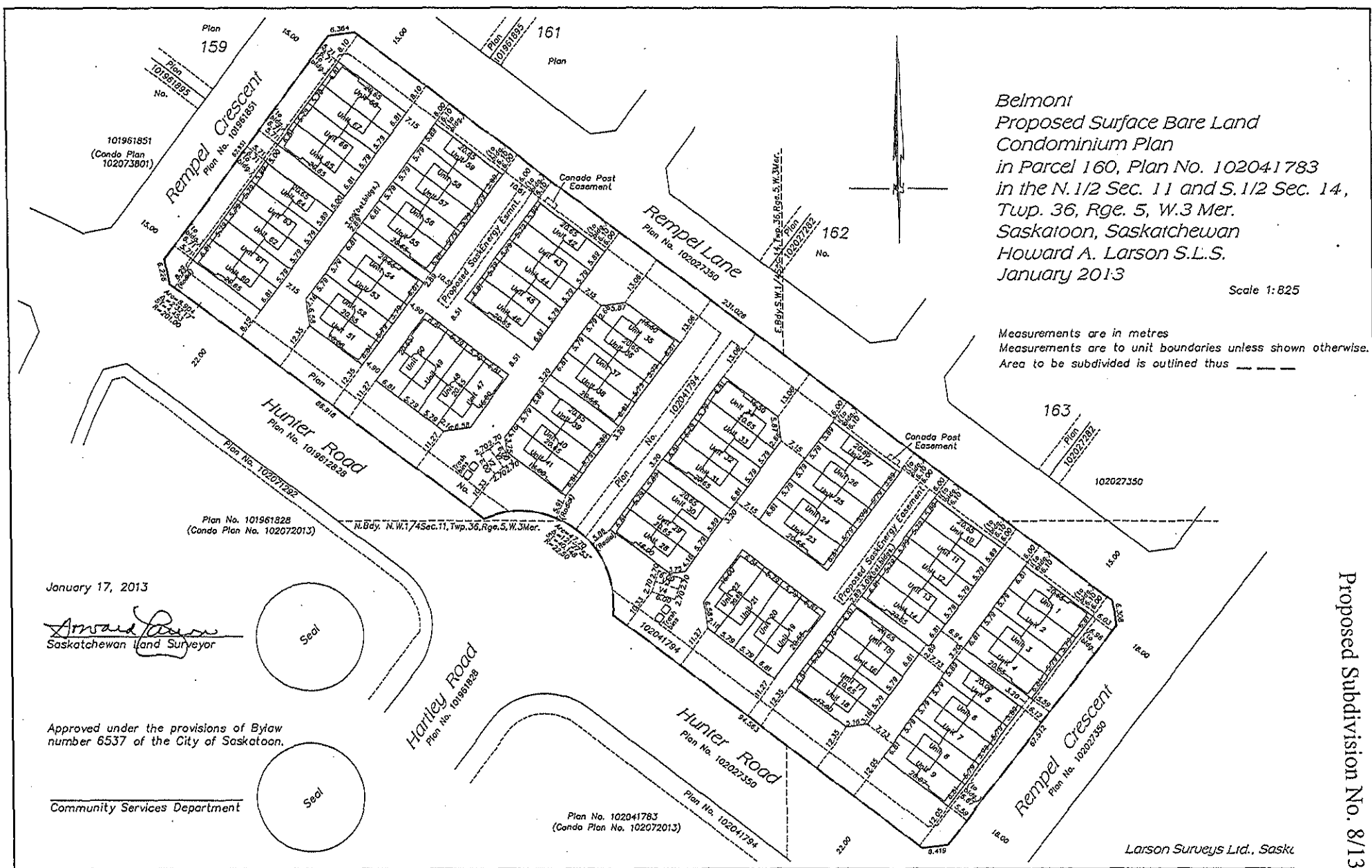
WEBSTER S  
 811 - 9th  
 Saskatoon, S  
 Phone (306)  
 Fax (306)

Proposed Subdivision No. 7/13

Belmont  
 Proposed Surface Bare Land  
 Condominium Plan  
 in Parcel 160, Plan No. 102041783  
 in the N. 1/2 Sec. 11 and S. 1/2 Sec. 14,  
 Twp. 36, Rge. 5, W.3 Mer.  
 Saskatoon, Saskatchewan  
 Howard A. Larson S.L.S.  
 January 2013

Scale 1:825

Measurements are in metres  
 Measurements are to unit boundaries unless shown otherwise.  
 Area to be subdivided is outlined thus 



January 17, 2013

*Howard A. Larson*  
 Saskatchewan Land Surveyor

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

Community Services Department

Plan No. 102041783  
 (Condo Plan No. 102072013)

Larson Surveys Ltd., Sask.

Proposed Subdivision No. 8/13

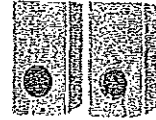




AZ



## NOISE GUIDELINES FOR PARK SPECIAL EVENTS!



Event organizers are responsible for the monitoring and control of noise resulting from their event. These guidelines will assist organizers in ensuring that noise from the event does not intrude unreasonably on the public living in the area.

1. Event organizers shall designate a responsible individual who is available by phone on a 24 hours basis and who has the authority to respond appropriately to complaints regarding the event. The contact name and phone number, name of the event, date(s), time, and location is to be submitted to the Leisure Services Park Program Consultant for distribution. Anyone wishing to contact the event organizers directly will be given this contact information.
2. Prior to their event being confirmed by the Leisure Services' Allocations Office, event organizers shall contact the Community Associations adjacent to the park where their event is being held to indicate the dates, times, and location of the event. Event organizers should enquire as to whether the association wishes an event representative to attend one of their regular business meetings to discuss any event issues that may affect residents (phone Leisure Services at 975-3378 for the phone numbers of Community Association presidents). Event organizers could also contact any churches and tenant associations of nearby apartment/condominium complexes.
3. **Use of amplification equipment:** Noise levels should not exceed 105 decibels measured 100 feet from in front of the stage or location of the speaker system and there should be a balanced range of sound to minimize base tones. Speaker systems are to be positioned in a manner that tilts them downward into the crowd attending the event versus projecting over the crowd and park property. The onus is on the event organizers to self-monitor the sound level. It is recognized that wind and acoustic challenges do not guarantee that decibel readings will successfully control the noise issue.
4. **Program Schedule:** The event program shall be scheduled to allow for times when there is no amplified sound. This may assist in alleviating complaints about incessant, repetitive noise.

Should your event occur outside of the Noise Bylaw Hours, listed below, your organization must receive permission from City Council for an extension to the bylaw. You can fax your request, including any contact made to Community Associations or residents in the area, to the City Clerk's Office at 975-2784 or you can call 975-2640 for more information. Upon approval of your event, you will be directed to meet with the Community Services Department, Parks Program Consultant, to review and discuss the administrative conditions to which your event must adhere.

Noise Bylaw Hours – Monday to Thursday, 11am-9pm; Friday to Saturday, 11am-10pm; Sunday, 1pm-6pm

**Bylaw No. 8244**

**The Noise Bylaw**

**Codified to Bylaw No. 8994  
(December 19, 2011)**

## BYLAW NO. 8244

### The Noise Bylaw, 2003

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Noise Bylaw, 2003.

#### Purpose

2. This Bylaw is enacted to protect, preserve and promote the safety, health, welfare, peace and quiet of the citizens of The City of Saskatoon through the reduction, control, and prevention of loud and excessive noise, or any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace or safety of reasonable persons of ordinary sensitivity.

#### Definitions

3. In this Bylaw,
  - (a) "agricultural district" means an agricultural district as established by *The Zoning Bylaw*;
  - (b) "City" means The City of Saskatoon;
  - (c) "dwelling" means a dwelling within the meaning of *The Zoning Bylaw*;
  - (d) "dwelling unit" means a dwelling unit within the meaning of *The Zoning Bylaw*;
  - (e) "engine brake" means a device commonly used in a truck, power unit or semi-trailer unit to slow or brake the vehicle by means of closing the exhaust valves on the engine of the vehicle, or any similar device;
  - (f) "industrial district" means an industrial district as established by *The Zoning Bylaw*;
  - (g) "justice" means a judge of the Provincial Court of Saskatchewan or a presiding justice of the peace;

- (h) "motor vehicle" means a motor vehicle within the meaning of *The Highway Traffic Act*;
- (i) "outdoor public event" means an outdoor concert, sporting event, festival, attraction or similar event, whether held on private or public property, to which the public-at-large is invited or admitted, with or without charge;
- (j) "permitted premises" means permitted premises within the meaning of *The Alcohol and Gaming Regulation, Act, 1997*;
- (k) "power unit" means a power unit within the meaning of *The Highway Traffic Act*;
- (l) "residential district" means a residential district as established by *The Zoning Bylaw*;
- (m) "semi-trailer" means a semi-trailer within the meaning of *The Highway Traffic Act*;
- (n) "truck" means a truck within the meaning of *The Highway Traffic Act*;
- (o) "Zoning Bylaw" means *The Zoning Bylaw No. 7800 of The City of Saskatoon*.

### Scope

- 4. (1) This Bylaw applies to the control of all sound originating within the jurisdictional limits of The City of Saskatoon.
- (2) This Bylaw is intended to apply to making, or knowingly permitting to be made, any unreasonably loud or excessive noise, disturbance or commotion in any dwelling, place of business or other structure, or upon any public street, park or other place or building.

The ordinary and usual sounds and noises incidental to the occupation and use of property and the activities of persons in the City, when conducted in accordance with usual standards or practices and in a manner that will not unreasonably disturb the peace and comfort of adjacent residences or which will not detrimentally affect the operators of adjacent places of business, are not intended to be subject to the provisions of this Bylaw.

## General Prohibition

5. (1) No person shall make, continue, or cause to be made or continued, or suffer or permit to be made or continued:
  - (a) any unreasonably loud or excessive noise;
  - (b) any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace or safety of reasonable persons of ordinary sensitivity within the jurisdictional limits of the City; or
  - (c) any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighbourhood from which said noises emanate, or as to unreasonably interfere with the peace and comfort of neighbours or their guests, or operators or customers of places of business, or as to detrimentally or adversely affect such residences or places of business.
- (2) Factors for determining whether a sound is unreasonably loud or excessive include, but are not limited to, the following:
  - (a) the proximity of the sound to sleeping facilities, whether residential or commercial;
  - (b) the land use, nature and zoning of the area from which the sound emanates and the area where it is received or perceived;
  - (c) the time of day or night the sound occurs;
  - (d) the duration of the sound;
  - (e) the volume of the sound;
  - (f) the nature of the sound;
  - (g) whether the sound is recurrent, intermittent or constant; and
  - (h) the nature of the event or activity from which the sound emanates.
- (3) In the absence of other evidence, or by way of corroboration of other evidence, a justice may infer from the evidence of a peace officer relating to the conduct of a person or persons that a sound is unreasonably loud or excessive.

## Noises Prohibited

6. The following acts are deemed to be violations of this Bylaw *per se*. This enumeration does not constitute an exclusive list:
- (a) *Lawn Mowers, Snow Blowers and Similar Devices*: In residential districts, the operation of power equipment or machinery used in lawn and garden care or property maintenance including any lawn mower, leaf blower, hedge trimmer, power fan, edge trimmer, line trimmer, roto-tiller, snow blower, compressor, internal combustion engine or similar equipment, between the hours of 10:00 p.m. and 7:00 a.m. on a weekday, and 10:00 p.m. and 9:00 a.m. on a Sunday or a statutory holiday.
  - (b) *Radios, Televisions, Stereos, Compact Disc Players, Musical Instruments and Similar Devices*: The use or operation of a radio, television, compact disc player, stereo, "boombox", "ghetto blaster", musical instrument or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player or operator of the device, and those who are voluntarily listening to the sound, and unreasonably disturbs the peace, quiet and comfort of persons residing in the vicinity, including persons residing in separate dwelling units within the building from which the sound emanates.
  - (c) *Idling Trucks*: In residential districts, the idling of any truck or power unit or the operation of any motor, "reefer" or similar device on a semi-trailer for more than twenty (20) minutes.
  - (d) *Engine Brakes*: The use of an engine brake on any motor vehicle driven within the City of Saskatoon, except in cases of emergency.
  - (e) *Air Horns*: The use of an air horn on any motor vehicle within the City, except in cases of emergency.
  - (f) *Construction or Repair of Buildings*: In all areas of the City except agricultural and industrial districts, the construction, demolition, alteration or repair of any building or structure between the hours of 10:00 p.m. and 7:00 a.m. on a weekday, and 10:00 p.m. and 9:00 a.m. on a Sunday or a statutory holiday, that produces sound that is plainly audible across the property line of the property from which the sound emanates and is unreasonably loud or excessive. In cases of emergency, construction noises are exempt from this provision.
  - (g) *Outdoor Public Events*: The use or operation of a loudspeaker, amplifier, public address system radio, "boombox", "ghetto blaster", stereo, musical instrument or similar device that produces, reproduces or amplifies sound at an outdoor public event, other than during the following hours:

- (i) on a Monday, Tuesday, Wednesday or Thursday, between the hours of 11:00 a.m. and 9:00 p.m.;
- (ii) on a Friday or Saturday, between the hours of 11:00 a.m. and 10:00 p.m.; and
- (iii) on a Sunday or statutory holiday, between the hours of 1:00 p.m. and 6:00 p.m.

If permission has been obtained from the City to extend the hours for the use or operation of amplification equipment at any outdoor public event in accordance with section 8 of this Bylaw, amplification equipment may be used at the event during the extended hours.

- (h) *Permitted Premises:* Any unreasonably loud or excessive noise in a permitted premises or in a patio area which is part of the permitted premises which can be heard in a residential district and which unreasonably disturbs the peace, quiet and comfort of persons in the residential district.

## Exemptions

7. Sounds caused by the following are exempt from the prohibitions set out in this Bylaw:

- (a) The reasonable sounding of any bell by a church or other religious organization.
- (b) The reasonable sounding of any bell, siren, whistle or similar device by a school or other educational institution.
- (c) The reasonable sounding of any bell, chime or similar device or the use or operation of any musical instrument by a charitable organization soliciting donations.
- (d) A parade for which a permit has been obtained from the City.
- (e) An outdoor political rally, public protest, demonstration, religious service, memorial service or other similar gathering.
- (f) The construction, repair and maintenance of streets, bridges, sidewalks, alleys, water mains, storm sewer mains, sanitary sewer mains, electrical facilities and any other works by or on behalf of The City.
- (g) The annual summer fair and exhibition conducted by the Saskatoon Prairieland Park Corporation and the Western Development Museum Board.



### Extension of Hours for Outdoor Public Events

8. (1) The City may, upon written application, grant permission to extend the hours during which amplification equipment may be used at an outdoor public event.
- (2) In exercising its authority pursuant to subsection (1), the City may grant its permission with or without conditions.

### Offences and Penalties

9. (1) Except as provided in Subsection (2), every person who contravenes any provision of this Bylaw is guilty of an offence and liable on summary conviction:
  - (a) in the case of an individual, to a fine:
    - (i) for a first offence, not less than \$100.00;
    - (ii) for a second offence, not less than \$200.00; and
    - (iii) for a third or subsequent offence, not less than \$400.00;and not more than \$10,000.00 and, in the case of a continuing offence, to a further fine of not more than \$10,000.00 for each day during which the offence continues; and
  - (b) in the case of a corporation, to a fine:
    - (i) for a first offence, not less than \$100.00;
    - (ii) for a second offence, not less than \$200.00; and
    - (iii) for a third or subsequent offence, not less than \$400.00;and not more than \$25,000.00 and, in the case of a continuing offence to a further fine of not more than \$25,000.00 for each day during which the offence continues.
- (2) Every person who uses engine brakes in contravention of Section 6(d) of this Bylaw is guilty of an offence and liable on summary conviction:
  - (a) in the case of an individual, to a fine not less than \$250.00 and not exceeding \$10,000.00 and, in the case of a continuing offence, to a further fine of not more than \$10,000.00 for each day during which the offence continues;

- (b) in the case of a corporation, to a fine not less than \$250.00 and not exceeding \$25,000.00 and, in the case of a continuing offence, to a further fine of not more than \$25,000.00 for each day during which the offence continues.
- (3) In default of payment of a fine imposed under either Subsection (1) or Subsection (2), the individual convicted may be imprisoned for a term of not more than one year.
- (4)
  - (a) Notwithstanding Subsection (1) and Subsection (2) in the case of a person who contravenes a provision of this Bylaw for the first time, a peace officer may issue a notice of violation to that person;
  - (b) The notice of violation shall provide that, if the person pays the City the sum of:
    - (i) \$250.00 in the case of a violation of Section 6(d); or
    - (ii) \$100.00 in the case of any other violation;within 14 calendar days of the date of the notice of violation, the person shall not be prosecuted for the contravention.
  - (c) The fine may be paid:
    - (i) in person, during regular office hours, to the cashier located at City Hall, Saskatoon, Saskatchewan;
    - (ii) by deposit, at the depository located at the main entrance to City Hall, Saskatoon, Saskatchewan; or
    - (iii) by mail addressed to the Office of the City Treasurer, City Hall, 222 - 3<sup>rd</sup> Avenue North, Saskatoon, Saskatchewan, S7K 0J5.
- (5) Notwithstanding Subsection (4), if it is, in the opinion of a peace officer, in the public interest to compel a person who has contravened a provision of this Bylaw for the first time to appear before a justice under this Bylaw, the peace officer may issue a summons that requires the person to appear before a justice without the alternative of paying the specified amount to avoid prosecution.
- (6) If, in the opinion of a prosecutor it is appropriate, the prosecutor may, on or before the court appearance date, permit the person mentioned in Subsection (5) to pay the specified amount to avoid prosecution.

**Severability**

10. A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any provision of this Bylaw shall not affect the validity of the remaining parts of this Bylaw.

**Bylaw No. 6052 Repealed**

11. Bylaw No. 6052 is repealed.

**Coming Into Force**

12. This Bylaw shall come into force on the first day of December, 2003.

Read a first time this 6<sup>th</sup> day of October, 2003.

Read a second time this 6<sup>th</sup> day of October, 2003.

Read a third time and passed this 6<sup>th</sup> day of October, 2003.

\_\_\_\_\_  
"James Maddin"

Mayor

\_\_\_\_\_  
"Marlene Hall"

A/City Clerk

"SEAL"

# Saskatchewan Liquor and Gaming Authority's Terms and Conditions

## Security

Trained or licensed security is recommended for large special occasion permit events and may be mandatory for certain specific events. The onus is on the permittee to ensure that adequate security is present at the event.

- **Licensed** means a valid security guard licence issued by the Law Enforcement Branch of Saskatchewan Justice.
- **Trained** means attended special occasion permit workshop conducted by the Community Liaison Branch of SLGA.

The amount and type of security personnel required may be determined by the number of persons attending event and the level of risk the event is perceived to have. Applicants may use the following options as a guide (arranged from least to most risk):

1. Volunteers only (no workshop experience);
2. Trained volunteers only (with workshop experience);
3. Trained volunteers paired with licensed security personnel; or
4. Licensed security personnel only.

**Minimum of 1 trained security personnel for every 100 persons up to 1,000 and 1 trained security personnel for every additional 250 persons.**

Security personnel are required to have flashlights available as needed and may be required to circulate throughout the permitted areas to patrol for minors and other contraventions of *The Alcohol and Gaming Regulation Act, 1997* and its *Regulations*.

Any individual identified as contravening the *Act* or *Regulations* shall be addressed immediately.

The applicant must ensure that they have the ability to access additional security personnel as required.

## Subject Area Updates

### 1. Community Engagement and Communications Strategy

Key Community Engagement and Communications Objectives:

- Capture what matters to the citizens of Saskatoon, stakeholders and other interested parties for the various IGP projects.
- Inform and educate the community so they are engaged throughout the process.
- Manage the expectations of the community (e.g. cost in relation to benefit).
- Use the community values identified through Saskatoon Speaks to help guide discussions around implementing the recommendations in the IGP.

Principles of Community Engagement and Communications:

#### a) General

- Municipal government decisions are made in a context that is sensitive and responsive to public concerns and values.
- Demonstrate inclusiveness, openness, honesty, and transparency of purpose, as well as communication of results.
- Be respectful of decision-making protocol.
- Demonstrate a commitment to being time sensitive and cost effective.

#### b) Balanced Participation

The backbone to a successful project implementation is consultation with the broad public, which represents Saskatoon's diverse communities and segments of the population. Broad participation from beginning to end results in developing trusting and credible relationships, building consensus, and creating a sense of ownership and support. Therefore, careful attention will be given to developing a list of participants to ensure balanced representation from the following groups:

- i. various age groups, family structures, and cultural, social, educational, and economic backgrounds:
  - youth
  - adults
  - seniors
  - Aboriginals
  - immigrants
  - persons with disabilities

- ii. residents from all parts of the city and occupations:
  - faith groups
  - farmers
  - trade and professional occupations, such as:
    - a) sales
    - b) business
    - c) health
    - d) management
    - e) natural and social science
    - f) social service
    - g) industry
    - h) mining and manufacturing
- iii. community stakeholders and partners:
  - health
  - education
  - justice
  - fire
  - housing
  - police
- iv. business and community leaders, and other orders of government:
  - Federal
  - Provincial
  - Aboriginal
  - Municipalities; and
- v. surrounding area residents who commute to Saskatoon.

A mechanism to measure and evaluate balanced participation must be implemented for each method used to engage our citizens and stakeholders.

c) Targeted Participation

Careful attention will be given to identifying stakeholders, residents, and other audiences that may be directly, or significantly, impacted by project plans, polices, and land use, among other topics. Engagement and communication plans will identify and list affected audiences to ensure efforts are made to inform, educate, engage, and update these groups in a timely and appropriate manner.

d) Variety of Engagement Methods

In order to achieve broad participation, it is also important that a variety of opportunities are available for citizens and stakeholders to provide their input in a manner they are most comfortable. The Project Team will work with the lead consultant to identify best practices and options for citizens and stakeholders to be engaged in conversations. These may include:

- stakeholder interviews
- public meetings
- informal feedback methods (e.g. surveys, questionnaires, etc.)
- social media

e) Two-Way Dialogue

The Project Team will work with the lead consultant to bring together very different backgrounds and diverse perspectives while ensuring an exciting two-way dialogue takes place that enables citizens, stakeholders and organizations to better understand the points of view of others in our community. The goal will be to provide a conversational environment in safe places where individuals are brought together to focused consensus building. In the end citizens know they have been heard and their input be properly considered as part of City's IGP and other related civic plans.

f) Shared Information

Engaging broad participation throughout the process requires the City be transparent and willing to provide information. It is essential that the community has a shared understanding of Saskatoon's environment so they can provide informed opinions about values and sustainability. As a result, the Project Team will work with the lead consultant to identify educational and informative information to be shared with the community. For example, this would include the results of the Community Visioning Document, Strategic Plan Document, IGP, and Bridging Document. A key component will be to ensure all of the projects and studies within the IGP are linked to each other and linked back to the Strategic Plan and Community Vision.

g) Story Telling

The data found in the IGP, Bridging Document and other civic reports will provide important data that needs to be shared with citizens. However, providing facts, figures, and maps is not the most powerful approach to engaging the broader community, so it is necessary to do more than the status quo. The Project Team and lead consultant will work to identify an

approach to sharing information in a manner that makes the data humanistic and relevant. Materials will be created with a purpose of telling compelling stories that presents the challenges and opportunities that come with the facts and figures. This will create a comfortable environment where people are more easily able to digest the data in a manner that makes it relevant to their lives now and into the future. Participants will be better equipped to question their assumptions, create purposeful dialogue, and identify their values and what really matters to them.

h) Communications

It is imperative to develop a clear and effective brand identity and name for the IGP and studies, and to select the best messages to spark everyone's interest and create a desire to participate. Key messages may include that this initiative is unlike any other process undertaken by the City; this is an opportunity for citizens to be really creative and thoughtful as we plan our future; how the information will be used, and how citizens can be part of the conversation.

2. Core Bridge

The need for a north commuter bridge was identified through the IGP and is now proceeding as a separate Capital Project. The IGP also identified the potential need for additional river crossing capacity within Circle Drive as the city grows to 500,000. This strategy will examine the river crossing needs to support the initiatives of the IGP including the strategic infill initiatives and the Rapid Transit strategy. All of this will be undertaken in the context of the current river crossings within Circle Drive and City Council's direction to replace the Traffic Bridge.

The University of Saskatchewan, through its Vision 2057 Plan, has identified the desire to develop large portions of their lands within Circle Drive. Providing access to these lands with the existing roadway network may not be adequate and additional roadways and river crossings may be necessary and/or beneficial.

The Rapid Transit concept identifies the need for this service to be operated unencumbered by mixed traffic in congested areas. Further, the Rapid Transit system would need to connect the Central Business District to the University of Saskatchewan campus. The logical connection is the University Bridge or a transit only bridge in the vicinity of this bridge.

Currently, the Terms of Reference is being prepared for the Core Bridge Strategy. There will be a portion of the work that will be taken by City staff; however, there may be portions of the work that requires outside expertise and resources.



### 3. Rapid Transit

Through this strategy, a long-term plan for a Rapid Transit System will be created that will provide a higher level of transit service across the city to support growth in new neighbourhoods and the intensification of land uses along its route. The Rapid Transit Study is aligned closely with the Nodes, Corridors and Infill Strategy.

In order to move the conceptual plan forward, a Request for Qualifications, followed by a Request for Proposals, for a lead consultant is being developed. It is anticipated that a consultant will be hired in early 2013 to undertake the following tasks:

- 1) review of the conceptual plan;
- 2) preparation of a functional plan;
- 3) forecast of ridership based on alignment options and intensification projections;
- 4) capital and operations cost estimates;
- 5) identify funding and delivery strategies; and
- 6) staging strategies and timelines.

This process is expected to take place between Spring 2013 and 2015. At key points during the course of the project, the Administration will bring forward additional information to City Council for consideration, as outlined in the timeline in Attachment 2.

### 4. Nodes, Corridors, and Infill Strategy

Through this strategy, a long-term plan for strategic intensification and diversity will be created that will identify key areas to focus a greater intensity of development and foster "complete" communities throughout the city. A "complete" community will have a mix of uses, be transit supportive in design, provide a range of mobility choices for residents of all ages, and lead to associated public realm improvements.

The Nodes, Corridors, and Infill Strategy (NCI Strategy) will identify the following types of locations:

Nodes: An area where a significant concentration of activity occurs, including either a single type of activity (such as Preston Crossing – a retail node), or a mix of activity (such as the Downtown with its mix of institutional, residential, and commercial activities).

Corridors: A linear area of higher activity concentration. Streets that are identified as potential corridors are envisioned as transitioning over time to enhance connections between adjacent neighbourhoods rather than separating them.

Strategic Infill: The NCI Strategy will also consider how sites identified for strategic infill, such as the University of Saskatchewan endowment lands, and the North Downtown, can be integrated into a long-term plan for intensification and diversity.

Building upon the preliminary work prepared by the NCI team, a Request for Qualifications for a lead consultant will be developed. This will be followed by a Request for Proposals. The NCI team anticipates having a consultant hired in early 2013 to undertake the following tasks:

- a) comprehensive public engagement and communication strategy;
- b) in-depth analysis of potential nodes, corridors and strategic infill locations including servicing and transportation capacities;
- c) economic analysis to determine feasibility of new development forms;
- d) create a series of policies and guidelines to guide the development form, including the appropriate transitioning to adjacent neighbourhoods;
- e) prepare a detailed plan for the transition of the primary rapid transit corridor; and
- f) identify phasing and implementation priorities, in conjunction with the other IGP studies.

This process is expected to take place between Spring 2013 and 2015. At key points during the course of the project, the Administration will bring forward additional information to City Council for consideration, as outlined in the timeline in Attachment 2.

#### 5. Employment Area Study

This Study will be focused on evaluating existing and new sites for strategic employment area development. The Employment Area Study will introduce a high-level strategy and implementation plan for city-wide employment areas.

#### 6. Water, Wastewater, and Utilities Servicing Plan

A review of the servicing needs will be conducted to ensure adequate capacity is available to support the increased densities, and will be done in conjunction with the other studies once results and recommendations are developed.

## 7. Financing Growth

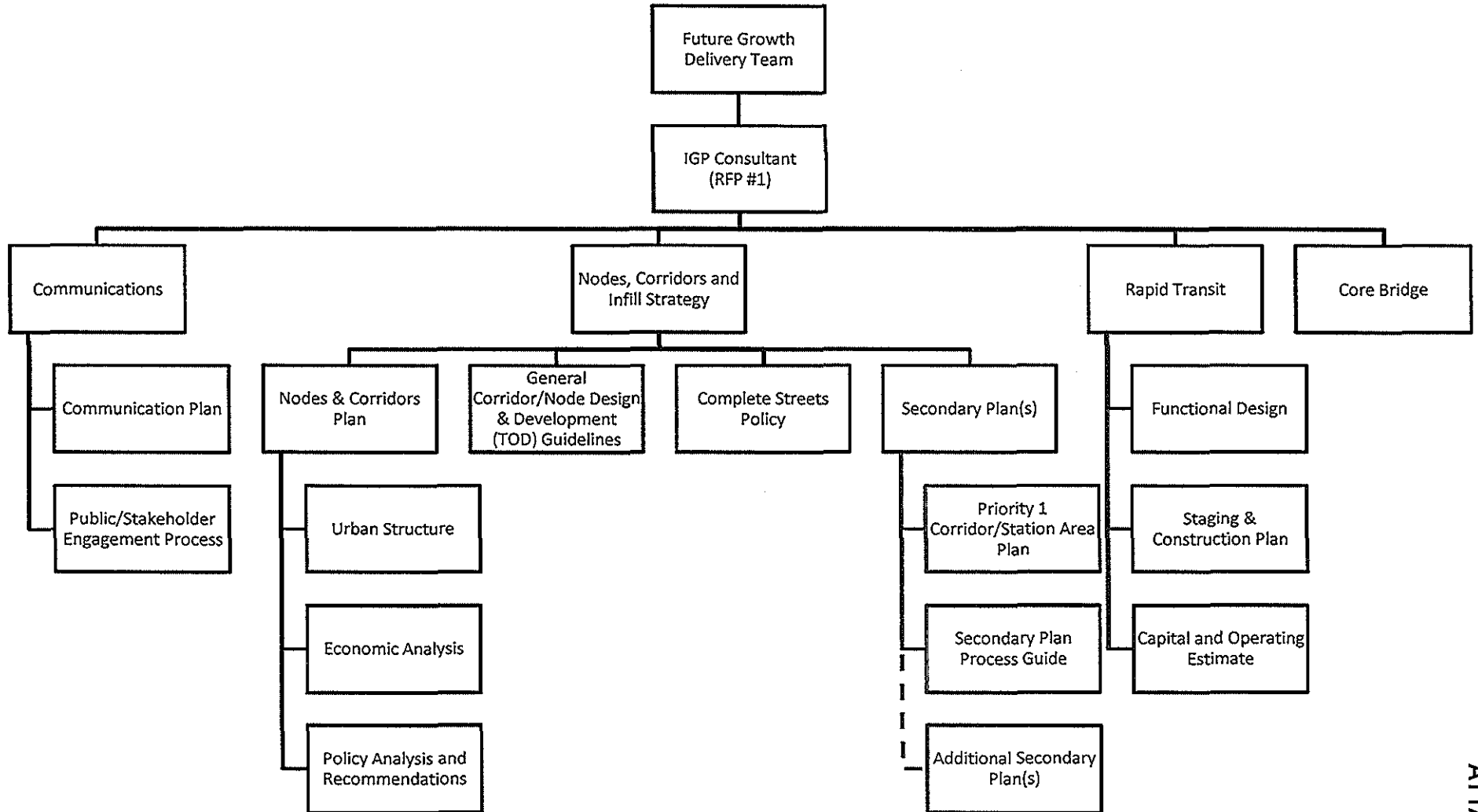
Included within the IGP workplan will be an analysis on financing growth. This analysis will be comprised of two parts:

Part "A" will examine how development is currently financed, including levies and development charges. It will determine what elements of new development are and are not covered by existing levies and charges. It will yield recommendations for changing the development cost system where appropriate to address costs of new development in a fair and equitable manner.

Part "B" will examine the degree to which the IGP is more economically sustainable. The IGP has been described as a more sustainable alternative to reach a population of 500,000. This study will bring a quantitative analysis to this assumption. Part B will also examine funding and financing options for public realm improvements (e.g. transit stations, complete streets, etc.), and other infrastructure improvements required to implement the IGP.



# IGP: Proposed RFP Structure



B1



**THE PARTNERSHIP**

Saskatoon Downtown Business Improvement District

January 22, 2013

Ms. Joanne Stevens  
Treasurers Office  
City of Saskatoon  
222 Third Avenue North,  
Saskatoon, SK S7K 0J5

Dear Ms. Stevens:

**RE:           The Partnership**  
Saskatoon Downtown Business Improvement District  
**2013 Operating Budget**

Please find attached a copy of the 2013 Operating Budget for *The Partnership*. We respectfully request you provide the enclosed copy to the Mayor and City Council for approval.

If you have any questions with regard to the 2013 operating budget for our organization, please do not hesitate to contact me, by calling 664-0709 or Debbie Murphy (Office & Program Manager) at 664-0711.

Sincerely,



Terry Scaddan  
Executive Director

TS/dlm

***The Partnership***  
**Saskatoon Downtown Business Improvement District**  
**2013 Operating Budget**  
**Notes**

- #1 Levy reduced by assessment adjustment/appeal
- #2 Levy Increase of 5%; first time since 2009
- #3 Includes extra cost of Community Support Officer (CSO) Program Audit
- #4 Incremental Rent Increase for The Partnership's office facility May 2013
- #5 Community Support Officer Program (CSO) Administrative expense recovery
- #6 Remove Sparkle lighting from Downtown trees for maintenance pruning
- #7 Purchase and replace Sparkle lights in tree's and repair electrical conduits & connections

**The Partnership**  
**Saskatoon Downtown Business Improvement District**  
**2013 Operating Budget**  
**For Council Approval**

	<u>2012 Budget</u>	<u>2012 Actual</u>		<u>2013 Budget</u>	
<b>REVENUES</b>					
BID Levy	453,300	420,795	#1	476,000	#2
Parking	36,000	35,900		35,900	
Interest	9,000	5,736		9,000	
Street Maintenance	18,000	17,900		17,900	
CSO Expense Recovery	0	16,400	#5	16,400	#5
Other	0	38		0	
<b>TOTAL REVENUES</b>	<u><b>516,300</b></u>	<u><b>496,769</b></u>		<u><b>555,200</b></u>	
<b>EXPENSES</b>					
<b>Administration</b>					
Rent	43,300	43,340		46,000	#4
Wage/benefits	180,400	189,271		201,300	
Office Expenses	23,100	18,553		23,400	
Accounting/Legal Expense & Tax	7,000	8,725		18,400	#3
<b>Total</b>	<u><b>253,800</b></u>	<u><b>259,889</b></u>		<u><b>289,100</b></u>	
<b>Market/Research &amp; Education</b>					
Destination Advertising	12,000	8,374		8,000	
Consumer/Constituent Research	300	0		300	
General Marketing	11,700	809		2,200	
Experience Downtown	18,000	16,983		18,000	
Marketing (New Opportunities)	8,000	11,743		10,000	
Board & Staff Education	25,000	18,049		20,000	
Graffiti	1,200	0		1,500	
Panhandling	12,000	0		0	
Heritage Program	2,000	2,079		2,000	
<b>Total</b>	<u><b>90,200</b></u>	<u><b>58,037</b></u>		<u><b>62,000</b></u>	
<b>Board</b>					
Meetings & Related	3,500	1,118		3,000	
Committees	1,200	0		11,100	
Membership	0	1,586		1,600	
<b>Total</b>	<u><b>4,700</b></u>	<u><b>2,704</b></u>		<u><b>15,700</b></u>	
<b>Special Projects &amp; Events</b>					
Established Festivals & Events	30,400	27,203		30,900	
New Event Opportunities	0	3,500		3,500	
<b>Total</b>	<u><b>30,400</b></u>	<u><b>30,703</b></u>		<u><b>34,400</b></u>	
<b>Street Enhancement Program</b>					
Tree Lights (Electrical Repairs)	4,000	14,673	#6	40,000	#7
Summer Program	86,940	90,540		91,000	
Winter Program	37,260	38,802		39,000	
Equipment	9,000	9,000		9,000	
<b>Total</b>	<u><b>137,200</b></u>	<u><b>153,015</b></u>		<u><b>179,000</b></u>	
<b>TOTAL EXPENSES</b>	<u><b>516,300</b></u>	<u><b>502,730</b></u>		<u><b>(25,000)</b></u>	
<b>Excess of Expenditures over Revenues</b>		<u><b>(6,119)</b></u>		<u><b>(25,000)</b></u>	
Transfer; Partnership Street Maintenance Reserve	0	0		25,000	
<b>Total</b>				<u><b>555,200</b></u>	





January 15, 2013

His Worship Mayor Atchison & Members of City Council | City of Saskatoon  
 c/o Joanne Stevens | Manager of Accounting & Support Services  
 Revenue Branch | 222 3<sup>rd</sup> Avenue North | Saskatoon SK S7K 0J5

**Re: Broadway Business Improvement District 2013 Budget Submission**

Your Worship and Councillors,

Please find enclosed the 2013 budget for the Broadway Business Improvement District (Broadway BID), which has been approved by the Board of Directors for submission to the City of Saskatoon.

2012 has been a year of normalization for the Broadway BID. The revitalized energy continues to thrive and succeed, providing opportunities to reflect on past operations and plan for the future.

The Broadway BID is proud of its successful series of promotions and events, which will continue to be facilitated throughout the 2013 operating year. For the coming year, several new initiatives are being considered:

- Celebration of the 30<sup>th</sup> annual Street Fair,
- Member professional development opportunities, and
- Elaboration of the recent Broadway Heritage QR Codes.

In order to fulfill our mandate of supporting efforts to promote, serve, and represent the businesses and organizations of the Broadway area, the BBID is seeking a 3% increase in the BBID levy for the 2013 fiscal year, to reflect inflationary increases in operating costs, increased programming, and enhanced marketing campaigns.

We look forward to another successful year for the district, and thank you kindly for your consideration of this matter.

Respectfully submitted on behalf of the Board of Directors,

Sarah Marchildon  
 Executive Director  
 Broadway Business Improvement District

Enclosures: 2013 BBID Budget & 2013 BBID Board Members

**Get the Goods... on Broadway.**

**BROADWAY**  
**Broadway Business Improvement District**  
**2013 Operating Budget**  
**for Council Approval**

	<u>2012 Budget</u>	<u>2012 Actuals (Estimated)</u>	<u>2013 Budget (for Approval)</u>
<b>REVENUES</b>			
BBID Levy	160,328.80	158,460.00	165,140.00
COS Meter Money	35,900.00	49,483.42	49,500.00
COS Maintenance Revenue	5,040.00	5,040.00	5,040.00
Advertising Revenues	-	93.64	-
New Initiatives	-	627.28	-
Grants	8,500.00	96.14	11,000.00
Special Event Revenue	38,000.00	29,108.01	46,049.00
Interest Earned	750.00	1,100.00	750.00
<b>Total Revenues</b>	<b>248,518.80</b>	<b>244,008.49</b>	<b>277,479.00</b>
<b>EXPENDITURES</b>			
<b>Administration</b>			
Salaries & Benefits	144,696.00	148,038.86	157,822.00
Accounting & Legal	5,650.00	5,171.24	5,300.00
Advertising & Promotions	10,000.00	9,003.00	10,000.00
Rent, including Utilities	12,000.00	10,934.04	12,000.00
Office Expenses	14,173.80	11,771.31	16,974.00
<b>Total Administration</b>	<b>186,519.80</b>	<b>184,918.45</b>	<b>202,096.00</b>
<b>Programing</b>			
Business Development Expenses	-	534.61	750.00
Employee Professional Development	750.00	20.00	750.00
Member Professional Development	-	-	750.00
Conferences	4,000.00	-	4,000.00
Memberships & Committees	1,200.00	580.87	1,200.00
Graffiti Maintenance Program	-	-	1,000.00
New Initiatives	5,000.00	2,009.52	11,384.00
<b>Total Programing</b>	<b>10,950.00</b>	<b>3,145.00</b>	<b>19,834.00</b>
<b>Special Projects and Events</b>			
Street Fair	15,000.00	14,213.94	15,000.00
Art Fest	8,500.00	7,076.09	8,500.00
Spirit of Christmas	1,500.00	1,241.74	1,500.00
General Meeting of the Members	1,500.00	1,203.03	1,500.00
Live@Lunch	3,000.00	852.90	3,000.00
Jingle Bucks	10,000.00	9,525.25	10,000.00
Walk of Stars	1,500.00	591.80	1,500.00
Walking Tour	4,049.00	-	-
Heritage QR Code	-	192.27	4,049.00
Broadway 360	-	30.44	-
Other Event Sponsorship	1,000.00	2,584.00	5,000.00
<b>Total Special Projects</b>	<b>46,049.00</b>	<b>37,511.46</b>	<b>50,049.00</b>
<b>Board Expenses</b>			
Board Expenses	1,500.00	914.33	1,500.00
Board Development	500.00	850.00	1,000.00
<b>Total Board Expenses</b>	<b>2,000.00</b>	<b>1,764.33</b>	<b>2,500.00</b>
<b>RESERVES</b>			
Transfer to Reserves	3,000.00	3,000.00	3,000.00
<b>Total Expenditures &amp; Reserves</b>	<b>248,518.80</b>	<b>230,339.24</b>	<b>277,479.00</b>
<b>Surplus/(Deficit)</b>	<b>0.00</b>	<b>13,669.25</b>	<b>0.00</b>

**2013 BBID Board of Directors**

*As at January 16, 2013*

**CHAIR:** Chad Haaf  
McDougall Gauley

**TREASURER:** Darci Ash  
Enigma Salon Studio

\*seeking Executive Committee participation from existing members as Vice Chair and Secretary, yet to be determined

Councillor Charlie Clark  
City Councillor - Ward 6

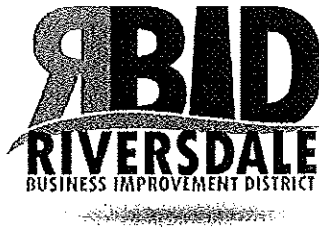
Dan Walker  
Weczeria

Janelle Unrau  
Saskatchewan Association of Architects

Jeff Wickstrom  
Broadway Shoe Repair

Paul Hay  
Royal Bank of Canada

(non-voting)  
David Barer  
NCA Liaison



January 14th, 2013

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

To His Worship and Members of City Council:

Re: Riversdale Business Improvement District's 2013 Budget

The Riversdale Business Improvement District (RBID) Board of Management has unanimously approved the 2013 operating budget reflecting annual adjustments, program growth, and increased business activity within the RBID.  
If there are any questions please contact the office at 242-2711.

Kind regards,

A handwritten signature in black ink that reads 'Randy Pshebylo'. The signature is written in a cursive style with a large, prominent 'R'.

Randy Pshebylo; EDM  
RBID Executive Director

RP/mas

**Riversdale Business Improvement District**  
**2013 Operating Budget**  
**For Council Approval**

	2012 Budget	2012 Actuals	2013 Budget (For Approval)
<b>REVENUES</b>			
Bid Levy	\$131,775.00	\$138,035.98	\$142,350.00
Parking Grant	\$35,900.00	\$35,900.00	\$35,900.00
Interest Income	\$500.00	\$1,500.00	\$500.00
Other Income	\$12,600.00	\$7,296.00	\$12,600.00
Street Maintenance	<u>\$4,950.00</u>	<u>\$5,500.00</u>	<u>\$5,500.00</u>
<b>Total Revenue</b>	<u>\$185,725.00</u>	<u>\$188,231.98</u>	<u>\$196,850.00</u>
<b>EXPENSES</b>			
<b>Administration</b>			
Rent / Utilities	\$12,000.00	\$5,100.00	\$12,000.00
Wages and Benefits	\$144,029.00	\$135,078.22	\$144,630.00
Office Expense	\$13,400.00	\$10,555.82	\$11,000.00
Accounting and Legal	<u>\$4,400.00</u>	<u>\$6,560.00</u>	<u>\$6,000.00</u>
<b>Total Administration</b>	<u>\$173,829.00</u>	<u>\$157,294.04</u>	<u>\$179,630.00</u>
<b>MARKETING AND RESEARCH</b>			
Newsletters / Community Relations	<u>\$9,500.00</u>	<u>\$11,367.44</u>	<u>\$9,500.00</u>
<b>Total Marketing &amp; Research</b>	<u>\$9,500.00</u>	<u>\$11,367.44</u>	<u>\$9,500.00</u>
<b>Programming</b>			
Clean & Safe / Vehicle & Fuel Expense	\$6,500.00	\$4,056.67	\$4,000.00
Heritage Projects/Established Festivals	<u>\$6,500.00</u>	<u>\$1,500.00</u>	<u>\$5,800.00</u>
<b>Total Programming</b>	<u>\$13,000.00</u>	<u>\$5,556.67</u>	<u>\$9,800.00</u>
<b>BOARD EXPENSE</b>			
Travel and Conference	\$8,000.00	\$3,392.66	\$5,000.00
Meetings / Board and staff Education	<u>\$6,500.00</u>	<u>\$3,885.15</u>	<u>\$6,500.00</u>
<b>Total Board Expenses</b>	\$14,500.00	\$7,277.81	\$11,500.00
<b>RESERVES</b>			
	(\$25,104.00)	\$6736.02	(\$13,580.00)
<b>Total Expenditures and Reserves</b>	<u>\$185,725.00</u>	<u>\$181,495.96</u>	<u>\$196,850.00</u>
<b>Total Surplus/Deficit</b>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>



1000 Central Avenue, Saskatoon, SK S7N2G9  
 Telephone: (306) 477-1277 Facsimile: (306) 374-7198  
 www.sutherlandbid.ca

December 17, 2012

His Worship Mayor Atchison & Members of City Council  
 City of Saskatoon  
 c/o Joanne Stevens, CMA, Accounting & Support Services Manager  
 City Hall  
 222-3<sup>rd</sup> Avenue North  
 Saskatoon, SK S7K 0J5

Your Worship and Councillors:

**Re: Sutherland Business Improvement District 2013 Budget Submission**

Enclosed herein is a copy of the 2013 budget for the Sutherland Business Improvement District (SBID) which has been approved by the Board of Directors for submission to the City of Saskatoon.

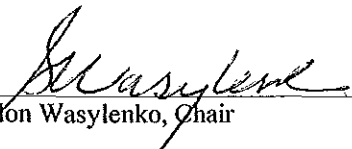
2012 was an exciting year for the Sutherland Business Improvement District. We saw the near completion of Phase 1 of the Streetscape Project. We are now looking ahead to 2014 and the completion of Phase 2. We have seen new businesses come to Sutherland and are encouraged by businesses still looking to locate here. The Marketing Strategy was approved by our Board and is moving ahead, keeping in mind our budget limitations.

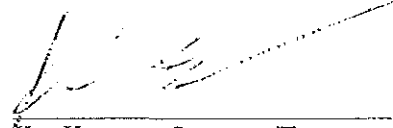
In 2013 our Board of Management will carry out discussions on BID development, capital projects, advocacy, program initiatives and boundary growth. These discussions will be ongoing through 2013-2014.

In order to meet our mandate of leading efforts to support, promote, serve and be able to represent the businesses of Sutherland, we are asking for an increase to the revenue line which translates into a higher levy. With the streetscape project, Phase 1 near completion we can now justify a partial increase. In the past, our Board committed to our members that we would not support an increase to our tax levy until such time that we could demonstrate progress and tie it to some meaningful plan. We have delivered on that promise and so asking for an increase at this point seems reasonable.

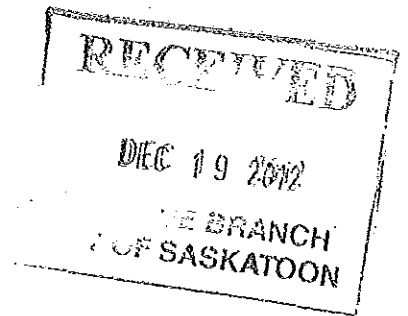
We look forward to working with the City of Saskatoon administrative staff and thank you for your consideration of this matter.

Respectfully submitted on behalf of the Board of Directors,

  
 Sheldon Wasylenko, Chair

  
 Kos Kosmas, Secretary/Treasurer

Enclosure

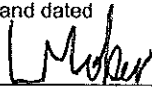


**Sutherland Business Improvement District**

Operating Budget 2013 for Council Approval

	2012 Budget	2012 Forecast YTD	2013 Budget (Proposed)
<b>REVENUE</b>			
Business Levy	\$ 21,236.00	\$ 20,436.00	\$ 25,000.00
Sponsorship / Programs			\$ 2,500.00
Surplus Revenue			\$ 9,000.00
<b>Total Revenue</b>	<b>\$ 21,236.00</b>	<b>\$ 20,436.00</b>	<b>\$ 36,500.00</b>
<b>EXPENDITURES</b>			
<b>Administration</b>			
Executive Director (Contract)	\$ 19,200.00	\$ 14,300.00	\$ 19,200.00
Administrative Support	\$ 500.00	\$ 244.50	\$ 500.00
Audit Fees	\$ 1,200.00	\$ 1,311.62	\$ 1,450.00
<b>Total Administration</b>	<b>\$ 22,100.00</b>	<b>\$ 16,514.51</b>	<b>\$ 21,150.00</b>
<b>Programming</b>			
Welcome Train Sign	\$ 3,000.00	\$ 2,296.35	\$ 2,000.00
Website maintenance	\$ 1,000.00	\$ 710.73	\$ 750.00
Newsletter, advertising	\$ 1,500.00	\$ 1,654.14	\$ 2,000.00
<b>Total Programming</b>	<b>\$ 5,500.00</b>	<b>\$ 4,661.22</b>	<b>\$ 4,750.00</b>
<b>Special Projects</b>			
Billboard	\$ -	\$ 1,770.00	\$ -
Street signs	\$ -	\$ 1,089.07	\$ 1,000.00
Flower project	\$ -	\$ -	\$ 3,500.00
Graffiti project	\$ 1,000.00	\$ -	\$ 500.00
<b>Total Special Projects</b>	<b>\$ 1,000.00</b>	<b>\$ 2,859.00</b>	<b>\$ 5,000.00</b>
<b>Board Expense</b>			
Membership development/Bd.mtg.	\$ 1,250.00	\$ 727.87	\$ 1,250.00
Strategic planning	\$ 3,000.00	\$ 2,625.00	\$ 500.00
Training, conferences, events	\$ 3,000.00	\$ -	\$ 3,000.00
Memberships	\$ 200.00	\$ 850.00	\$ 850.00
<b>Total Board Expense</b>	<b>\$ 7,450.00</b>	<b>\$ 4,202.87</b>	<b>\$ 5,600.00</b>
<b>Total Expenditures</b>	<b>\$ 36,050.00</b>	<b>\$ 28,237.60</b>	<b>\$ 36,500.00</b>
Annual Operating Surplus/Deficit	-\$ 14,814.34	-\$ 7,801.60	\$ -
<b>RESERVES</b>			
Start of Year			\$ 89,000.00
Contribution to reserves			\$ 7,800.00
Reserves used			-\$ 9,000.00
<b>Year End Surplus/Deficit</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,800.00</b>

Signed and dated



Lloyd Moker, Executive Director, SBID



KOs Kosmas, Secretary/Treasurer, SBID



Suite 103, 202 4th Avenue N | Saskatoon, SK | S7K 0K1  
PH. 306.664.0720 TF. 1.800.706.1977 S7K 0K1 | www.sreda.com

B3

MEMO

**TO:** Marlys Bilanski, General Manager, Corporate Services Department  
**FROM:** Bryan Leverick, Chair, SREDA Board of Directors  
**RE:** Crestline Coach Ltd. Tax Abatement for 2012  
**DATE:** January 18, 2013

---

The Saskatoon Regional Economic Development Authority's Board of Directors reviewed Crestline Coach Ltd.'s eligibility for a tax abatement for 2012.

During the 2012 Tax Abatement Audit that was conducted on December 6, 2012 it was determined that Crestline Coach Ltd. had not met one of their conditions as outlined on their Business Development Incentive Agreement. At the time of application, Crestline Coach Ltd. had 130 full-time employees and was to create five new full-time or full-time equivalent jobs within one year; however, at present Crestline Coach Ltd. has 134 full-time employees.

Crestline Coach Ltd. is currently in a restructuring phase, and it is anticipated that they will meet their last remaining condition by early 2013. As outlined in the *Business Development Incentives Policy C09-014*, a reduction of workforce does not constitute a default under this Policy, unless the reductions are permanent. It was determined that Crestline Coach Ltd. had increased their workforce to the best of their ability and is actively recruiting to fill the vacancies in 2013.

SREDA will send correspondence to Crestline Coach Ltd. stating that they must remedy their workforce reductions within a period of nine months of the date of termination and must provide notice and documentation to SREDA of workforce rehiring. Should they not meet this condition during the necessary time period listed above, the default clause listed in their agreement comes into effect.

**Recommendation**

The Saskatoon Regional Economic Development Authority's Board of Directors approved the following resolution on January 16, 2013:

*THAT Crestline Coach Ltd. is in compliance for the 2012 tax abatement year located at 126 Wheeler Street as a result of their expansion in 2011 and that the tax abatement be calculated at the rate of 100% for 2012.*

The Board's recommendation is to be forwarded to City Council for further consideration and approval.

Bryan Leverick, Chair



B4

Attachment 1

<u>Year</u>	<u>Reminder Notices</u>		<u>Number Advertised</u>	<u>Liens Placed</u>	<u>6-month notices</u>	<u>Sent to Prov Mediation</u>	<u>Title Taken</u>	<u>Liens Remaining</u>
	<u>Previous September</u>	<u>February</u>						
2007	4291	1747	1282	466	139	17	1	0
2008	4343	1653	1104	461	179	18	1	1
2009	4325	1808	1363	597	269	23	3	14
2010	4307	1973	1407	612	272	31	1	26
2011	4688	2109	1608	712	329	25	0	96
2012	<u>4699</u>	<u>2176</u>	<u>1614</u>	<u>601</u>	<u>n/a</u>	<u>n/a</u>	<u>0</u>	<u>285</u>
<b>Total</b>	26653	11466	8378	3449	1188	114	6	422

## LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
COMM	Auto, Repair Garage <5,000	514717950	\$7,256.53
COMM	Auto, Repair Garage <5,000	514810000	\$4,004.45
COMM	Clubhouse	504819950	\$11,305.18
COMM	Cocktail Lounge	475007400	\$24,095.20
COMM	Industrial, Flex Bld, single sty	465008840	\$5,173.04
COMM	Mixed Retail with Office	485103050	\$17,009.53
COMM	Office Building	475021400	\$7,055.07
COMM	Office Building	495126550	\$8,568.47
COMM	Restaurant	504915900	\$5,957.67
COMM	Store, Retail	474918950	\$13,333.72
COMM	Store, Retail	505009600	\$25,235.16
COMM	Warehouse, Storage 3-12% office	415301600	\$9,495.49
COND	Condo, Bare Land	465600285	\$5,867.09
COND	Condo, Bare Land	475941695	\$4,266.00
COND	Condo, Bare Land	475945970	\$6,035.79
COND	Condo, Bare Land	484527100	\$4,006.94
COND	Condo, Bare Land	495750145	\$5,010.31
COND	Condo, Bare Land	535807372	\$4,698.21
COND	Condo, Bare Land	535811870	\$4,387.11
COND	Condo, Bare Land	535859830	\$3,901.39
COND	Condo, Bare Land	535860150	\$6,012.92
COND	Condo, Bare Land	565055160	\$5,737.47
COND	Condo, Bare Land	575303320	\$3,410.40
COND	Condo, Highrise	495140570	\$216.48
COND	Condo, Highrise	495140720	\$258.68
COND	Condo, Lowrise	455215505	\$2,479.95
COND	Condo, Lowrise	474406120	\$2,128.05
COND	Condo, Lowrise	475832516	\$1,876.30
COND	Condo, Lowrise	484926400	\$2,402.72
COND	Condo, Lowrise	485631125	\$3,543.90
COND	Condo, Lowrise	495005255	\$4,290.74
COND	Condo, Lowrise	505629441	\$2,867.84
COND	Condo, Lowrise	514625293	\$1,267.07
COND	Condo, Lowrise	515320430	\$5,858.66
COND	Condo, Lowrise	515611952	\$1,836.60
COND	Condo, Lowrise	525704005	\$3,228.33
COND	Condo, Lowrise	535631175	\$3,148.11
COND	Condo, Lowrise	535808255	\$2,629.05
COND	Condo, Lowrise	545415415	\$3,170.89
COND	Condo, Lowrise	545715875	\$3,523.00
COND	Condo, Lowrise	545825240	\$4,819.45
COND	Condo, Lowrise	555401595	\$3,767.14
COND	Condo, Townhouse	455424130	\$3,718.02
COND	Condo, Townhouse	455424455	\$2,550.77
COND	Condo, Townhouse	504542770	\$3,519.37
COND	Condo, Townhouse	504542785	\$3,061.35
COND	Condo, Townhouse	525601060	\$4,198.83

# LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
MRES	Lowrise, Multi Res	504801600	\$6,724.56
MRES	Lowrise, Multi Res	504804640	\$15,089.64
MRES	Lowrise, Multi Res	525310690	\$5,649.77
MRES	Lowrise, Multi Res	525501530	\$7,101.33
RES	Land, Undeveloped Res	495100350	\$1,754.24
RES	Land, Undeveloped Res	555806400	\$3,666.21
RES	Single Family, Detached	415321350	\$8,120.85
RES	Single Family, Detached	425220700	\$5,287.67
RES	Single Family, Detached	425236650	\$8,491.81
RES	Single Family, Detached	435324990	\$6,964.04
RES	Single Family, Detached	435410280	\$3,818.60
RES	Single Family, Detached	445425650	\$6,119.37
RES	Single Family, Detached	445620450	\$7,422.75
RES	Single Family, Detached	455308500	\$5,363.71
RES	Single Family, Detached	455326500	\$6,549.35
RES	Single Family, Detached	455604050	\$6,703.75
RES	Single Family, Detached	455613300	\$7,394.91
RES	Single Family, Detached	464546550	\$6,756.50
RES	Single Family, Detached	464600800	\$5,105.79
RES	Single Family, Detached	464607900	\$7,189.85
RES	Single Family, Detached	464618050	\$8,308.27
RES	Single Family, Detached	464640700	\$5,149.03
RES	Single Family, Detached	464641750	\$3,199.17
RES	Single Family, Detached	464922400	\$4,450.62
RES	Single Family, Detached	465106950	\$3,075.23
RES	Single Family, Detached	465213640	\$5,874.14
RES	Single Family, Detached	465619200	\$8,631.33
RES	Single Family, Detached	465619750	\$7,713.68
RES	Single Family, Detached	465627860	\$8,954.48
RES	Single Family, Detached	465901200	\$9,791.84
RES	Single Family, Detached	465914450	\$4,279.93
RES	Single Family, Detached	465953200	\$10,444.85
RES	Single Family, Detached	474410850	\$5,612.14
RES	Single Family, Detached	474416800	\$5,970.61
RES	Single Family, Detached	474427400	\$2,819.82
RES	Single Family, Detached	474428360	\$2,750.25
RES	Single Family, Detached	474503200	\$6,338.65
RES	Single Family, Detached	474522400	\$5,888.02
RES	Single Family, Detached	474524600	\$3,358.21
RES	Single Family, Detached	474538250	\$4,392.86
RES	Single Family, Detached	474600300	\$8,014.39
RES	Single Family, Detached	474609640	\$3,836.02
RES	Single Family, Detached	474623840	\$5,946.53
RES	Single Family, Detached	474700190	\$2,566.68
RES	Single Family, Detached	474708790	\$4,604.61
RES	Single Family, Detached	474715160	\$3,117.11
RES	Single Family, Detached	474720940	\$3,609.30

# LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
RES	Single Family, Detached	474827800	\$5,190.26
RES	Single Family, Detached	474830400	\$3,766.60
RES	Single Family, Detached	474901450	\$3,416.37
RES	Single Family, Detached	474926100	\$1,988.48
RES	Single Family, Detached	474926300	\$2,094.25
RES	Single Family, Detached	474936400	\$3,407.98
RES	Single Family, Detached	474940900	\$2,770.14
RES	Single Family, Detached	475026950	\$4,051.05
RES	Single Family, Detached	475027000	\$2,749.92
RES	Single Family, Detached	475101440	\$4,298.58
RES	Single Family, Detached	475210150	\$7,836.71
RES	Single Family, Detached	475547450	\$3,333.45
RES	Single Family, Detached	475617630	\$3,704.64
RES	Single Family, Detached	475911850	\$9,389.12
RES	Single Family, Detached	475916900	\$4,149.14
RES	Single Family, Detached	475917600	\$5,036.27
RES	Single Family, Detached	475921800	\$9,648.63
RES	Single Family, Detached	484302900	\$4,495.79
RES	Single Family, Detached	484307200	\$5,201.75
RES	Single Family, Detached	484334000	\$5,293.11
RES	Single Family, Detached	484426680	\$4,721.05
RES	Single Family, Detached	484508540	\$4,547.60
RES	Single Family, Detached	484510630	\$4,580.08
RES	Single Family, Detached	484523450	\$4,058.37
RES	Single Family, Detached	484722650	\$4,847.86
RES	Single Family, Detached	484723500	\$3,094.12
RES	Single Family, Detached	484723950	\$4,986.85
RES	Single Family, Detached	484811700	\$5,366.70
RES	Single Family, Detached	484826300	\$3,787.53
RES	Single Family, Detached	484914400	\$3,177.77
RES	Single Family, Detached	484921900	\$2,207.42
RES	Single Family, Detached	484927050	\$4,885.46
RES	Single Family, Detached	484934200	\$3,830.04
RES	Single Family, Detached	485107350	\$3,921.41
RES	Single Family, Detached	485121300	\$5,372.31
RES	Single Family, Detached	485127000	\$2,521.29
RES	Single Family, Detached	485129100	\$4,434.21
RES	Single Family, Detached	485130510	\$5,513.43
RES	Single Family, Detached	485132850	\$4,819.87
RES	Single Family, Detached	485134650	\$5,873.48
RES	Single Family, Detached	485200800	\$5,113.34
RES	Single Family, Detached	485514480	\$5,544.40
RES	Single Family, Detached	485536950	\$3,383.60
RES	Single Family, Detached	485706650	\$6,864.89
RES	Single Family, Detached	485818850	\$3,166.03
RES	Single Family, Detached	486005500	\$8,560.05
RES	Single Family, Detached	486009450	\$9,346.53

# LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
RES	Single Family, Detached	486015350	\$12,465.42
RES	Single Family, Detached	486024150	\$7,852.81
RES	Single Family, Detached	486026300	\$6,301.32
RES	Single Family, Detached	486032200	\$5,996.20
RES	Single Family, Detached	486034100	\$4,500.10
RES	Single Family, Detached	494309850	\$3,684.26
RES	Single Family, Detached	494335640	\$3,307.41
RES	Single Family, Detached	494406200	\$3,981.50
RES	Single Family, Detached	494426550	\$4,860.66
RES	Single Family, Detached	494522900	\$3,960.45
RES	Single Family, Detached	494606800	\$4,661.43
RES	Single Family, Detached	494621300	\$2,200.85
RES	Single Family, Detached	494703550	\$6,032.59
RES	Single Family, Detached	494712850	\$1,400.94
RES	Single Family, Detached	494807600	\$3,844.45
RES	Single Family, Detached	494809550	\$3,566.55
RES	Single Family, Detached	494831150	\$2,805.42
RES	Single Family, Detached	494833500	\$2,274.74
RES	Single Family, Detached	494836550	\$4,005.50
RES	Single Family, Detached	494903850	\$2,777.48
RES	Single Family, Detached	494906050	\$3,045.59
RES	Single Family, Detached	494921550	\$2,396.71
RES	Single Family, Detached	494924700	\$1,803.63
RES	Single Family, Detached	494932550	\$4,621.06
RES	Single Family, Detached	495505050	\$3,244.78
RES	Single Family, Detached	495705400	\$2,543.99
RES	Single Family, Detached	495847800	\$5,925.63
RES	Single Family, Detached	495851750	\$7,346.25
RES	Single Family, Detached	504428500	\$2,883.57
RES	Single Family, Detached	504513200	\$4,563.56
RES	Single Family, Detached	504516750	\$4,652.16
RES	Single Family, Detached	504618300	\$3,052.82
RES	Single Family, Detached	504632460	\$2,746.84
RES	Single Family, Detached	504710050	\$1,751.38
RES	Single Family, Detached	504712300	\$1,413.16
RES	Single Family, Detached	504724330	\$2,999.34
RES	Single Family, Detached	504732740	\$2,925.82
RES	Single Family, Detached	504809700	\$946.01
RES	Single Family, Detached	504815950	\$1,462.75
RES	Single Family, Detached	504832300	\$1,139.54
RES	Single Family, Detached	504913650	\$3,817.18
RES	Single Family, Detached	504923250	\$3,885.20
RES	Single Family, Detached	504925950	\$3,075.88
RES	Single Family, Detached	504927600	\$4,395.56
RES	Single Family, Detached	505220100	\$7,480.45
RES	Single Family, Detached	505502850	\$4,788.51
RES	Single Family, Detached	505613200	\$3,272.13

# LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
RES	Single Family, Detached	505720750	\$4,505.98
RES	Single Family, Detached	505724070	\$5,146.34
RES	Single Family, Detached	514216420	\$5,669.97
RES	Single Family, Detached	514219450	\$2,755.52
RES	Single Family, Detached	514219800	\$4,182.11
RES	Single Family, Detached	514433950	\$7,327.01
RES	Single Family, Detached	514612950	\$1,834.23
RES	Single Family, Detached	514613450	\$4,590.30
RES	Single Family, Detached	514801900	\$2,942.70
RES	Single Family, Detached	514804450	\$2,286.00
RES	Single Family, Detached	514815300	\$1,819.88
RES	Single Family, Detached	514815750	\$1,309.47
RES	Single Family, Detached	514819600	\$2,085.61
RES	Single Family, Detached	514826300	\$2,019.24
RES	Single Family, Detached	514828800	\$3,407.82
RES	Single Family, Detached	514829800	\$1,416.46
RES	Single Family, Detached	514834300	\$4,131.44
RES	Single Family, Detached	514924600	\$11,433.91
RES	Single Family, Detached	515011750	\$7,433.22
RES	Single Family, Detached	515104350	\$4,996.22
RES	Single Family, Detached	515300500	\$4,981.83
RES	Single Family, Detached	515301000	\$3,592.99
RES	Single Family, Detached	515317100	\$8,098.58
RES	Single Family, Detached	515415850	\$2,503.89
RES	Single Family, Detached	515507800	\$6,240.63
RES	Single Family, Detached	515523750	\$4,502.34
RES	Single Family, Detached	515528270	\$4,108.00
RES	Single Family, Detached	515529770	\$5,766.87
RES	Single Family, Detached	515711650	\$5,161.38
RES	Single Family, Detached	515713100	\$3,038.94
RES	Single Family, Detached	515726800	\$10,504.35
RES	Single Family, Detached	515807450	\$5,843.94
RES	Single Family, Detached	524402850	\$5,487.75
RES	Single Family, Detached	524807250	\$3,896.14
RES	Single Family, Detached	524808500	\$3,554.66
RES	Single Family, Detached	524915950	\$4,236.28
RES	Single Family, Detached	524919640	\$11,968.09
RES	Single Family, Detached	524922950	\$7,818.47
RES	Single Family, Detached	525001250	\$1,980.48
RES	Single Family, Detached	525002150	\$8,454.45
RES	Single Family, Detached	525008300	\$4,564.80
RES	Single Family, Detached	525015750	\$10,195.74
RES	Single Family, Detached	525021850	\$2,564.94
RES	Single Family, Detached	525024200	\$5,750.16
RES	Single Family, Detached	525027350	\$2,690.60
RES	Single Family, Detached	525204700	\$4,743.03
RES	Single Family, Detached	525308700	\$5,964.68

# LIENS OUTSTANDING 2012

Class	Predominant Use	Roll Number	Arrears
RES	Single Family, Detached	534906650	\$2,870.58
RES	Single Family, Detached	534927650	\$2,079.63
RES	Single Family, Detached	534930700	\$7,572.28
RES	Single Family, Detached	535015950	\$2,737.56
RES	Single Family, Detached	535031950	\$7,213.53
RES	Single Family, Detached	535034100	\$6,571.11
RES	Single Family, Detached	535204650	\$9,822.53
RES	Single Family, Detached	535323940	\$4,038.05
RES	Single Family, Detached	535526350	\$8,813.29
RES	Single Family, Detached	535844700	\$8,037.94
RES	Single Family, Detached	535846750	\$6,106.96
RES	Single Family, Detached	535903690	\$8,622.60
RES	Single Family, Detached	535903990	\$10,017.46
RES	Single Family, Detached	545003250	\$4,060.95
RES	Single Family, Detached	545107600	\$6,676.19
RES	Single Family, Detached	545117900	\$3,563.30
RES	Single Family, Detached	545123350	\$7,235.84
RES	Single Family, Detached	545226600	\$6,038.64
RES	Single Family, Detached	545317050	\$2,841.06
RES	Single Family, Detached	545403990	\$6,655.61
RES	Single Family, Detached	545416680	\$7,109.05
RES	Single Family, Detached	545438630	\$3,649.18
RES	Single Family, Detached	545524150	\$7,563.07
RES	Single Family, Detached	545528550	\$7,195.39
RES	Single Family, Detached	545738800	\$6,824.10
RES	Single Family, Detached	555203680	\$9,283.15
RES	Single Family, Detached	555429300	\$4,051.22
RES	Single Family, Detached	555519400	\$4,510.66
RES	Single Family, Detached	555604750	\$8,844.38
RES	Single Family, Detached	555614100	\$8,177.60
RES	Single Family, Detached	555723740	\$4,884.66
RES	Single Family, Detached	555809150	\$5,722.15
RES	Single Family, Detached	555809800	\$5,568.39
RES	Single Family, Detached	565317700	\$7,752.18
RES	Single Family, Detached	565320000	\$8,802.19
RES	Single Family, Semi Detached	475101780	\$3,416.02
RES	Single Family, Semi Detached	504615140	\$4,261.15
RES	Single Family, Semi Detached	524802670	\$4,817.35
RES	Townhouse, Res-2 unit (One Title)	465211140	\$7,189.34
RES	Townhouse, Res-2 unit (One Title)	484838900	\$6,460.73
RES	Townhouse, Res-2 unit (Two Titles)	425334770	\$4,841.33
RES	Townhouse, Res-2 unit (Two Titles)	474615540	\$3,134.57
RES	Townhouse, Res-2 unit (Two Titles)	474721730	\$2,133.80
RES	Townhouse, Res-2 unit (Two Titles)	475546850	\$5,550.18
RES	Townhouse, Res-2 unit (Two Titles)	484626690	\$2,058.79
RES	Townhouse, Res-2 unit (Two Titles)	495511180	\$2,398.71
RES	Townhouse, Res-2 unit (Two Titles)	504624830	\$4,603.67

# LIENS OUTSTANDING 2012

<u>Class</u>	<u>Predominant Use</u>	<u>Roll Number</u>	<u>Arrears</u>
RES	Townhouse, Res-2 unit (Two Titles)	515204020	\$11,525.38
RES	Townhouse, Res-2 unit (Two Titles)	524819890	\$4,138.10
RES	Townhouse, Res-2 unit (Two Titles)	524819910	\$3,863.12
		<b>Total</b>	<b>\$1,466,567.58</b>



# LIENS OUTSTANDING SUMMARY 2012

	Predominant Use	Arrears
2	Auto, Repair Garage <5,000	\$11,260.98
1	Clubhouse	\$11,305.18
1	Cocktail Lounge	\$24,095.20
1	Industrial, Flex Bld; single sty	\$5,173.04
1	Mixed Retail with Office	\$17,009.53
2	Office Building	\$15,623.54
1	Restaurant	\$5,957.67
2	Store, Retail	\$38,568.88
1	Warehouse, Storage 3-12% office	\$9,495.49
11	Condo, Bare Land	\$53,333.63
2	Condo, Highrise	\$475.16
17	Condo, Lowrise	\$52,837.80
5	Condo, Townhouse	\$17,048.34
4	Lowrise, Multi Res	\$34,565.30
2	Land, Undeveloped Res	\$5,420.45
217	Single Family, Detached	\$1,094,005.15
3	Single Family, Semi Detached	\$12,494.52
2	Townhouse, Res-2 unit (One Title)	\$13,650.07
10	Townhouse, Res-2 unit (Two Titles)	\$44,247.65
285	<b>Total</b>	<b>\$1,466,567.58</b>

## SASKATOON'S SUSTAINABILITY HIGHLIGHTS

### Watershed Protection

- Early implementation of advanced wastewater treatment in Canada
- First commercial venture utilizing excess phosphorous from the wastewater treatment system (solidified into struvite) to create fertilizer pellets for agricultural use
- Extensive and pro-active flood protection measures including 'superpipes', homeowner flood protection programs, and watershed-scale planning efforts
- Financial tools to fund stormwater management today, and encourage low-impact development and on-site stormwater management strategies in future
- Partnerships with other municipalities, agriculture and industrial water-users, the Universities of Saskatchewan and Regina, and senior government agencies in water protection through the South Saskatchewan River Watershed Stewards Inc. and the Partners FOR Saskatchewan River Basin

### Innovation in Energy

- The creation of a Green Energy Park at the Saskatoon Regional Waste Management Centre (Landfill) including landfill gas power generation, use of a turboexpander to generate power from two waste energy sources, and gasification of regulated elm wood waste
- Innovations stemming from LEED accreditation of Fire Hall #8 and the Access Transit Maintenance Building
- Saskatoon's past, present, and future innovations related to energy conservation in buildings
- Saskatoon Shines through a suite of solar programs (proposed)
- Clean Energy Options Master Plan (proposed)

### Sustainable Land-use

- Integrated Growth Plan
- Vacant Lot and Adaptive Re-Use Incentive Program
- Evergreen Neighbourhood
- River Landing
- North Downtown Redevelopment
- Pleasant Hill Redevelopment
- Station 20 West
- Regional Planning

### Social Inclusion

- Affordable Housing Business Plan, showcasing a multitude of on-the-ground success stories such the relocation of the McNab Park units to Camponi Place, the engagement of the home-building sector, and First Nation and Metis partnerships to deliver supportive housing
- Direct Land Sale Agreements including district village centres
- Urban Reserves
- Immigration strategy and DiverseCity

### Local Food

- Community gardens
- Local food strategy research partnership
- Saskatoon Food Charter

### Waste Reduction

- Unique Residential Recycling Program procurement approach resulting in one of the most affordable programs in Canada
- Recovery Park
- Expanded organics programs (proposed)

### Biodiversity

- Northeast Swale
- Chief Whitecap Park
- Cranberry Flats and Beaver Creek
- Wanuskewin

### Education and Program Partnerships

- Partners for Education in Sustainable Development
- Aboriginal partnerships
- Sustainable Procurement practices

ATTACHMENT 2

**2015 FCM SUSTAINABLE COMMUNITIES CONFERENCE BUDGET**

	<b>BUDGET</b>
<b>Revenue</b>	
FCM Registration Contribution (\$71.25 per delegate, @ 500 delegates)	\$ 35,625
Companion Registrations	4,000
City of Saskatoon Contribution (Profile Saskatoon)	100,000
Sponsorship	50,000
<b>TOTAL REVENUE</b>	<b>\$189,625</b>
<b>Expenses</b>	
2014 Tradeshow/Prize	\$ 4,500
Mayor's Reception	22,500
Social Events (2)	41,250
Breakfasts (3)	20,000
Closing Luncheon	12,500
Event Signage	1,000
Study Tours	15,000
Transportation	25,000
Conference Administrator	25,000
Volunteers (Bilingual services, appreciation)	5,000
Legacy Project	10,000
Companion Program	4,000
Miscellaneous	3,875
<b>TOTAL EXPENSES</b>	<b>\$189,625</b>

G2

**Civic Facilities Funding Plan  
as at November 2012**

Project	Budget	Year
Police Facility	122,100,000	2011-2013
Trunked Radio System Infrastructure	3,300,000	2011-2012
West Fire Hall	5,000,000	2014-2015
South Fire Hall	8,000,000	2016-2017
Civic Operations Centre - Transit Relocation and Development of Snow Storage Facility	128,650,000	2015-2016
Civic Operations Centre - City Yards Relocation	100,000,000	2015-2020
Civic Office Space Renovations/Expansion	15,000,000	2017-2019
	<u>382,050,000</u>	

**Sources of Funding**

Cash	28,000,000	
Operating Budget contribution to phase-in incremental Fire Hall operating costs	2,600,000	
Federal Gas Tax	12,500,000	
Federal Transit Funding	5,000,000	
Property Realized Reserve Funds in Excess of Cap	5,000,000	
Evergreen Neighbourhood Land Development Dividends	20,000,000	
City Issued Debenture	193,000,000	
P3 Investment		includes capital & operating costs

**P3 Payment Stream**

Annual P3 Transit Facility/Snow Storage Facility Debenture Payment	7,400,000
P3 Transit Facility/Snow Storage Facility Operating, Mntce and Reserve Payment (2017 \$)	3,034,000
Phase in of City Yards Operating, Maintenance, Reserve costs at \$500,000 per year	4,000,000

**Cash Flow**

In addition to the above-noted sources of funding, phased-in operating budget increases are also required. These increases include the previously committed funding for the Police Facility, mill rate increases, and dedicated amounts from the MOG and revenue from assessment growth.

	Previously Committed	Phase in Capital	Phase In Operating	Subtotal	Incremental MOG	Revenue from Assessment	Total
Prior Years	1,000,000			0			1,000,000
2009	750,000			0			750,000
2010	750,000			0			750,000
2011	750,000	350,000		350,000			1,450,000
2012	850,000	350,000		350,000	150,000		1,700,000
2013	850,000	350,000		350,000	150,000		1,700,000
2014	850,000	350,000		350,000	150,000		1,700,000
2015	850,000	350,000		350,000	150,000	500,000	2,200,000
2016		350,000	500,000	850,000	250,000	500,000	2,450,000
2017		350,000	500,000	850,000	250,000	500,000	2,450,000
2018		350,000	500,000	850,000	250,000	500,000	2,450,000
2019		350,000	500,000	850,000	350,000	500,000	2,550,000
2020		350,000	500,000	850,000	350,000	500,000	2,550,000
2021		350,000	500,000	850,000	350,000	500,000	2,550,000
2022		350,000	500,000	850,000	350,000	500,000	2,550,000
2023		350,000	500,000	850,000	350,000	500,000	2,550,000
2024		350,000	500,000	850,000	350,000	500,000	2,550,000
2025		0	500,000	500,000	0	0	1,000,000
2026		0	500,000	500,000	0	0	1,000,000

**Notes to Cash flow**

**Phase in Capital:** This is an annual incremental increase to property taxes to support future debenture/P3 payments

**Incremental MOG:** MOG will continue to increase with population growth and increases to the PST base. Dedicating a portion of the funds to this project acknowledges this project relates to growth.

**Phase-in Operating Costs:** The P3 payment will require an amount for Operations and Maintenance.

His Worship the Mayor and City Council  
The City of Saskatoon

## LEGISLATIVE REPORTS

### Section A – OFFICE OF THE CITY CLERK

A1) **2012 Municipal Election  
Disclosure of Contributions and Expenses – Candidates for Councillor  
(File No. CK. 255-5-1)**

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

### TOPIC AND PURPOSE

The purpose of this report is to provide a summary of campaign contributions and campaign expenses of candidates for Councillor for the 2012 Municipal Election, in accordance with Section 10(3) of *Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006*.

### REPORT

City Council, at its meeting held on March 27, 2006, passed *Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006*. The bylaw requires that all candidates for Councillor file a Statement of Election Expenses/Contributions with the Returning Officer within three months following the date of a general election; and candidates for Mayor, within four months following the date of a general election. The Statement of Election Expenses/Contributions consists of a Statutory Declaration (Schedule A) indicating the total campaign contributions and the total campaign expenses of the candidate, a list (Schedule B) of the contributor names and amount for all contributions exceeding \$250.00 and, for Mayor candidates only, an audited statement of campaign revenues and expenses (Schedule C).

Section 10 of the *Bylaw* provides that all documents filed with the Returning Officer are public documents and, at any time after the filing deadline (which is January 24, 2013 for candidates for Councillor and February 25, 2013 for candidates for Mayor, for the 2012 election), may be inspected at the office of the City Clerk during regular office hours. The *Bylaw* further states that the Returning Officer shall forward to Council and also post in a conspicuous place a report summarizing the campaign contributions and campaign expenses of each candidate, with a notation for any candidate who has exceeded the limit on campaign expenses (i.e. \$171,955.50 for Mayor candidates and \$17,195.55 for

Councillor candidates), and the names of any candidates who fail to file the required disclosure statements. In addition, the City Clerk shall post on the City's website the Statement of Campaign Contributions and Expenses for all candidates, whether the candidate was elected or not.

Attached to this document is a summary of the disclosures filed as of 5:00 p.m. on Thursday, January 24, 2013. There were twenty-eight candidates for Councillor, with one candidate who failed to file the required disclosures by the January 24<sup>th</sup> deadline. The one candidate has since filed. None of the candidates who filed have exceeded the limit on campaign expenses.

The following are the penalty provisions of *Bylaw No. 8491*:

- 24(1) Every person who contravenes any provision of this Bylaw is guilty of an offence and liable on summary conviction to a fine of not more than \$5,000 and, in the case of a continuing offence, to a further fine of not more than \$5,000 for each day during which the offence continues.
- (2) A conviction for an offence under this Bylaw does not relieve the person convicted from complying with the Bylaw and the convicting judge may, in addition to any fine imposed, order the person to do any act or work, within the time specified by the judge in the order, to comply with the provisions of this Bylaw.
- (3) A person to whom an order is directed pursuant to subsection (2), who fails to comply with that order within the time specified by the judge, is guilty of any offence and liable on summary conviction to a fine of not more than \$5,000 for each day during which the non-compliance continues.
- (4) If a candidate is the subject of an investigation pursuant to this Bylaw and the candidate is convicted of an offence against this Bylaw based on information obtained pursuant to the investigation, the convicting court may order, in addition to any penalty imposed pursuant to this Bylaw, that the candidate pay all or any costs of the investigation.

#### **Disqualification from Office**

25(1) In addition to the penalties set out in Section 24, if a candidate who is elected contravenes any provision of this Bylaw, the candidate is disqualified from Council and shall resign immediately.

(2) Notwithstanding subsection (1), where on application a judge of the Court of Queen's Bench is of the opinion that the disqualification of the candidate arose through inadvertence or by reason of an honest mistake, the candidate shall not be required to resign.

City Council, at its meeting held on January 28, 2008, resolved that for all future elections the City Clerk be instructed to prosecute all candidates who are in breach of the Bylaw as of the day after the filing deadline.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. 2012 Municipal Elections – Disclosure – Campaign Contributions and Expenses – Candidates for Councillor



**Section B – OFFICE OF THE CITY SOLICITOR**

**B1) Repeal of the Technical Planning Commission  
(File No. CK. 175-26)**

**RECOMMENDATION:** that Council consider Bylaw No. 9084, *The Technical Planning Commission Repeal Bylaw, 2013*.

**TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9084 which implements Council's decision to repeal Bylaw No. 8355, *The Technical Planning Commission Bylaw, 2004*.

**REPORT**

City Council, at its meeting held on January 7, 2013 resolved that Bylaw No. 8355, *The Technical Planning Commission Bylaw, 2004*, be repealed.

In accordance with Council's instructions, we are pleased to submit Bylaw No. 9084, *The Technical Planning Commission Repeal Bylaw, 2013* for Council's consideration. This Bylaw repeals Bylaw No. 8355.

**ATTACHMENT**

1. Proposed Bylaw No. 9084, *The Technical Planning Commission Repeal Bylaw, 2013*.

Respectfully submitted,

\_\_\_\_\_  
Joanne Sproule, City Clerk

\_\_\_\_\_  
Patricia Warwick, City Solicitor

AI

January 25, 2013

2012 MUNICIPAL ELECTIONSDISCLOSURE – CAMPAIGN CONTRIBUTIONS AND EXPENSESCANDIDATES FOR COUNCILLOR

<u>Name</u>	<u>Office</u>	<u>Contributions</u>	<u>Expenses</u>	<u>Exceeded Limit</u>	<u>Did not File</u>
Robin Bellamy	Ward 1	\$16,689.44	\$16,689.44		
Darren Hill	Ward 1	\$17,260.00	\$16,616.60		
Owen Fortosky	Ward 2	\$ 349.00	\$ 796.42		
Robert Godfrey	Ward 2	\$ 400.00	\$ 512.50		
Pat Lorje	Ward 2	\$8,286.00	\$8,206.64		
Ann Iwanchuk	Ward 3	\$13,684.65	\$11,618.86		
Mike San Miquel	Ward 3	\$12,292.09	\$11,943.74		
Troy Davies	Ward 4	\$19,269.99	\$17,094.38		
Sean Shaw	Ward 4	\$13,165.96	\$13,165.96		
Randy Donauer	Ward 5	\$20,101.99	\$16,324.25		
James Ford	Ward 5	\$2,016.35	\$4,394.30		
Charlie Clark	Ward 6	\$19,205.00	\$15,514.00		
Howard Fullford	Ward 6	0	0		
Chad Leier-Berg	Ward 6	\$5,291.20	\$5,324.22		
Brandon Snowsell	Ward 6	\$14,952.60	\$16,079.59		
Mike Bzowey	Ward 7	\$15,595.99	\$17,184.49		
Mairin Loewen	Ward 7	\$20,872.54	\$15,133.04		
Tony Obrigewitch	Ward 7	\$808.40	\$2,325.40		
Margaret Peters	Ward 7	\$750.00	\$400.00		LATE – Jan 25/13
Eric Olauson	Ward 8	\$10,444.13	\$14,247.93		
Ainsley Robertson	Ward 8	\$5,920.64	\$11,676.53		
Karen Rooney	Ward 8	\$9,734.23	\$9,734.51		
Sharon Wingate	Ward 8	\$5,144.00	\$5,223.87		
Dennis Nowoselsky	Ward 9	\$0	\$1,600.00		
Tiffany Paulsen	Ward 9	\$17,020.00	\$8,238.94		
Bev Dubois	Ward 10	\$27,520.00	\$14,680.83		
Mark Horseman	Ward 10	\$536.30	\$536.30		
Zach Jeffries	Ward 10	\$13,009.00	\$16,763.08		

Deadline: Councillor Candidates – January 24, 2013; Mayor – February 25, 2013  
Expense Limits: Councillor - \$17,195.55; Mayor - \$171,955.50

BI

**BYLAW NO. 9084**

**The Technical Planning Commission Repeal Bylaw, 2013**

The Council of The City of Saskatoon enacts:

**Short Title**

1. This Bylaw may be cited as *The Technical Planning Commission Repeal Bylaw, 2013*.

**Purpose**

2. The purpose of this Bylaw is to repeal *The Technical Planning Commission Bylaw, 2004*.

**Bylaw No. 8355 Repealed**

3. Bylaw No. 8355, *The Technical Planning Commission Bylaw, 2004* is repealed.

**Coming into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
**of the**  
**ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor T. Paulsen, Chair  
Councillor D. Hill  
Councillor A. Iwanchuk  
Councillor Z. Jeffries  
Councillor E. Olauson

**1. Roadways Infrastructure Reserve  
(File No. CK. 1815-1)**

- RECOMMENDATION:**
- 1) that a Roadways Infrastructure Reserve be established and that base funding in the amount of \$8,838,900 be transferred from the Infrastructure Surface Reserve and that the latter be renamed to the Transportation Infrastructure Reserve; and
  - 2) that the City Solicitor update the Capital Reserves Bylaw No. 6774 based on the funding sources and expenditure criteria for both reserves, developed by the Infrastructure Services Department, as outlined in Attachment 1 to the January 14, 2013 report.

Attached is a report of the General Manager, Corporate Services dated January 14, 2013, regarding the proposed establishment of a Roadways Infrastructure Reserve targeted specifically for paved road preservation. Basic funding is proposed to be transferred from the Infrastructure Surface Reserve and the latter renamed as the Transportation Infrastructure Reserve.

Your Committee has reviewed the above report with the Administration and is supporting the above recommendations, including the establishment of the Roadways Infrastructure Reserve.

**2. Amendments to the Cosmopolitan Senior Citizen's Centre Lease**  
**(Files CK. 600-3 and IS. 610-1)**

- RECOMMENDATION:**
- 1) that consent be given to the Senior Citizen's Association of Saskatoon to sublease the Cosmopolitan Senior Citizen's Centre located at 614 – 11<sup>th</sup> Street East to the Kinsmen Club of Saskatoon; and
  - 2) that the City Solicitor be requested to prepare the consent to sublease agreement for execution by His Worship the Mayor and the City Clerk, under the corporate seal.

Attached is a report of the General Manager, Infrastructure Services Department dated January 4, 2013, regarding a proposed sublease of the Cosmopolitan Senior Citizens' Centre to the Kinsmen Club of Saskatoon.

Your Committee has reviewed the report with the Administration and has received a presentation from the President of the Cosmopolitan Senior Citizens' Association in support of the proposed sublease.

Following consideration of this matter, your Committee is also supporting the proposal, as outlined in the above recommendations.

**3. Civic Facilities Energy and Water Monitoring Capital Project**  
**(Files CK. 600-1 x 1702-1 and WT. 759-1 x 1702-1758-1)**

- RECOMMENDATION:**
- 1) that City Council approve the Civic Facilities Energy and Water Monitoring Capital Project in the amount of \$108,946.90;
  - 2) that the unspent budget of \$49,891.50 from Capital Project 1967 – Lawson Civic Centre and Harry Bailey Civic Centre Solar Hot Water Conversion be reallocated to the Civic Facilities Energy and Water Monitoring Capital Project;

- 3) that \$8,000 from Capital Project 1967 – Lawson Civic Centre and Harry Bailey Civic Centre Solar Hot Water Conversion be reallocated to the Civic Buildings Comprehensive Maintenance Reserve (CBCM); and
- 4) that the funds received for energy efficiency be reallocate to the Civic Facilities Energy and Water Monitoring Capital Project.

Attached is a report of the General Manager, Utility Services Department dated January 16, 2013, with respect to the proposed reallocation of unspent capital to a new Civic Facilities Energy and Water Monitoring Capital Project. The purpose of the new project is to install energy and water metering technology to reduce utility costs, greenhouse gas (GHG) emissions, and better manage Civic facilities.

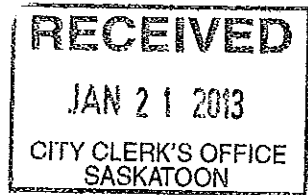
Your Committee has reviewed the report with the Administration and is supporting the above recommendations.

Respectfully submitted,

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Councillor Paulsen, Chair

**TO:** Secretary, Administration and Finance Committee  
**FROM:** General Manager, Corporate Services Department  
**DATE:** January 14, 2013  
**SUBJECT:** Roadways Infrastructure Reserve  
**FILE NO.:** CS.1815-1



**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that a Roadways Infrastructure Reserve be established and that base funding in the amount of \$8,838,900 be transferred from the Infrastructure Surface Reserve and that the latter be renamed to the Transportation Infrastructure Reserve; and
- 2) that the City Solicitor update the Capital Reserves Bylaw No. 6774 based on the attached funding sources and expenditure criteria for both reserves, developed by the Infrastructure Services Department.

**TOPIC AND PURPOSE**

This report establishes a Roadways Infrastructure Reserve separate and apart from the existing Infrastructure Surface Reserve and moves the roadways base funding. This will result in a more transparent accounting of funding specifically targeted to paved road preservation.

**REPORT HIGHLIGHTS**

1. Currently, the roadways base funding resides in the Infrastructure Surface Reserve. As a result, the amount of paved street base funding held in the reserve is not readily apparent.
2. The transfer of the paved roads base funding into a reserve that specifically funds paved roads will provide more clarity in the use of the funds.
3. The Infrastructure Surface Reserve will be redefined and renamed to identify the expenditure criteria for the remaining funds.

**STRATEGIC GOAL**

The City's Strategic Goal of Asset and Financial Sustainability states: "We are open, accountable and transparent, particularly when it comes to the resource allocation and collection decisions we make." Transferring existing roadway base funding to Roadways Infrastructure Reserve enhances the City's accountability and transparency.

**BACKGROUND**

During the 2012 Business Plan and Budget deliberations, City Council established a paved roadways service level "B" with a targeted annual investment of \$25 million (in 2012 dollars). A further decision was made to adopt a long-term funding plan of

dedicated annual property tax increases beginning in the 2013 budget with a 1.25% increase. Increases in future years will be subject to the annual Business Plan and Budget approval process.

## **REPORT**

Currently, the roadways base funding resides in the Infrastructure Surface Reserve. The 2013 contribution to this reserve totals \$12,773,300 which will fund improvements in 2013 to gravel roadways, lanes and associated drainage, sidewalks, curbs, pavement markings, medians, guardrails, traffic signals and signage, and other miscellaneous transportation infrastructure. The amount of paved roads base funding held in the reserve is not readily apparent.

To improve clarity and to ensure the dedicated roadway funding is directed towards roadways, it is recommended that a new Roadways Infrastructure Reserve be created to hold the funds dedicated to paved roads. The annual contribution in 2013 will be \$8,838,900 in base funding, plus an additional \$2,525,100 in one-time supplemental funding for a total of \$11,364,000 (an additional \$200,000 from the Reserve for Capital Expenditures was also allocated towards paved roadways). Each year, the Administration will bring forward a budget that works toward meeting the ultimate funding service level goal of \$25,000,000 per year (2012 dollars). In addition, the Administration will annually review and report on any required increases related to the inflation experienced on construction costs.

The Infrastructure Services Department has provided the revised funding and expenditure criteria (Attachment 1) to be included within the Capital Reserves Bylaw No. 6774 for both the new Roadways Infrastructure Reserve and the revised Infrastructure Surface Reserve.

## **OPTIONS TO THE RECOMMENDATION**

All funds for surface infrastructure can remain with the Infrastructure Surface Reserve. However, this will continue to cause difficulty in tracking the amount of funds dedicated towards paved roadways, which is now crucial with the introduction of the dedicated tax funding introduced in 2013.

## **POLICY IMPLICATIONS**

Approval of this report will require an amendment to the Capital Reserves Bylaw No. 6774.

## **FINANCIAL IMPLICATIONS**

There are no financial implications.



**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There is no public and/or stakeholder involvement required.

**COMMUNICATION PLAN**

While there is no specific communication plan required for the recommendations included within this report, approval will assist the communication relating to roadways funding on an ongoing basis.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time. Any implications resulting from projects funded from this reserve will be reported at that time.

**PRIVACY IMPACT**

There is no privacy impact.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

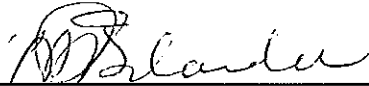
There is no CPTED review required.

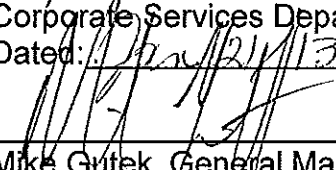
**PUBLIC NOTICE**

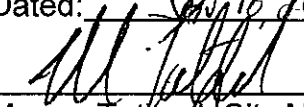
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

**ATTACHMENT**

- Updated Provisions for The Capital Reserves Bylaw No. 6774.

Written and  
 Approved by:   
 Marlys Bilanski, General Manager  
 Corporate Services Department  
 Dated: Jan 21, 2013

Approved by:   
 Mike Gutek, General Manager  
 Infrastructure Services Department  
 Dated: Jan 18, 2013

Approved by:   
 Murray Totland, City Manager  
 Dated: Jan. 24/13

## Updated Provisions for The Capital Reserve Bylaw #6774

### Roadways Infrastructure Reserve

#### **Purpose**

1. The purpose of the Roadways Infrastructure Reserve is to finance the capital costs related to the preservation of paved roadways. The objective is to minimize the life cycle cost of this infrastructure while providing acceptable service.

#### **Funding**

1. This reserve shall be funded annually from an authorized provision in the City's Operating Budget.
2. The provision will be reviewed annually and will include any adjustments resulting from inflation on construction costs.

#### **Expenditures**

1. Funds in this reserve will be utilized for capital expenditures related to improving the condition of paved roadways. Treatment categories include preservation, restoration, and rehabilitation.
2. Funds will also be utilized for asset management and will include condition rating, planning, quality control, and economic analysis of the various treatments.
3. This reserve does not fund maintenance treatments including pothole patching, spray patching and cold mix patching.

### Transportation Infrastructure Reserve

#### **Purpose**

1. The purpose of the Transportation Infrastructure Reserve is to finance the capital costs related to the preservation or retrofit of gravel roadways, lanes and associated drainage, sidewalks, curbs, pavement markings, medians, guardrails, traffic signals and signage, and other miscellaneous transportation infrastructure.

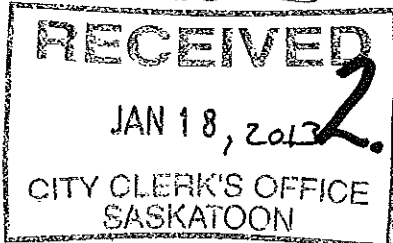
#### **Funding**

1. This reserve shall be funded annually from an authorized provision in the City's Operating Budget.

#### **Expenditures**

1. Funds in this reserve shall be used for capital expenditures related to the preservation or retrofit of gravel roadways, lanes and associated drainage, sidewalks, curbs, pavement markings, medians, guardrails, traffic signals and signage, and other miscellaneous transportation infrastructure.

600-3



**TO:** Secretary, Administration and Finance Committee  
**FROM:** General Manager, Infrastructure Services Department  
**DATE:** January 4, 2013  
**SUBJECT:** Amendments to the Cosmopolitan Senior Citizen's Centre Lease  
**FILE:** IS. 610-1

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**RECOMMENDATION:** that the following report be submitted to City Council recommending:

- 1) that consent be given to the Senior Citizen's Association of Saskatoon to sublease the Cosmopolitan Senior Citizen's Centre located at 614 – 11<sup>th</sup> Street East to the Kinsmen Club of Saskatoon; and
- 2) that the City Solicitor be requested to prepare the consent to sublease agreement for executive by His Worship the Mayor and the City Clerk, under the corporate seal.

**TOPIC AND PURPOSE**

This report is to obtain City Council's approval for a sublease agreement of the Cosmopolitan Senior Citizen's Centre to the Kinsmen Club of Saskatoon.

**REPORT HIGHLIGHTS**

- 1. The Cosmopolitan Senior Citizens' Association (Association) of Saskatoon currently leases the hall at 614-11<sup>th</sup> Street East from the City of Saskatoon for \$1.00 per year
- 2. The Association is responsible for all operating costs of the facility and find that, with funding challenges because of declining membership, it is increasingly difficult to meet the requirements.
- 3. The Kinsmen Club of Saskatoon has offered to complete some needed upgrades and repairs and assume operation of the facility in exchange for dedicated club space.
- 4. The Kinsmen presence will not impinge on any Association activities.

**STRATEGIC GOALS:**

This report supports the following City of Saskatoon Strategic Goals:

- Asset and Financial Sustainability – This goal is met by ensuring that the facility has sufficient operating and maintenance funding.

- Quality of Life – The facility provides a meeting space for Saskatoon citizens to enjoy the company of others with similar interests and engage in recreational activities.

### **BACKGROUND:**

The City of Saskatoon owns the Cosmopolitan Senior Citizen's Centre located at 614–11<sup>th</sup> Street East. Since its inception, the City has leased the land and building to the Senior Citizen's Association of Saskatoon as a senior citizen's recreation centre and community hall for the Broadway and Nutana area. In 2012, the lease agreement between the City and the Association was renewed for a five-year term.

The Association looks after the operation, management, repair, capital items and renovation of the hall, and have been remarkable stewards of this facility for decades, at no cost to the taxpayers of Saskatoon.

### **REPORT:**

The Senior Citizen's Association, which has faced a declining membership, has found the operation and management of the hall challenging. They have received an offer from the Kinsmen Club of Saskatoon to sublease the hall for a meeting space, and are asking the City's consent. The Association will continue to use the hall, and have it available for public events, while the Kinsmen Club will use it as its meeting space and manage its day-to-day operations. If approved, the hall would continue to serve the area in the same manner it has in the past, and the City will not incur any financial obligations.

The following are the key terms of the current five-year lease with the Senior Citizen's Association, which were renewed in 2012:

- The City charges no rent but passes onto the Association all costs associated with the operation, management, repair, capital costs and renovation of the hall.
- The Association must insure the hall and maintain an appropriate capital replacement reserve.
- The Association must report to the City on an annual basis with respect to the yearly operations.
- The use of the hall is limited to serving as a senior citizen's recreation centre or a community hall for family or community events that are not in the nature of a profit seeking venture.
- All renovations that the Association may wish to complete require the prior approval of the City.
- Any sublease of the hall or part of the hall requires the consent of the City.

The terms that the Kinsmen Club is proposing in the sublease are as follows:

- It would assume responsibility for the day-to-day operation and management of the hall.
- The use of the hall as a community hall will remain unchanged; the Association's use of the hall as a senior citizen's centre will remain unchanged; and the hall will be used as the clubhouse for the Kinsmen Club.
- The Kinsmen Club will accept responsibility for the completion of any required repairs, whether of a capital nature, or otherwise.
- The City's expectation, with respect to a suitable capital replacement reserve for the hall, will be both acknowledged and accepted by the Kinsmen Club.
- The Kinsmen Club, in lieu of rent, will be prepared to complete a number of renovations or upgrades, namely:
  - upgrade of the main hall, including the addition of central air conditioning, painting and general repair of entrance area;
  - the addition of a washroom facility on the main level;
  - the creation of a separate Kinsmen Club clubhouse area and office;
  - general upgrade of electrical lines to meet current code;
  - replacement of carpeting and lighting;
  - addition of security fence to the land and improvements to exterior security lighting.
- The term of the proposed sublease will be for three years, with an option to renew for a further two three-year terms, subject to the parties reaching an agreement on the financial terms, the key one being the proper funding of a capital replacement reserve

This proposed sublease arrangement is of significant benefit to the City of Saskatoon for the following reasons:

- The City will continue to have no obligation for any day-to-day operations, maintenance, capital expenditure, or long-term preservation for the functioning of the facility,
- The management of risk and liability for the operation of the facility will remain with the lessee or sub-lessee;
- The Kinsmen Club has committed to performing necessary facility upgrades in lieu of rent; and
- The function of the hall as a community hall will remain unchanged.

#### **OPTIONS:**

There are two options:

1. Decline to agree to the proposed sublease. The Administration does not recommend this option, as it may mean that the Association will reach a point

where it is no longer able to manage the operation of the hall, and will need to call upon the City to assist.

2. Propose to lease the hall directly to the Kinsmen Club. The Administration does not recommend this option as it would be a breach of the current agreement with the Senior Citizen's Association.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

### **COMMUNICATIONS PLAN**

A communications plan is not required.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PRIVACY IMPACT**

There are no privacy implications.

### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

A CPTED review is not required.

### **PUBLIC NOTICE**

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

Written by: Jim Greenshields, Superintendent, Board and Agencies  
Facilities Branch

Approved by Tim Halstead, Manager  
Facilities Branch

Approved by:   
Mike Gutek, General Manager  
Infrastructure Services Department  
Dated: JAN 17, 2013

Copy to: Murray Totland  
City Manager

Cosmopolitan Senior Citizen's Centre Lease

600-1  
x 1702-1  
**RECEIVED**  
JAN 22 2013  
CITY CLERK'S OFFICE  
SASKATOON

3.

**TO:** Secretary, Administration and Finance Committee  
**FROM:** General Manager, Utility Services Department  
**DATE:** January 16, 2013  
**SUBJECT:** Civic Facilities Energy and Water Monitoring Capital Project  
**FILE NO:** WT-759-1 and WT-1702-1758-1

**RECOMMENDATION:** that a report be submitted to City Council, recommending:

- 1) that City Council approve the Civic Facilities Energy and Water Monitoring Capital Project in the amount of \$108,946.90;
- 2) that the unspent budget of \$49,891.50 from Capital Project 1967 - Lawson Civic Centre and Harry Bailey Civic Centre Solar Hot Water Conversion be reallocated to the Civic Facilities Energy and Water Monitoring Capital Project;
- 3) that \$8,000 from Capital Project 1967 - Lawson Civic Centre and Harry Bailey Civic Centre Solar Hot Water Conversion be reallocated to the Civic Buildings Comprehensive Maintenance Reserve (CBCM); and
- 4) that the funds received for energy efficiency be reallocated to the Civic Facilities Energy and Water Monitoring Capital Project.

**TOPIC AND PURPOSE**

This report is recommending the reallocation of unspent capital to a new Civic Facilities Energy and Water Monitoring Capital Project. The purpose of the new project is to install energy and water metering technology to reduce utility costs, greenhouse gas (GHG) emissions, and better manage Civic facilities.

**REPORT HIGHLIGHTS**

1. Installation of utility metering equipment (electricity, natural gas, and water) in up to 15 civic facilities.
2. Funding sources are the re-allocation of unspent capital funds from the solar pool heating project and funding received from applying for energy efficiency grants.

**STRATEGIC GOALS**

- The City of Saskatoon's Strategic Plan 2012-2022 lists the following goals:
- Reducing greenhouse gas (GHG) emissions tied to City operations.
  - Becoming a recognized leader in cold climate energy efficiency.



- Implementing energy-efficient practices in City buildings.
- Citizens see value in the investments they make through their tax dollars.
- We manage both risk and debt appropriately.
- A culture of continuous improvement.
- Ensure existing and future leisure centres, and other recreational facilities, are accessible financially.

The following report summarizes how the proposed project supports these strategic goals. The recommended project also aligns with the Evaluation and Measurement step in the Planning Cycle shown in the Strategic Plan.

## **BACKGROUND**

Capital Project 1967 - Lawson Civic Centre and Harry Bailey Civic Centre Solar Hot Water Conversion was approved by Council on July 21, 2010.

## **REPORT**

The most recent City operations greenhouse gas (GHG) emissions inventory showed that approximately 39% of corporate emissions are due to civic facilities (excluding the Water or Wastewater Treatment Plants). As such, it is important to reduce energy use in civic facilities not only to reduce utility costs, but to reduce GHG emissions. It is proposed in this report that a capital project be created to assist with the process of implementing energy-efficient practices in the City's largest buildings by installing technology to monitor and report energy consumption. The targeted buildings are listed in Attachment 1.

The capital project that would be undertaken includes hiring a company to install a real time data collection, reporting, and analysis system that would gather utility consumption information (electricity, natural gas, and water) from the 15 buildings that are the highest consuming civic facilities and have annual utility costs of approximately \$3.8 million per year.

## **OPTIONS TO THE RECOMMENDATION**

1. When the solar hot water heating systems project is closed the remaining balance could be returned to source.
2. The Receipts in Suspense account for Energy Initiatives – CBCM Eligible Facilities could be used for other energy reducing projects.
3. The \$8,000 in the solar capital project could be allocated to an alternate location.

## **POLICY IMPLICATIONS**

There are no policy implications at this time.

## **FINANCIAL IMPLICATIONS**

The proposed funding sources for this project are:

1. the unspent budget allocations for monitoring and roof repairs and the remaining balance of the contingency within Capital Project 1967 - Lawson Civic Centre (LCC) and Harry Bailey Civic Centre (HBAC) Solar Hot Water Conversion (approximately \$58,000); and,
2. approximately \$59,000 from the Receipts in Suspense account for Energy Initiatives – CBCM Eligible Facilities.

These funding sources are re-allocations of existing capital funds. The Receipts in Suspense account for Energy Initiatives – CBCM Eligible Facilities (GL 01-2550-001) was created by the Facilities Branch with money generated by the Environmental Services Branch through grants. The Facilities Branch completed capital projects using funding from the CBCM and because these projects were CBCM funded when the grant funding was received it was placed in the Receipts in Suspense account until a purpose was determined for its use.

In 2010, the Environmental Services Branch and the Facilities Branch installed solar hot water heating systems at LCC and HBAC. The capital budget included \$10,000 (\$5,000 per building) for installing monitoring equipment and \$8,000 to assist with the future costs of moving the panels during a major roof repair or replacement. After the transfer of these two amounts, approximately \$40,000 remains of unspent contingency. This report recommends that the remaining balance in the solar capital budget, after the \$8,000 transfer to the CBCM Reserve, be reallocated to the purpose of monitoring Leisure Services facilities.

Industry research suggests utility cost savings on the 15 target buildings can range from 1-5%. This \$109,000 project can therefore be expected to achieve a pay-back of less than 3 years.

## **PUBLIC/STAKEHOLDER COMMUNICATION PLAN**

There is no public communication plan at this time. The monitoring system will be web based and, if desired, the data and building performance could be made viewable by the public.

## **ENVIRONMENTAL IMPLICATIONS**

The total annual GHG emissions for these facilities is 33,000 tonnes/year, which is equivalent to that of 6,470 passenger vehicles. The intent of this capital project is to be the first step in achieving significant reductions in this value.

## **PRIVACY IMPACT**

All data being collected is for civic-owned facilities. There are no anticipated privacy implications arising from this initiative.

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED Review is not required at this time.

**PUBLIC NOTICE**

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

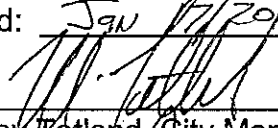
**ATTACHMENTS**

1. List of Target Buildings

Written by: Chris Richards, Project Engineer, Environmental Services Branch

Reviewed by: Ian Loughran, Energy and Sustainability Engineering Manager, ES  
Teresa Quon, Manager, Business Administration, CY  
Serene Li, Accounting Coordinator, Facilities Branch,  
Cary Humphrey, Manager, Leisure Services Branch  
Brenda Wallace, Manager, Environmental Services Branch  
Tim Halstead, Manager, Facilities Branch

Approved by:   
Jeff Jorgenson, General Manager  
Utility Services Department  
Dated: Jan 17/2013

Approved by:   
Murray Potland, City Manager  
Dated: Jan 22/13

**List of Target Buildings**

1. City Hall
2. Teachers Credit Union Place
3. Credit Union Centre
4. Lawson Civic Centre
5. Harry Bailey Aquatic Centre
6. Lakewood Civic Centre
7. Saskatoon Field House
8. Frances Morrison Library
9. Shaw Centre
10. Cosmo Civic Centre
11. ACT Arena
12. Lions Arena
13. Archibald Arena
14. Kinsmen Arena
15. Fire Hall #1

Medium and high energy consuming facilities not targeted at this time:

1. Mendel Art Gallery
2. Existing Police Headquarters
3. John Deere Building
4. Transit Administration
5. Saskatoon Light and Power Administration Building
6. Derrick Carrol Building (V&E)
7. Access Transit
8. Ave P Administration
9. Ave P Trades
10. Alice Turner Library
11. Albert Community Centre

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

of the

**LAND BANK COMMITTEE**

Composition of Committee

Councillor P. Lorje, Chair  
Councillor D. Hill  
Councillor R. Donauer  
Councillor T. Davies  
Councillor Z. Jeffries

1. **Quarterly Report – Builder and Developer Lot Supply – Year End, 2012  
(File No. CK. 4110-1)**
- 

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

Attached is a report of the General Manager, Community Services Department dated January 2, 2013 forwarding the Quarterly Report (to December 31, 2012) for the Builder and Developer inventory levels for residential and industrial land in the City of Saskatoon.

Your Committee has reviewed this report with the Administration, and notes that builders and developers have lots available for residential construction going into the 2013 construction season. The Land Branch anticipates holding one single-family lot draw (for the period April to June, 2013), that will involve a total of 266 single-family lots in the Kensington and Evergreen neighbourhoods, and lot draws (from July to December 2013) that will involve 727 single-family lots (weather permitting).

The Committee also wishes to point out that there was a 22% increase in building permits issued for single-family and two-family dwelling units over the quarter compared to the same period in 2011.

**2. Direct Sale of 602 Kloppenburg Terrace (Evergreen Neighbourhood)  
To City Life Investment Corporation  
(File No. CK. 4215-1)**

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- RECOMMENDATION:**
- 1) that approval be granted for the direct sale of Lot 46, Block 640, Plan 102107562 – 602 Kloppenburg Terrace - to City Life Investment Corporation for the purpose of moving an acreage house that currently exists within the Evergreen neighbourhood boundary – with a purchase price for the property set at \$161,800 plus G.S.T.; and
  - 2) that the City Solicitor be requested to prepare the necessary agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated January 2, 2013 regarding the proposed direct sale of the property located at 602 Kloppenburg Terrace to City Life Investment Corporation for the purpose of moving a house off an acreage to a suitable new location.

Your Committee has reviewed this proposal with the Administration, and supports the direct sale of this property, as outlined in the report.

**3. Purchase Agreement and Direct Sale to Saskatoon Wash World Inc.,  
Parcel Located at 420 -52<sup>nd</sup> Street East, Hudson Bay Industrial  
(File No. CK. 4215-1)**

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- RECOMMENDATION:**
- 1) that approval be granted for the direct sale of Surface Parcel 147521437, Lot 14, Block 863, Plan 101329477, Ext. 0 (420 – 52<sup>nd</sup> Street East) to Saskatoon Wash World Inc. for the purpose of facilitating the expansion of their current operations, as outlined in the attached report; and
  - 2) that the City Solicitor be requested to prepare the sale agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated January 2, 2013 regarding the proposed direct sale of the property located at 420 – 52<sup>nd</sup> Street East to Saskatoon Wash World Inc., for the purpose of facilitating the expansion of their current operations.

Your Committee has reviewed this proposal with the Administration and supports the direct sale of this property, as outlined in the report.

**4. Real Estate Commissions – Sale of City-Owned Land**  
**(File No. CK. 4214-0)**

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- RECOMMENDATION:**
- 1) that real estate commissions be permanently applied to land sold through public tender; and
  - 2) that real estate commissions on land sold through the Industrial Land Incentive Program, not be paid until a building foundation, consistent with the lessee's operation, is constructed.

Attached is a report of the General Manager, Community Services Department dated December 24, 2012 regarding payment of real estate commissions on land sold by the City through the public tender process, beyond the trial period which commenced in June, 2011.

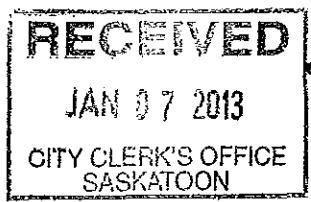
Your Committee has reviewed this proposal, and supports having real estate commissions paid on public tenders, which allows for new land offerings to be promoted by agents and sold above the reserve bid. This creates a greater return on the sale which supports the City's Strategic Goal of Asset and Financial Sustainability, and reduces reliance on residential property taxes.

Respectfully submitted,

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Councillor P. Lorje, Chair

4110-1



**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** January 2, 2013  
**SUBJECT:** Quarterly Report - Builder and Developer Lot Supply – Year End, 2012  
**FILE NO:** LA 4138-4

**RECOMMENDATION:** that a copy of this report be forwarded to City Council for information.

**TOPIC AND PURPOSE**

This report provides information on builder and developer inventory levels for residential and industrial land in the City of Saskatoon.

**REPORT HIGHLIGHTS**

- 1) Land developers in Saskatoon have a limited inventory (236 residential lots). There is builder inventory of 1,410 residential lots;
- 2) Land developers and builders have approximately 142 acres of multi-family land in inventory, which can potentially accommodate 3,900 multi-family dwelling units;
- 3) Land Developers in Saskatoon are projected to service and release to the market approximately 1,800 single-family residential lots in 2013. This projection assumes optimal weather conditions and contractor performance; and
- 4) While the City of Saskatoon, Land Branch, currently has minimal industrial land in inventory, there is a healthy supply of vacant industrial land held by recent purchasers.

**STRATEGIC GOALS**

This report supports the City of Saskatoon's Strategic Goal of Asset and Financial Sustainability. The sale of land noted in this report, in the City's ownership areas, will continue to provide financial returns at competitive rates of return on investment to the City of Saskatoon for allocation towards civic projects and programs. The land development industry is a significant part of the supply chain to facilitate economic growth, as well as an integral part of the demand side for economic growth. It responds to the needs of a variety of customers in the housing, commercial, institutional and industrial sectors.

**BACKGROUND**

The Land Bank Committee, at its meeting held on March 18, 2011, resolved, in part:

"that the Administration be requested to provide a quarterly update on the Builder and Developer Inventory report."



## REPORT

This report identifies single-family and multi-family inventory held by homebuilders and land developers, as well as projected single-family lot availability by neighbourhood, for 2013 from major land developers in Saskatoon. In addition, this report also identifies industrial inventory held by the City of Saskatoon, Land Branch, and recent purchasers with vacant industrial land holdings in the City's industrial growth areas.

Figure 1 identifies historic new single-family, two-family and multi-family dwellings units per year from 1996 to December 31, 2012.

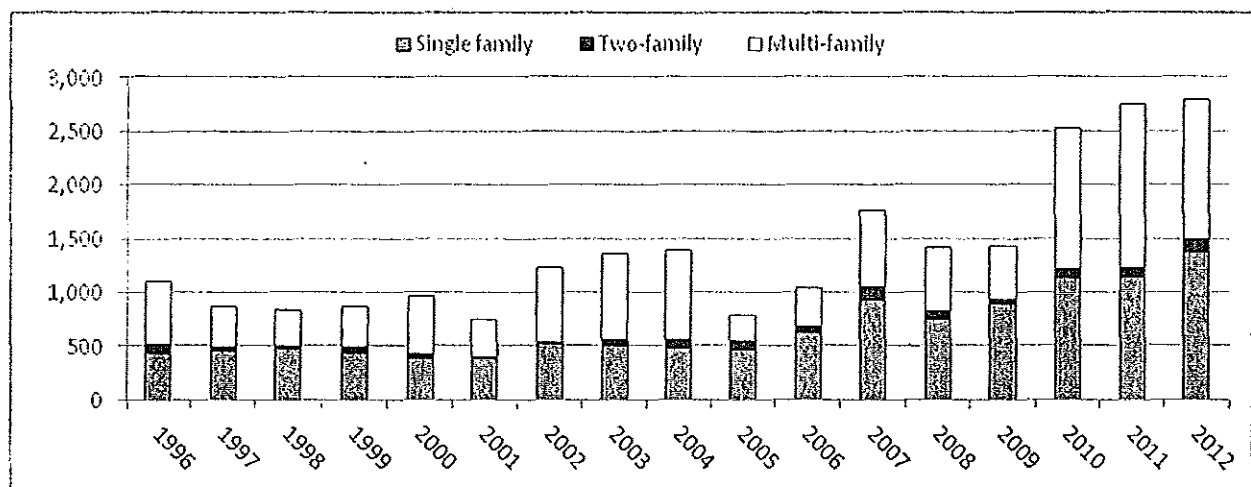


Figure 1: New Dwelling Units by Building Classification in Saskatoon, 1996 to December 31, 2012  
Source: City of Saskatoon, Building Standards Branch, Monthly Building Permit Report

### Single-Family Inventory

Table 1 (below) identifies single-family lot inventory held by homebuilders and land developers as of December 31, 2012. All lots held by developers are ready for home construction and are available for immediate purchase. It is noted that 132 lots in the Evergreen neighbourhood and 42 lots in the Rosewood neighbourhood have been allocated to builders, however possession will not take place until June 2013.

Table 1: Single-Family Inventory, December 31, 2012

<i>Neighbourhood</i>	<i>Builder inventory</i>	<i>Developer inventory</i>		<i>Totals</i>
		<i>City</i>	<i>Private</i>	
Stonebridge	464	0	0	464
Hampton Village	260	14	0	274
Evergreen	409	1	0	410
Rosewood	223	72	145	440
Willowgrove	21	0	0	21
Willows	16	0	0	16
Briarwood	3	0	4	7
Parkridge	1	0	0	1
Arbor Creek	13	0	0	13
<b>Totals</b>	<b>1,410</b>	<b>87</b>	<b>149</b>	<b>1,646</b>

Table 2 identifies the new single-family lot availability projected for 2013.

Table 2: Residential Lot Availability, 2013

<i>Neighbourhood</i>	<i>City</i>		<i>Dundee</i>		<i>Other Developers</i>		<i>Totals</i>	
	<i>April- June</i>	<i>July- December</i>	<i>April- June</i>	<i>July- December</i>	<i>April- June</i>	<i>July- December</i>	<i>April- June</i>	<i>July- December</i>
Stonebridge	0	0	0	385	0	0	0	385
Rosewood	0	0	0	0	110	69	110	69
Evergreen	160	549	0	0	0	0	160	549
Kensington	106	178	0	150	0	84	106	412
<b>Totals</b>	<b>266</b>	<b>727</b>	<b>0</b>	<b>535</b>	<b>110</b>	<b>153</b>	<b>376</b>	<b>1,415</b>
								<b>1,791</b>

From April to June 2013, the Land Branch anticipates holding one lot draw which will result in a total of 266 single-family lots. The lot draw will include single-family lots from the first phase of the Kensington neighbourhood and lots in the Evergreen neighbourhood (from the remainder of Phase 5 and approximately 40 lots that were held back due to delays associated with the relocation of a 138 kv power line). From July to December 2013, the Land Branch anticipates holding lot draws for 727 single-family lots. This will include 178 lots in the Kensington neighbourhood and 549 lots in the Evergreen neighbourhood.

The Monthly Building Permit Report indicates that as of December 31, 2012, there have been building permits taken out for 1,372 single-family dwelling units and 122 two-family dwelling units. By comparison, at the same time in 2011, building permits for 1,145 single-family dwelling units and 84 two-family dwelling units had been issued. This is an increase of approximately 22 percent over last year's year-to-date numbers of new single-family dwelling units and two-family dwelling units in the City.

### Multi-Family Inventory

Table 3 identifies the multi-family inventory held by homebuilders and land developers as of December 31, 2012.

Table 3: Multi-family Inventory, December 31, 2012

Neighbourhood	Builder inventory		Developer inventory				Totals	
	Acres	Possible dwelling units	City		Private		Acres	Possible dwelling units
			Acres	Possible dwelling units	Acres	Possible dwelling units		
Stonebridge	2.0	120	0	0	24.0	1,200	26.0	1,320
Willowgrove	12.9	245	1.5	30	0	0	14.4	275
Hampton Village	7.89	241	6.88	103	1.49	59	16.26	403
Blairmore Suburban Centre	10.42	416	0	0	0	0	10.42	416
Lakewood Suburban Centre	9.2	447	0	0	0	0	9.2	447
Rosewood	2.0	30	10.0	150	17.5	263	29.5	443
Evergreen	22.75	416	13.31	200	0	0	36.06	616
<b>Totals</b>	<b>67.16</b>	<b>1915</b>	<b>31.69</b>	<b>483</b>	<b>42.99</b>	<b>1,522</b>	<b>141.84</b>	<b>3,920</b>

Note: The average density of development indicated in the above table is approximately 29 units per acre. This ranges from 15 units per acre for most group townhouse sites to 40 units per acre for 3 storey buildings to 60 units per acre for M3 lands in the Blairmore Suburban Centre and Stonebridge.

According to the Monthly Building Permit Report, as of December 31, 2012, building permits were taken out for a total of 1,301 residential units on multi-family sites. By comparison, at the same time in 2011, building permits for 1,523 residential units on multi-family sites had been issued. This is a decrease of approximately 15 percent over last year's year-to-date number of new multi-family units in the City.

#### Industrial Land Inventory

Table 4 identifies industrial land inventory held by the Land Branch and vacant industrial land holdings held by recent purchasers in the Marquis Industrial and Southwest Industrial areas (as of December 31, 2012).

Table 4: Industrial Inventory, December 31, 2012

Neighbourhood		Vacant Sites (Sold)		Vacant Sites (Optioned)		Unsold Sites (Inventory)		Total
		IL	IH	IL	IH	IL	IH	
Marquis Industrial	# of sites	45	25	1	8	0	11	90
	Area (ac)	98.495	50.33	4.31	16.6	0	18.78	188.515
Southwest Industrial	# of sites	9	0	0	0	0	0	9
	Area (ac)	9.71	0	0	0	0	0	9.71
<b>Total # of Vacant Sites</b>								<b>99</b>
<b>Total Area (ac)</b>								<b>198.225</b>

As indicated in Table 4, while the Land Branch currently has minimal industrial land in inventory, there is a healthy supply of vacant industrial land held by recent purchasers.

It is noted that the information shown in Table 4 reflects the latest Land Branch industrial tender for Phase 6 in the Marquis Industrial area. In early 2013, the Land Branch anticipates tendering 10 additional industrial sites, totalling approximately 16 acres. These sites were held back from Phase 6 pending the extension of Marquis Drive and the removal of some top soil piles situated on three of the sites.

### OPTIONS

There are no options.

### POLICY IMPLICATIONS

There are no policy implications.

### FINANCIAL IMPLICATIONS

There is no financial impact.

### ENVIRONMENTAL IMPLICATIONS

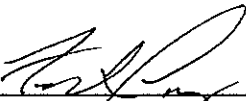
There are no environmental implications and/or greenhouse gas implications.

### PUBLIC NOTICE


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

Written by: Matt Grazier, Planner 16

Reviewed by:

  
 Frank Long, Land Bank Manager  
 Dated: Jan 3, 2013

Approved by:

  
 Randy Grauer, General Manager  
 Community Services Department  
 Dated: Jan 3/13

CC: Murray Totland, City Manager

**RECEIVED**

JAN 07 2013

4515-1  
2.

**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** January 2, 2013  
**SUBJECT:** Direct Sale of 602 Kloppenburg Terrace in the Evergreen Neighbourhood to City Life Investment Corporation  
**FILE NO.:** LA 4215-12-641

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that City Council approve the direct sale of Lot 46, Block 640, Plan 102107562 – 602 Kloppenburg Terrace - to City Life Investment Corporation for the purpose of moving an acreage house that currently exists within the Evergreen neighbourhood boundary. The purchase price for the property is set at \$161,800 plus G.S.T.; and
- 2) that the City Solicitor be requested to prepare the necessary agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate seal.

### **TOPIC AND PURPOSE**

This report outlines a proposal to sell 602 Kloppenburg Terrace directly to City Life Investment Corporation for the purpose of moving a house off an acreage to a suitable new location.

### **REPORT HIGHLIGHTS**

1. City Life Investment Corporation owns 1.52 percent of the gross land area in the Evergreen Neighbourhood – 4.04 hectares (9.98 acres).
2. Within this area there is an existing house on an acreage that was constructed in 1998.
3. Removal of the house, to a more suitable location, is necessary as area grading and deep servicing will commence in the area in spring 2013.
4. Subject to City Council approval, and due to the unique situation, the Land Branch is recommending that City Life Investment Corporation move the house to a vacant serviced lot within the area (602 Kloppenburg Terrace).
5. A direct sale is necessary in order to ensure the Land Branch is able to supply an appropriate sized lot for the acreage house.
6. City Life Investment Corporation will pay market price for the lot which was previously set at \$161,800 plus G.S.T.

## STRATEGIC GOALS

Direct sale of 602 Kloppenburg Terrace is a business decision necessary to continue with the timely development of the Evergreen neighbourhood. The development and sale of City-owned land supports the City's Strategic Goal of Asset and Financial Sustainability. Through the sale of City-owned property, revenue sources are increased and there is a reduced reliance on property taxes.

Facilitating the continued use of an existing, recently constructed house rather than having it demolished, saves greenhouse gas emissions. This supports the City's Strategic Goal of Environmental Leadership by conserving resources and demonstrating environmental leadership.

## BACKGROUND

The Evergreen Neighbourhood Concept Plan was approved by City Council on June 1, 2009 and defines land uses within the neighbourhood including various types of housing, mixed-use sites, commercial sites, institutional sites, roadways, and public spaces including pathways. The neighbourhood has experienced a rapid build out with estimated completion of single family servicing to be in late 2013.

## REPORT

### City Life Investment Corporation

City Life Investment Corporation owns 1.52 percent of the gross land area in the Evergreen Neighbourhood. This represents 4.04 hectares (9.98 acres) of the total 265.03 hectares (654.89 acres). There is an existing house located on the 4.04 hectares (9.98 acres) that is owned by City Life Investment Corporation. This house was built in 1998 and is approximately 2,065 square feet plus an attached double garage.

### Area Grading and Deep Servicing Will Commence in 2013

Due to increased demand for lots within the Evergreen neighbourhood, servicing, specifically stripping and area grading, of the remainder of the neighbourhood will commence in the 2013 construction season. This is approximately three to four years ahead of the schedule devised in 2010. This area includes the above-mentioned 4.04 hectares (9.98 acres) and the existing house.

### The Land Branch Recommends the House be Moved to the Serviced Kloppenburg Area

Subject to City Council approval, and due to this being a unique situation, the Land Branch is recommending that City Life Investment Corporation move the acreage house to a vacant serviced lot (602 Kloppenburg Terrace). In order to facilitate timely removal of the house, the Land Branch offered to explore the direct sale of an appropriate lot

where the house, at the owner's expense, could be moved. The following shall apply to moving the existing house to the lot:

1. slight modifications to the house will be required to meet development controls placed on the lot by the Land Branch;
2. the house will be moved in a timely manner in order to facilitate area grading in the 2013 construction season; and
3. the house owner will work with the Building Standards Branch and be required to fulfill all of the Building Permit requirements.

#### A Direct Sale is Necessary

A direct sale is necessary to ensure that City Life Investment Corporation will obtain a lot that is of sufficient size and situation to receive the existing house. The lot that was determined to work for both parties is Lot 46, Block 640, Plan 102107562, 602 Kloppenburg Terrace (see Attachment 1). In the recent lot draw which ended on December 20, 2012, the subject lot was held off of the market. Attachment 1 shows the information that was supplied to all lot purchasers prior to their lot selections.

#### Lot Price

City Life Investment Corporation will pay market price for the lot which was previously set at \$161,800 plus G.S.T. The lot price was approved by City Council at its meeting held on September 4, 2012 by adopting report No. 5-2012 of the Land Bank Committee.

#### OPTIONS TO THE RECOMMENDATION

The only other option would be not to proceed with the direct sale of the lot to the City Life Investment Corporation.

#### POLICY IMPLICATIONS

There are no policy implications.

#### FINANCIAL IMPLICATIONS

The proceeds from the sale of this land will be deposited into the Neighbourhood Land Development Fund.

#### PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

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

## **COMMUNICATION PLAN**

In the recent lot draw which ended on December 20, 2012, the subject lot was held off of the market. Information was supplied to all lot purchasers prior to selection (see Attachment 1). All lot purchasers in the vicinity of this lot are aware of the house that will be moved on to the lot.

## **ENVIRONMENTAL IMPLICATIONS**

Facilitating the continued use of an existing recently constructed house rather than having it demolished, saves greenhouse gas emissions. Savings would be in embodied energy, demolition energy, and the new build energy. Using a calculator found on [www.thegreenestbuilding.org](http://www.thegreenestbuilding.org), it is calculated that saving this 2,065 square foot house rather than demolishing and rebuilding, will save 221 metric tonnes of greenhouse gas emissions. This is the equivalent to burning 95,373 litres of gasoline.

The above is an estimate based on available information. The greenhouse gases produced in the process of moving the house have not been determined but are estimated to be minimal in comparison to the greenhouse gases emissions saved by not demolishing the house.

## **PRIVACY IMPACT**

There are no privacy implications.

## **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

CPTED guidelines are not applicable to this report.

## **PUBLIC NOTICE**

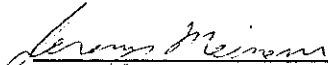
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

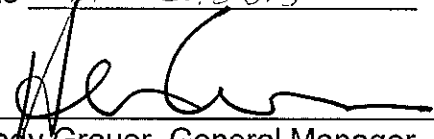
## **ATTACHMENT**

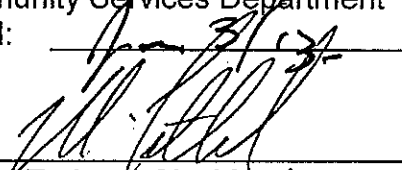
1. 602 Kloppenburg Terrace: Potential site for relocation of an existing house.

Written by: Derek Thompson MCIP, Land Development Project Manager



Reviewed by:   
A/for Frank Long, Land Bank Manager  
Date Jan 2, 2013

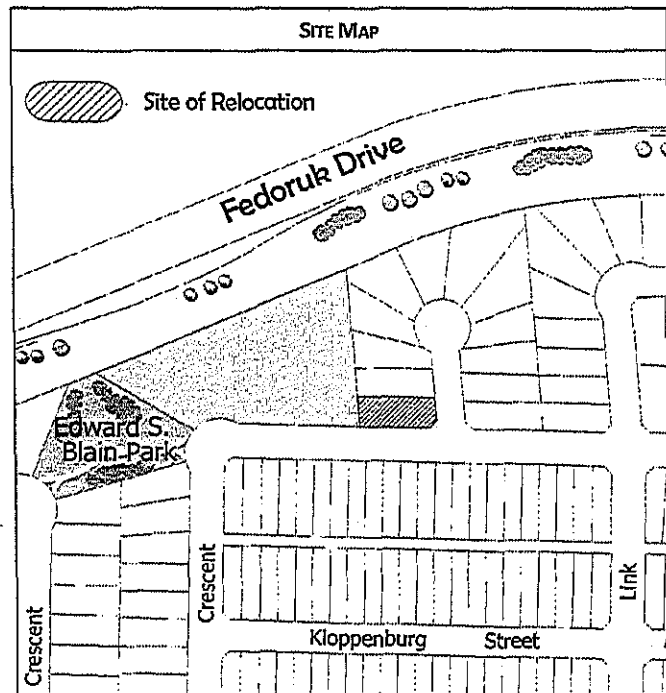
Approved by:   
Randy Grauer, General Manager  
Community Services Department  
Dated: Jan 31, 2013

Approved by:   
Murray Totland, City Manager  
Dated: Jan 5, 2013

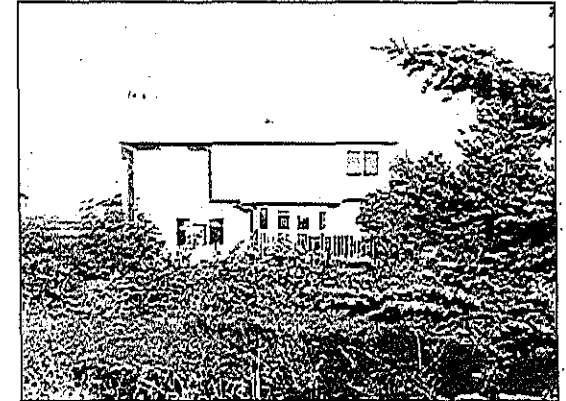
## 602 KLOPPENBURG TERRACE

### POTENTIAL SITE FOR THE RELOCATION OF AN EXISTING HOUSE

This home exists within the boundaries of the Evergreen neighbourhood. In order to facilitate development, subject to City Council approval, the Land Branch will allow the relocation of this house to the lot indicated below. The house will meet all the required building restriction caveats.



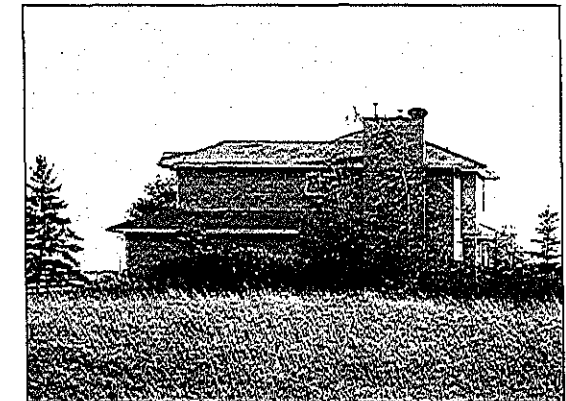
Front Elevation



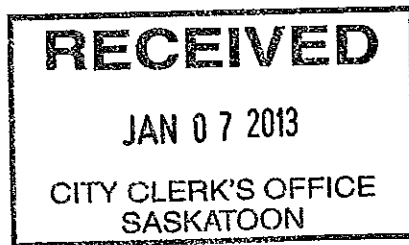
Rear Elevation



Left Elevation



Right Elevation



4215-1  
3.

**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** January 2, 2013  
**SUBJECT:** Purchase Agreement and Direct Sale to Saskatoon Wash World Inc. of Parcel Located at 420 – 52<sup>nd</sup> Street East, Hudson Bay Industrial  
**FILE NO.:** LA 4221-013-001

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**RECOMMENDATION:** that a copy of this report be forwarded to City Council recommending:

- 1) that City Council approve the direct sale of Surface Parcel 147521437, Lot 14, Block 863, Plan 101329477, Ext. 0 (420 – 52<sup>nd</sup> Street East) to Saskatoon Wash World Inc. for the purpose of facilitating the expansion of their current operations as outlined in this report; and
- 2) that the City Solicitor be requested to prepare the sale agreement and that His Worship the Mayor and City Clerk be authorized to execute the agreement under the Corporate Seal.

**TOPIC AND PURPOSE**

This reports provides information on the direct sale of recently serviced industrial land at 420 – 52<sup>nd</sup> Street East to Saskatoon Wash World Inc.

**REPORT HIGHLIGHTS**

1. A Direct Sale Offer was proposed to Saskatoon Wash World Inc. for the purchase of land located at 420 – 52<sup>nd</sup> Street East.
2. Sale of Serviced City-Owned Lands – Policy Number C09-033 outlines the terms by which the direct sale of land can take place to Saskatoon Wash World Inc.
3. Specific terms & conditions of the proposal are laid out regarding the direct land sale to Saskatoon Wash World Inc.

**STRATEGIC GOAL**

Sale of this parcel of land supports the City of Saskatoon's Strategic Goal of Asset and Financial Sustainability by:

- increasing revenue sources and reducing reliance on residential property taxes,
- providing revenue to fund new capital expenditures, and
- including core services such as fire halls, roadways, and underground services.

## BACKGROUND

Saskatoon Wash World Inc. operates a truck wash business on property they own located at 2910 Faithfull Avenue. They have been leasing the adjacent land located at 420 - 52<sup>nd</sup> Street East from the City of Saskatoon as an expansion to their current operations since August 1, 2006. As per the lease agreement clause 3(2):

“The City and the Tenant recognize that, while there is no option to purchase the Lands extended to the Tenant, if the City elects to offer these Lands for sale in the future, the current City policy is to provide adjacent property owners the first opportunity to purchase such property. And, the City agrees to observe this policy with respect to these Lands so long as the policy remains in effect.”

Upon completion of land servicing by the City of Saskatoon, Saskatoon Wash World submitted an offer to the Land Branch for purchase of the land they are currently leasing.

## REPORT

### Direct Sale Proposal

On December 14, 2012, Saskatoon Wash World Inc. approached the Land Branch with an offer to purchase land adjacent to the parcel they currently own. The Land Branch is proposing a direct sale of the lot located at 420 52<sup>nd</sup> Street East to Saskatoon Wash World Inc. for the market price of \$611,500 (plus G.S.T.). The direct sale is in accordance with City of Saskatoon policy (stated below):

### Direct Sale Policy

Sale of Serviced City-Owned Lands – Policy Number C09-033 states:

#### “3.2 Policy

The Administration may pursue or entertain direct sale, or long-term leases under the City's Industrial Land Incentives Program, of civic lands when one or more of the following conditions are present:

- c) A situation which involves extending an option to purchase to adjacent existing owners to directly purchase lots which would facilitate expansion prior to offering for tender.”

### Terms & Conditions:

1. Purchase Price - Purchase price is \$611,500 plus G.S.T.
2. Price Includes - All direct and offsite service levies. The Purchaser is responsible for their own service connections to street mains and other shallow buried utilities (e.g. gas, power, and telephone)
3. Costs - Each to pay own legal fees.
4. Easements - Purchaser to agree that the City and other utility agencies will register easements for existing utilities within the parcel.
5. Possession Date - Upon payment of the balance in full no later than 90 days of City Council's approval of the sale.

6. Conditions Precedent - Subject to approval by City Council
7. Condition of Land - As is. The City will provide a Phase 1 Environmental Site Assessment report to the Purchaser.
8. Deposit - Within five business days of City Council's approval of the sale, a non-refundable deposit in the amount of 10 percent of the purchase price will be required."

#### **OPTION TO THE RECOMMENDATION**

The only option would be to not proceed with the direct sale of the land at this time and bring the land to market through public tender.

#### **POLICY IMPLICATIONS**

There are no policy implications.

#### **FINANCIAL IMPLICATIONS**

The proceeds from sale of this land will be deposited into the Property Realized Reserve.

#### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Saskatoon Wash World approached the Land Branch regarding an interest in purchasing 420 – 52<sup>nd</sup> Street East. The Administration responded with a letter detailing the City's terms of direct sale dependent on City Council's approval.

#### **COMMUNICATION PLAN**

No communication plan is required.

#### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

#### **PRIVACY IMPACT**

There are no Privacy Implications.

#### **SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

There are no CPTED implications.

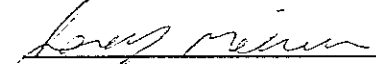
#### **PUBLIC NOTICE**


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

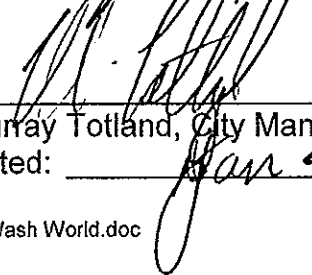
**ATTACHMENT**

1. Plan Showing Direct Sale Site

Written by: Eldon Ma, Accountant

Reviewed by:   
for Frank Long, Land Bank Manager  
Date: Jan 2, 2013

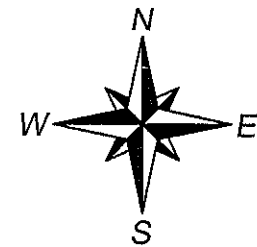
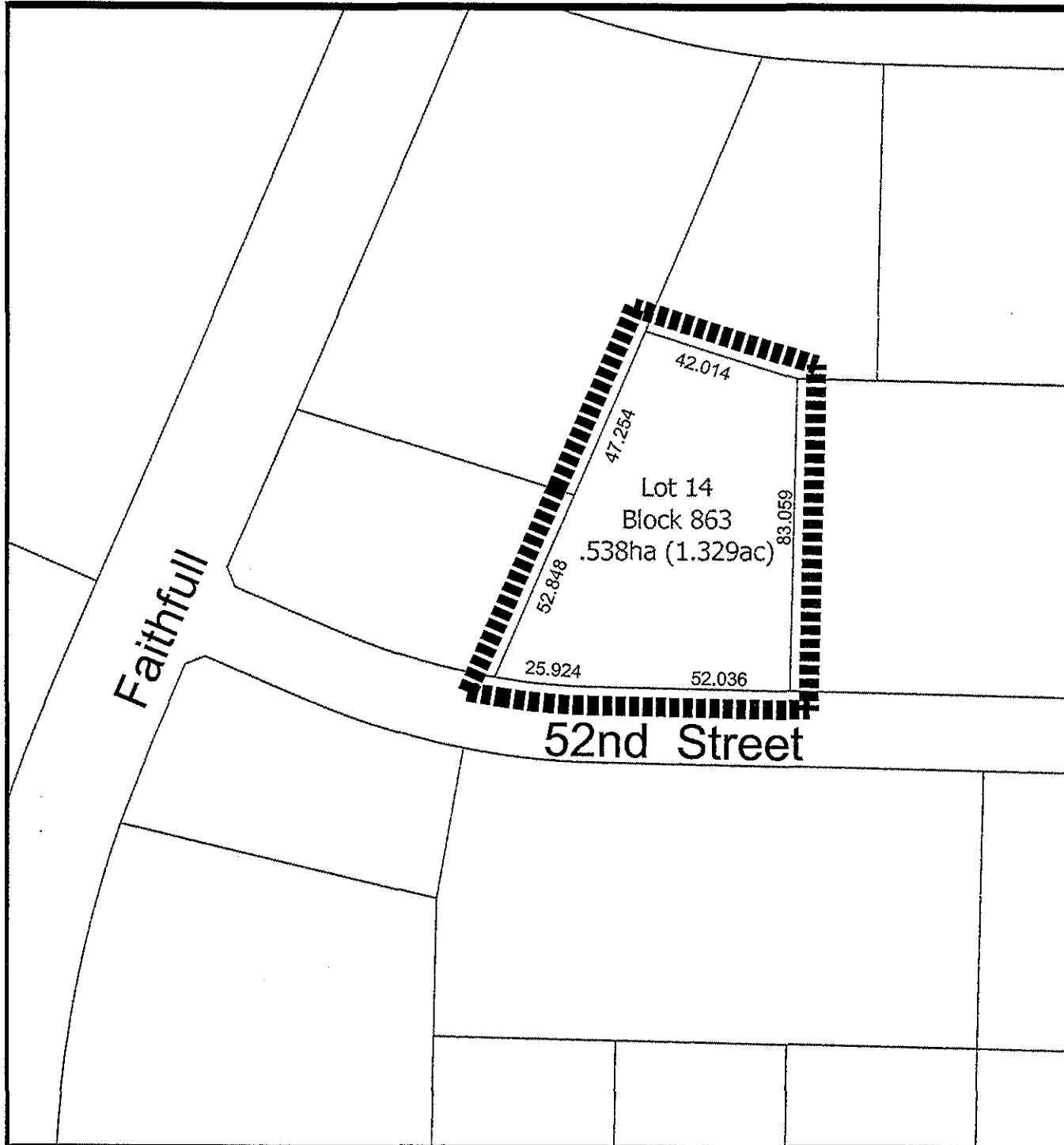
Approved by:   
for Randy Grauer, General Manager  
Community Services Department  
Dated: Jan 31, 13.

Approved by:   
Murray Totland, City Manager  
Dated: Jan 5/13

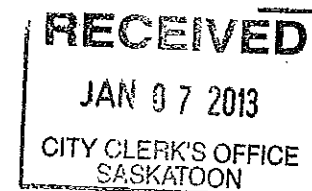
# Location Map

420 52nd St E  
Lot 14, Block 863  
Plan No. 101329477

Subject Site: 



**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** December 24, 2012  
**SUBJECT:** Real Estate Commissions – Sale of City-Owned Land  
**FILE NO.:** 4221-0



**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that real estate commissions be permanently applied to land sold through public tender; and
- 2) that real estate commissions on land sold through the Industrial Land Incentive Program, not be paid until a building foundation, consistent with the lessee's operation, is constructed.

### **TOPIC AND PURPOSE**

This report recommends that real estate commissions (commissions) on public tenders be permanently applied to Council Policy C09-015 Real Estate Commissions – Sale of City-owned Land, and that the policy be amended to not pay commissions under the Industrial Land Incentive Program until a building foundation, that is consistent with the lessee's operation, is constructed.

### **REPORT HIGHLIGHTS**

1. Not paying commissions on public tenders for industrial land caused many potential purchasers to avoid the public tender process. Instead, they would wait until the parcels were available over the counter to ensure their real estate agents (agent) received a commission.
2. A review of public tender statistics over the last two years shows the benefit of applying commissions to public tenders.
3. Real Estate Commissions paid on the Industrial Incentive Program are currently paid when the Lease agreement is executed; this offers no guarantee that the parcels will be purchased.

### **STRATEGIC GOAL**

Having commissions paid on public tenders allows for new land offerings to be promoted by agents and sold above the reserve bid. This creates a greater return on the sale with the proceeds going to the Property Realized Reserve. This supports the City's Strategic Goal of Asset and Financial Sustainability. The inclusion of commissions on the sale of land through public tender increases revenue sources and there is a reduced reliance on residential property taxes.



## BACKGROUND

City Council, at its meeting held on June 27, 2011, adopted a change to Council Policy C09-015 Real Estate Commissions – Sale of City-owned Land, which allowed commissions to be paid on land offered by public tender. This change addressed the issue of purchasers not willing to submit a bid during the tender as the agent working on their behalf would not receive a commission. It was resolved that the policy change be used on a trial basis and that the Administration report back with sales statistics during the trial period, along with the impact the change had on the bids received during the public tender process.

## REPORT

### Industrial Sales

The economic climate in Saskatoon continues to be strong and sales of industrial land are at record levels. Prior to the change in policy in June 2011, most sales would not take place until the day after the tender offering closed (when the properties became available over the counter). This occurred as the customer was not interested in submitting a bid during the tender due to the agent working on their behalf not being able to receive a commission on the purchase. As commissions are paid from the Property Realized Reserve (Reserve), profit from the land sale was going to the payment of commissions and not into the Reserve. This practice removes the benefit to the City of allowing the market to determine the price during the public tender process.

### Public Tender Statistics

From July 2010 to May 2011, there were four public tenders on industrial land that provided 54 new parcels to the market. Of these parcels, only four were sold through the tender process, while the remaining were sold over the counter. This equates to a seven percent tender uptake of parcels with the bids being an average of six percent above the reserve amount. From June 2011 to present, four public tenders were offered on industrial land that provided 46 new parcels to the market. Of these parcels, 14 were sold through the public tender process. This equates to a 30 percent uptake of parcels with the bids being an average of nine percent above the reserve amount.

The ability of agents to bring bids by their client for the tender has created more competition among customers which results in multiple bids being received on parcels and bringing a greater return to the City. This has allowed the City to pay the commissions out of the additional profit received rather than having it come out of the Reserve amount.

### Real Estate Commissions on the Industrial Incentive Program

Currently commissions are paid out on long-term leases under the Industrial Land Incentive Program when an agreement has been signed and proof of insurance has been provided. The problem with this method is that there is nothing guaranteeing that the customer is committed to the lease and could cancel the agreement without the City having covered the cost of the commission. The parcel would then be resold with commissions once again being paid if the sale is done through an agent.

Options to Purchase under the Incentive Program cannot be exercised until a building foundation, that is consistent with the purchasers operations, is in place. The Administration would like to apply this same criteria to payment of commissions in order for the customer to demonstrate their commitment to the property and the lease. This, in turn, will ensure the agent is doing their due diligence by ensuring their clients are serious about entering into a long-term agreement. Having a building foundation in place doesn't ensure that the option will be exercised in the near future, but does show a commitment to improvements on the land which in turn, will increase the land value.

### **OPTIONS TO THE RECOMMENDATION**

Another option would be to revert back to not having commissions paid on public tenders. For commissions paid on the Industrial Incentive Program, options would be to reject the recommendation and pay commissions upon signing of the lease agreement. A second option would be to only pay commissions upon the exercise of the option to purchase in the lease. The issue with this is that it could be up to 15 years before commissions would be paid.

### **POLICY IMPLICATIONS**

Council Policy C09-015 Real Estate Commissions – City-Owned Land, will be amended to reflect the new payout terms of real estate commissions paid out under the Industrial Land Incentive Program.

### **FINANCIAL IMPLICATIONS**

There is no financial impact.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

The Administration has communicated with representatives of the Commercial Real Estate Industry to discuss issues and concerns they have respecting real estate commissions on public tenders. They have indicated support for the initiatives contained within the report.

### **COMMUNICATION PLAN**

A letter will be sent to the major commercial realtors in Saskatoon highlighting the changes to the policy.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental and/or greenhouse gas implications have been identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications

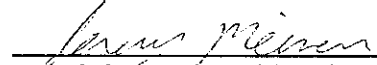
**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**


There are no safety/crime prevention through environmental design issues.

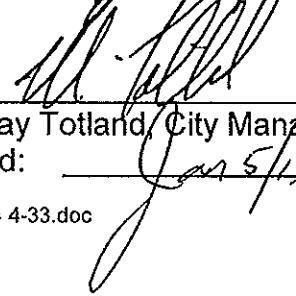
**PUBLIC NOTICE**

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

Written by:         Jeremy Meinema, Finance and Sales Manager

Reviewed by:   
A/for Frank Long, Land Bank Manager  
Date Jan 2 2013

Approved by:   
for Randy Grauer, General Manager  
Community Services Department  
Dated: Jan 3/13

Approved by:   
Murray Totland, City Manager  
Dated: Jan 5/13

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
of the  
**EXECUTIVE COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor C. Clark  
Councillor T. Davies  
Councillor R. Donauer  
Councillor D. Hill  
Councillor A. Iwanchuk  
Councillor Z. Jeffries  
Councillor M. Loewen  
Councillor P. Lorje  
Councillor E. Olauson  
Councillor T. Paulsen

1. **Lease of City-Owned Space at 325 – 3<sup>rd</sup> Avenue North  
Royal Thai Restaurant Ltd.  
(File No. CK 600-3)**
- 

**RECOMMENDATION:**

- 1) that City Council approve a Lease Agreement, as set out in this report, between the City of Saskatoon and Royal Thai Restaurant Ltd. for Bay No. 3 in the City-owned building located at 325 – 3<sup>rd</sup> Avenue North, for a term of ten years, four months, (March 1, 2013, to June 30, 2023); and
- 2) that the City Solicitor be requested to have the appropriate agreements executed by His Worship the Mayor and the City Clerk, under the Corporate Seal.

Your Committee has reviewed the following report of the City Manager dated January 17, 2013, and supports the recommendation to enter into the above-noted lease agreement.

### **“TOPIC AND PURPOSE**

To receive approval to enter into a lease agreement which would relocate the Royal Thai Restaurant from Bay No. 2 in the City-owned building located at 325 - 3<sup>rd</sup> Avenue North to Bay No. 3 for a lease term of ten years, four months.

### **REPORT HIGHLIGHTS**

1. Well established tenant in City-owned building wishing to expand their existing restaurant into a larger space within the building.
2. Royal Thai Restaurant is scheduled to sell and transfer their existing lease for Bay No. 2 in the City-owned building.
3. Lease revenues from the main floor will be used to subsidize the on-going costs associated with the Assessment and Taxation Branch’s occupancy of the second floor.

### **STRATEGIC GOAL**

This report supports the long-term strategy of increasing revenue sources and reducing reliance on residential property taxes and the long-term priority of exploring alternative sources of revenue to pay for on-going operations under the Strategic Goal of Asset and Financial Sustainability.

### **BACKGROUND**

At its meeting held on August 18, 2010, City Council approved the purchase of 325 - 3<sup>rd</sup> Avenue North. The building was purchased to house the Assessment Branch on an interim basis and allow for flex space for the reconfiguring of City Hall. The Assessment and Taxation Branch currently resides on the second floor of the building. The main floor of the building is divided into three commercial rental units for external commercial tenants.

It was also approved at the same meeting, that this City-owned building at 325 - 3<sup>rd</sup> Avenue North would be managed by Colliers McClocklin. Property management fees are recovered from the shared occupancy costs paid by the tenants. The lease payments from the three main-floor tenants will fund the on-going occupancy,

heating, and janitorial costs for the Assessment and Taxation Branch's occupancy of the second floor.

On November 13, 2012, City Council approved a report recommending a lease between Honey Bun Café Inc. and the City of Saskatoon for this same Bay No. 3 at 325 - 3<sup>rd</sup> Avenue North. Subsequent to that approval, issues arose with the proposed lease agreement and the agreement has since fallen through.

## **REPORT**

### Well Established Tenant Wish to Expand Their Existing Restaurant

The Royal Thai Restaurant is a well established tenant in Bay No. 2 at 325 - 3<sup>rd</sup> Avenue North. Citing a need for additional space and a desire to expand their existing restaurant operation, a lease proposal was submitted on their behalf to Colliers McClocklin for the adjacent space. Bay No. 3 is roughly twice the size of their currently leased space. Colliers McClocklin has subsequently worked out a proposed lease agreement with Royal Thai Restaurant Ltd. Maintaining a well established restaurant and tenant that is looking to expand its operations is ideal. Royal Thai is a proven tenant that is a good fit for the building.

### Royal Thai Scheduled to Sell and Transfer Their Existing Lease for Bay No. 2

The Royal Thai has indicated they will sell the restaurant equipment and transfer the lease interest in Bay No. 2, which expires May 31, 2013. The current lease has an option for a five-year lease renewal at a rate to be negotiated. Royal Thai would keep their name and restaurant flavour as they move over to Bay No. 3. The tenant who would backfill Bay No. 2 would more than likely operate a restaurant, that restaurant would have a new name and offer something different than Thai cuisine.

### Lease Revenues Subsidize Assessment and Taxation Branch's Occupancy of the Second Floor

Revenues of \$358,111.00 will be generated from the net lease of this space to Royal Thai Restaurant Ltd. over the ten year, four month lease period. These revenues will be used to offset the costs associated with the Assessment and Taxation Branch occupying the second floor of this building. Any surplus funds generated from the lease of the main floor of this building will be held in a building and operating reserve which is scheduled to be established in 2013.

Negotiated terms of the agreement require the landlord to provide a \$35,000 tenant improvement allowance and grant a fixturing period of four months. Throughout the fixturing period, the tenant is responsible for only the cost of utilities.

### **OPTIONS TO THE RECOMMENDATION**

An option would be to not approve the relocation and extension of this lease. In this scenario, the space would need to be marketed for a new tenant, and there would be a possibility that the Royal Thai would look for a larger space elsewhere.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

Relocating and renewing the lease for the Royal Thai Restaurant will significantly add to the marketability and value of the property, an important factor should the City decide to sell the property at some point in the future.

### **PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

None required.

### **COMMUNICATION PLAN**

None required.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications identified at this time.

### **PRIVACY IMPACT**

There are no privacy implications.

Report No. 3-2013  
Executive Committee  
Monday, February 11, 2013  
Page 5

**SAFETY/CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN  
(CPTED)**

This lease space is for a separate commercial enterprise. A CPTED review is not required.

**PUBLIC NOTICE**

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

Respectfully submitted,

---

His Worship Mayor D. Atchison, Chair



## **COMMUNICATIONS TO COUNCIL**

### **MEETING OF CITY COUNCIL – MONDAY, FEBRUARY 11, 2013**

#### **A. REQUESTS TO SPEAK TO COUNCIL**

##### **1) Frank Regier, dated January 22**

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

**RECOMMENDATION:** that Frank Regier be heard.

##### **2) Philip Dyck, dated January 14**

Requesting permission to address City Council with respect to surplus water over 11<sup>th</sup> Street West. (File No. CK. 7820-1)

**RECOMMENDATION:** that Philip Dyck be heard.

##### **3) Stephanie Meyer, Marketing & Events Manager, The Avenue Community Centre for Gender & Sexual Diversity, dated February 5**

Requesting permission to address City Council regarding Pink Revolution, requesting that City Council proclaim April 7 to 14, 2013 as Pink Revolution – Bully Prevention Week and asking permission to have a flag raising. (File No. CK. 205-5)

**RECOMMENDATION:**

- 1) that Stephanie Meyer be heard;
- 2) that City Council approve the request for a flag raising, subject to any administrative conditions;
- 3) that City Council approve the proclamation as set out above; and
- 4) that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

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

**1) Bob Forward, Saskatchewan British Car Club, dated January 15**

Requesting a temporary closure of the 400 block of 21<sup>st</sup> Street East, from 6:00 a.m. to 5:00 p.m. on July 21, 2013, for 14<sup>th</sup> Annual Brits by the Bus car show.  
(File No. CK. 205-1)

**RECOMMENDATION:** that the request to temporarily close the 400 block of 21<sup>st</sup> Street East, from 6:00 a.m. to 5:00 p.m. on July 21, 2013, for 14<sup>th</sup> Annual Brits by the Bus car show be approved subject to any administrative conditions.

**2) Hélène Grimard, Acting President, Fédération des Francophones de Saskatoon, dated January 23**

Requesting permission for a flag-raising ceremony in Civic Square on March 11, 2013.  
(File No. CK. 205-1)

**RECOMMENDATION:** that the request to hold a flag-raising ceremony in Civic Square on March 11, 2013, be granted subject to any administrative conditions.

C. **ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

1) **Nina Nolls, January 16**

Commenting on a City truck parked at a school. (File No. CK. 150-1) **(Referred to Administration for response to the writer.)**

2) **Terry Hanley, Director of Policy and Risk Management, Water Security Agency, dated January 17**

Commenting on reservoir operating plan for Lake Diefenbaker. (File No. CK. 7840-1) **(Referred to Administration for further handling.)**

3) **Andrew Wagner, dated January 21**

Commenting on Probationary Builder Status. (File No. CK. 4110-1) **(Referred to Administration for further handling and to respond to the writer.)**

4) **Denise Campeau, dated January 28**

Commenting on left-hand turn signals. (File No. CK. 6250-1) **(Referred to Administration for response to the writer.)**

5) **Eveline Schuster, dated January 29**

Commenting on parking meters. (File No. CK. 6120-3) **(Referred to Administration for response to the writer.)** Also attached is a response from Parking Services Manager, Infrastructure Services Department, dated January 30, 2013.

6) **Carol Peterson, dated January 29**

Commenting on parking meters. (File No. CK. 6120-3) **(Referred to Administration for response to the writer.)** Also attached is a response from Parking Services Manager, Infrastructure Services Department, dated January 30, 2013.

**Items Which Have Been Referred for Appropriate Action**  
**Monday, February 11, 2013**  
**Page 2**

**7) Craig Allan dated January 29 (two letters)**

Commenting on snow removal. (File No. CK. 6290-1) **(Referred to Administration for response to the writer.)**

**8) Debora Ridsdale, dated January 31**

Commenting on transit services. (File No. CK. 7300-1) **(Referred to Administration for response to the writer.)**

**9) Emily Mui, dated February 1**

Requesting information regarding a petition or vote on fluoride. (File No. CK. 7920-1) **(Referred to Administration for response to the writer.)**

**10) Jan Sander, dated February 4**

Commenting on parking for Idylwyld Health Centre. (File No. CK. 6120-5) **(Referred to Administration for response to the writer.)**

**11) Steven Blanchard, dated February 4**

Commenting on intersections of Central Avenue and Attridge Drive and Central Avenue and Reid Road/Rossmo Road. (File No. CK. 6250-1) **(Referred to Administration for response to the writer.)**

**12) Don MacDonald, dated February 5**

Commenting on sound attenuation wall along Wanuskewin Road. (File No. CK. 375-2) **(Referred to Administration for response to the writer.)**

**Items Which Have Been Referred for Appropriate Action**  
**Monday, February 11, 2013**  
**Page 3**

**13) Letters Received with Respect to Contract for Library Workers**  
**(File No. CK. 4720-1)**

---

Annemarie Buchmann-Gerber, dated January 25

Paul Hamilton, dated January 25

Mary Maxwell, dated January 25

Jim Barak, dated January 27

James Gilchrist, dated January 29

Dawna Rose, dated January 25

David Carpenter, dated January 28

Lia Pas, dated February 5

**(Referred to Saskatoon Public Library Board for further handling.)**

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

**D. PROCLAMATIONS**

**1) Becky Sasakamoose Kuffner, Cultural Diversity and Race Relations Coordinator, dated January 15**

Requesting City Council proclaim March 2013 as Cultural Diversity and Race Relations Month and asking permission for a flag raising. (File No. CK. 205-5)

**2) Ved Arora, Saskatchewan Organization for Heritage Languages dated January 17**

Requesting City Council proclaim February 18 to 24, 2013 as International Heritage Language Week. (File No. CK. 205-5)

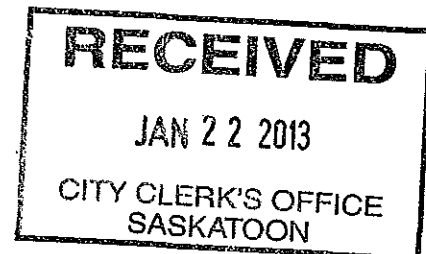
**3) Mikayla Schlutz and Jett Brewer, Transgender Community of Saskatoon dated January 18**

Requesting City Council proclaim March 31 to April 6, 2013 Transgender Awareness Week. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve the request for a flag raising, subject to any administrative conditions;
  - 2) that City Council approve all proclamations as set out in Section D; and
  - 3) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

150 - (A1)

**From:** CityCouncilWebForm  
**Sent:** January 22, 2013 10:06 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

frank regier  
1415 ave.f.north  
saskatoon  
Saskatchewan  
s7l-1x6

EMAIL ADDRESS:

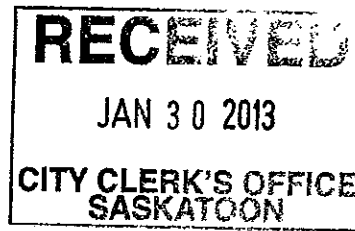
[frangreyhound@yahoo.ca](mailto:frangreyhound@yahoo.ca)

COMMENTS:

i want to speak at the feb11 council meeting re: blood donating

Mr. Philip Dyck  
RR 1  
Langham, SK S0K 2L0

Ph 283 4676  
Fax 283 9213



7820-1  
Jan 14, 2013 (A2)

To: Saskatoon City Council; Mayor and Councillors

Re: Surplus water over 11th St W, and more  
coming from 33rd St. W. and R. M. of Corman Park.

Water must move: under or ~~over~~ C.N. yard.

I'd like 5 minutes



Jan 13, 2013

C.P. Dord Wyant M.L.A. et al.

Corman Park Council  
Saskatoon City Council

To: Minister of Water Security at: Tacquie

Re: water drain requirements west side of Saskatoon.

Jurisdictions (1) City of Saskatoon

(2) R.M. of Corman Park.

(3) C.N. Railway Inc. - Fed. Inc. not subject to Prov. Waterways Act

(4) Ministry of Water Security

The Catchment Basin - - - requires managed drainage of on going surplus water. There is now a water body 6 mi. in length north of Highway 14. Commuter gravel roads will be under water with 2013 spring melt. Water could start flowing under No. 14 and possibly swamp No. 7. The C.N. Freight yard is a massive dam over a natural waterway.

2 possibilities:

I/ a culvert 200' in length needs to be punched under the freight yard to connect to C.N.'s internal 36" drainage system

The punched culvert should be 24" diameter with a control gate.  $38 \text{ cu. m} / \text{min}$   
 $10,500 \text{ gal} / \text{min}$

II Pump water over the surface under the rail lines.

Capacity needed 6000 gal/min to move 25 acre ft. / day.

The cost of inaction

A/ Commuter and commercial travel into a R.M. pop. of 2000 will be severely obstructed. alternate roads will be soundered up. Child education in rural areas will be difficult.

B/ Post disaster costs POAP etc. will be substantial

Pre-emptive action is Imperative.

Phil Dyck

Dec 24, 2012

## History of the World

A city was founded. Marshland was drained  
Crops were planted. Roads were built and trade flourished.

Saskatoon - the only potential metropolitan area in Sask.  
for the foreseeable future.

Drain the marshland? It was a forbidden concept.


July 2007 Cornman Park Council meeting. Idea raised and shot down  
I vigorously promoted drainage at the 2007 October annual meeting

2011 P.M. Community Professional Planner opposed to drainage  
is terminated and some tentative progress in drainage of  
surplus water from the floodplain north of Saskatoon is made.

2012 C.N. Chappel freight yard. A million cubic yards of 2" crush  
dumped on a natural waterway forms the perfect dam to  
flood 11st W in Saskatoon. No. 7 highway is about 2 feet above  
water. There is no provision to move water through the freight yard  
C.N. is federally incorporated and denies prov. waterway legislation,  
jurisdiction.

2012 an 800 acre lake forms west of Saskatoon. Precipitation  
in 2013 could result in highway 7, 33rd St W and Auction Mart  
road going under water leaving only highway 14 - What about <sup>Rice Lake</sup> ~~Rice Lake~~ <sup>over 145</sup>  
The 800 acre lake may expand and start flowing under No 14 and  
flood no. 7

Coordination is needed: P.M. of Cornman Park, City of Saskatoon  
C.N. railway. Prov. of Sask. - through Sask. Water Management - needs to  
lead. Mr. Kelly Black might assist re. C.N. Telus Incorporation.

I Support  Mr. Philip Dyck  
RR 1  
Langham, SK S0K 2L0

N  
↑  
→ E

A. mart

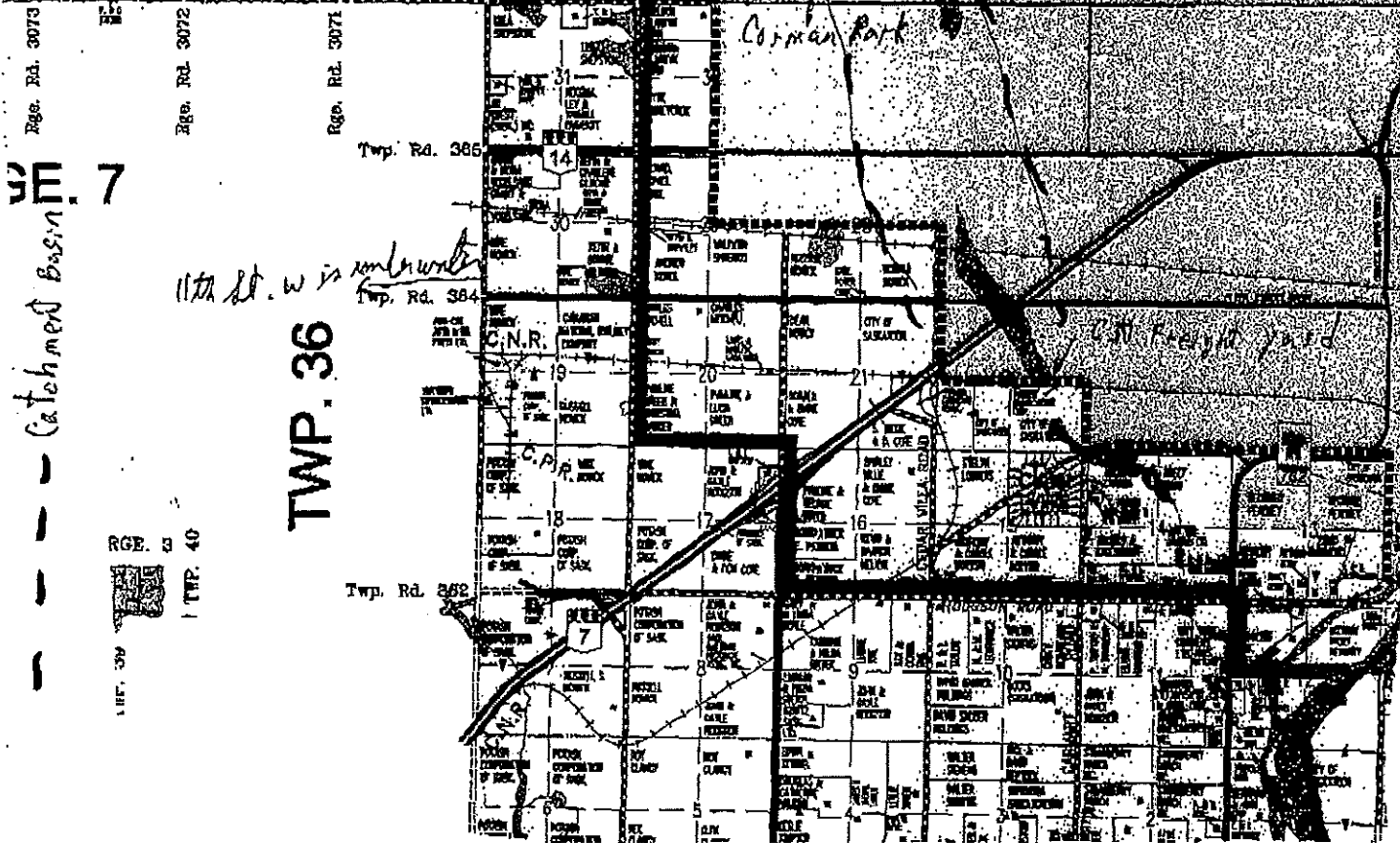
33rd St

7  
Catchment Basin

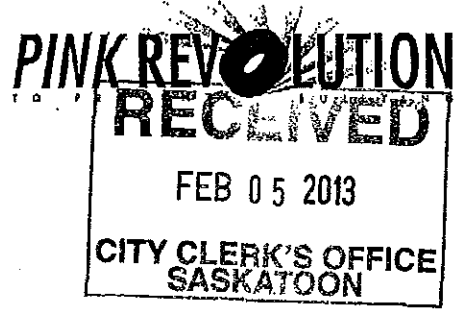
11th St. w is submerged

TWP. 36

RGE. 3  
TWP. 40



205-5  
A3)



February 5, 2013

**Why Pink?**  
It all started when a youth in a high school in Cambridge, Nova Scotia was bullied because he wore a pink shirt to school.  
The next day, hundreds of students showed up in pink to take a stand against bullying and homophobia.  
They proved that when everyone bands together and makes their voice heard, we have real power to create change and improve our world!  
And thus a revolution began.

Dear Mayor Atchison and City Council Members,

Please accept this letter as a request to proclaim the week of April 7 to April 14, 2013 as Pink Revolution – Bully Prevention Week, and also to have a flag raising ceremony in the civic square at the noon hour on April 11<sup>th</sup>, 2013.

Pink Revolution is a Saskatchewan-made initiative to promote diversity, prevent bullying, and take action to make our world a safer place. Through the Bullying Prevention Network – which has grown to include Affinity Credit Union, Avenue Community Centre, Boys & Girls Club, CNYC, Momentum Martial Arts, RAP, Saskatoon Police Service, USSU Pride Centre and Youth Launch – Pink Revolution aims to raise awareness of and counteract the realities of bullying.

Last year's Pink Revolution was a great success. The awareness campaign spread throughout Saskatchewan reaching thousands of people through school speaks and workshops, t-shirts and various events. Schools, businesses, individuals and organizations from all across Saskatchewan participated in Pink Revolution by wearing pink, raising awareness of bullying and showing their support for Pink Revolution Week. This year, we are hoping for the same.

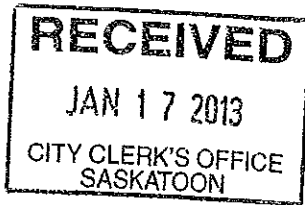
We invite the City of Saskatoon to participate in Pink Revolution through the declaration of Pink Revolution – Bully Prevention Week.

On behalf of the Bullying Prevention Network, I would be happy to speak to City Council about Pink Revolution, at the February 11<sup>th</sup> City Council meeting.

Thank you very much for your time and consideration,

Stephanie Meyer

Marketing & Events Manager  
The Avenue Community Centre for Gender & Sexual Diversity  
#201-320 21st Street West Saskatoon, SK S7M 4E6  
(306) 665-1224  
[stephanie@avenuecommunitycentre.ca](mailto:stephanie@avenuecommunitycentre.ca)



SASKATCHEWAN BRITISH CAR CLUB  
C/O BOB FORWARD, 2025 (BI)  
162 KELLINS CRESCENT  
SASKATOON, SASK. S7N 2X6.  
01/15/13

TO THE MAYOR AND MEMBERS OF CITY COUNCIL,

THE SASKATCHEWAN BRITISH CAR CLUB WOULD LIKE TO HOLD ITS 14<sup>TH</sup> ANNUAL "BRITS BY THE BUS" CAR SHOW AND SHINE JULY 21<sup>ST</sup> 2013 ON THE 400 BLOCK OF 21<sup>ST</sup> STREET EAST.

PLEASE ACCEPT THIS LETTER AS WRITTEN REQUEST TO CLOSE THE 400 BLOCK FROM 6.00 AM TO 5.00 PM ON JULY 21<sup>ST</sup> 2013.

THANKS IN ADVANCE,

A handwritten signature in black ink, appearing to read "Bob Forward". The signature is stylized with a large, sweeping initial "B" and "F".

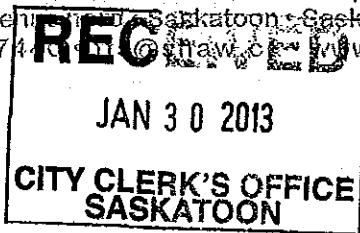
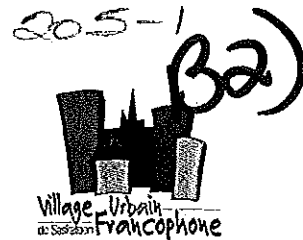
BOB FORWARD.



## Fédération des Francophones de Saskatoon

Le Rendez-vous francophone

308 4e avenue nord, Saskatoon, Saskatchewan • S7K 2L7  
306.653.7440 • [info@fraw.ca](mailto:info@fraw.ca) • [www.francosaskatoon.ca](http://www.francosaskatoon.ca)



Mercredi 23 janvier 2013

Wednesday, January 23<sup>rd</sup> 2013

Monsieur le maire Don Atchison  
2<sup>e</sup> étage, Hôtel de ville  
222, 3<sup>e</sup> avenue nord  
Saskatoon, SK S7K 0J5

Honourable Don Atchison, mayor  
2<sup>nd</sup> floor, City Hall  
222, 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

Monsieur le maire Don Atchison,

Honourable Mayor Atchison,

La communauté des Francophones de Saskatoon désire, comme les années précédentes, recevoir la permission de la ville pour tenir la célébration de la levée du drapeau fransaskois devant l'Hôtel de ville le lundi 11 mars pour marquer le début du Rendez-vous de la Francophonie.

The Francophone community of Saskatoon wishes, as in previous years, to receive permission from the City Hall to hold a fransaskois flag-raising ceremony outside City Hall on Monday, March 11<sup>th</sup> to mark the beginning of the Rendez-vous de la Francophonie.

La levée du drapeau fransaskois durant deux semaines est l'expression de la célébration de la présence culturelle et économique des Francophones au Canada et dans la ville de Saskatoon.

The fransaskois flag-raising for two weeks is an expression of the celebration of the cultural and economic presence of Francophones in Canada and in the city of Saskatoon.

Nous vous convions, Honorable Maire Atchison, à participer en personne à cet événement le 11 mars dès 11h30 devant l'Hôtel de ville.

We would like to invite you, Honourable Mayor Atchison, to participate in this event on March 11<sup>th</sup> at 11:30 am at City Hall.

La Fédération des Francophones de Saskatoon regroupe treize différents groupes et organismes qui jouent un rôle majeur dans la ville pour notre communauté qui, vous le savez, s'agrandit très rapidement.

The Federation des Francophones Saskatoon regroups thirteen different member groups and organizations that play a major role in the City of Saskatoon and in the life of our community, which as you know, is growing rapidly.

Veuillez agréer, Honorable Maire Atchison, l'expression de notre sincère gratitude. Nous espérons que cette cérémonie devant l'hôtel de ville puisse être l'expression de votre soutien à la communauté francophone afin que nous puissions renforcer un esprit d'unité entre la communauté francophone et notre magnifique ville de Saskatoon.

Please accept, Honourable Mayor Atchison, our sincere gratitude. Your attendance at this ceremony at the City Hall is an expression of your support of the Francophone community, which helps us continue to build a spirit of unity with the francophone community and our beautiful city of Saskatoon.

Yours truly,

Bien à vous,

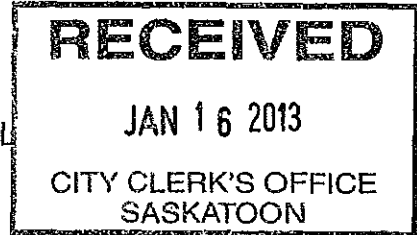
Hélène Grimard  
Présidente par intérim

Hélène Grimard  
Acting President

Le français rayonne pour tous!

6920-1  
150-1  
CI

**From:** CityCouncilWebForm  
**Sent:** January 16, 2013 9:25 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Nina Nolls  
312D-330 Girgulis crst  
saskatoon  
Saskatchewan  
s7k6p2

EMAIL ADDRESS:

[legacy62nina@gmail.com](mailto:legacy62nina@gmail.com)

COMMENTS:

Hello I am forwarding an email I sent to public works. We should never have to worry about our children's safety and when children are made to walk on the road where there is heavy traffic this is a HUGE CONCERN.

I am a dayhome provider who walkes children to school. This morning I was so Happy to see that snow removal had made it's way to Russell road. I was appalled to see one of the city trucks parked ON THE SIDEWALK BESIDE A SCHOOL. I asked him to maybe find a better place to park so kids didn't have to walk on the road where the cars are to get to school. I would advise that maybe the city should make it mandatory for your trucks to park on the road especially where children walk to school.

Thank you for your time,  
Nina Nolls

7840-1  
(2)

RECEIVED

JAN 17 2013

CITY CLERK'S OFFICE  
SASKATOON

**From:** Heather Davies [Heather.Davies@wsask.ca]  
**Sent:** Wednesday, January 16, 2013 1:26 PM  
**To:** Web E-mail - City Clerks  
**Subject:** [SPAM] - Update on the Renewal of the Lake Diefenbaker Reservoir Operating Plan - Bayesian Filter detected spam

Dear His Worship Mayor Donald J. Atchison and Council:

The Saskatchewan Water Security Agency (formerly the Saskatchewan Watershed Authority) would like to thank you for your participation in the engagement process to develop a new Reservoir Operating Plan for Lake Diefenbaker.

At this time, the Saskatchewan Water Security Agency invites you to view the stakeholder engagement process documents associated with the development of a new Reservoir Operating Plan for Lake Diefenbaker. These recently released documents include the notes from each of the Sector Response Sessions; a summary of the feedback from the questionnaire; and the Rescan Environmental Services Ltd.'s *Lake Diefenbaker Operating Plan Consultation: Sector Response Sessions Results* document. The documents have been posted for your review and comment to the Water Security Agency of Saskatchewan's website ([www.wsask.ca](http://www.wsask.ca)) through the following link: (<https://www.wsask.ca/en/Lakes-and-Rivers/Dams-and-Reservoirs/Developing-and-Operating-Plan-for-Lake-Diefenbaker/>).

Originally, we were considering a summary meeting in November 2012. However, we believe the greatest value to all is to post the engagement documents and provide stakeholders an opportunity to review and digest the consultation observations, comments and issues raised by themselves and others. We are also inviting you to provide feedback, either through the website or email on the documents.–

In terms of next steps, the Agency will look through all the information we have collected from the engagement process, undertake modeling and optimization assessments and re-craft the Lake Diefenbaker Reservoir Operating Plan. Once re-crafted, (expected date of delivery is early 2014), we will share that document with you.

We look forward to continuing to work with you in developing a new Reservoir Operating Plan for Lake Diefenbaker.

Please submit comments to:

Dr. Terry Hanley, Director of Policy and Risk Management  
Water Security Agency  
420 - 2365 Albert Street  
Regina, Saskatchewan  
S4P 4K1  
Phone: (306) 787-9982  
Fax: (306) 787-0780  
E-mail: [Terry.Hanley@wsask.ca](mailto:Terry.Hanley@wsask.ca)

If you have any questions or comment, please contact me at the noted e-mail address or telephone number.

Sincerely,  
Terry Hanley



4110-1  
C3

**RECEIVED**  
JAN 21 2013  
CITY CLERK'S OFFICE  
SASKATOON

**From:** Andrew Wagner [andrew@maisonfinehomes.ca]  
**Sent:** Monday, January 21, 2013 5:59 AM  
**To:** Web E-mail - City Clerks  
**Cc:** Jilaire Wagner; Andrew Wagner  
**Subject:** ATTN: Mayor and Members of City Council  
**Attachments:** Letter to COS Council for Land Bank Committee.pdf; Probationary Letter to COS.pdf; Email and Letter of Support - Maison Fine Homes & Interior design.pdf; Saskatoon Home Builders Support Letter.pdf; pastedGraphic.pdf

Please see attached letter requesting to be on agenda of City Council or referred directly to the Land Bank Committee.

Please also see attached supporting documentation. The first letter is our December 5, 2012 letter to the Land Branch Administration:

The second attachment is the Saskatoon Home Builder's Association letter of support for us:

Please contact me to confirm receipt and next steps.

Thanks.

---

Andrew Wagner, P. Eng, PMP

andrew@maisonfinehomes.ca  
c: 306.230.7419  
p: 306.242.3653  
f: 306.955.3603  
313 Lake Crescent  
Saskatoon, SK S7H 3A1

www.maisonfinehomes.ca

# MAISON

fine homes & interior design

**OFFICE**

313 Lake Crescent  
Saskatoon, SK S7H 3A1

**PHONE**

306.242.3653

**FAX**

306.955.3603

**WEB**

[www.maisonfinehomes.ca](http://www.maisonfinehomes.ca)

**Andrew Wagner, P. Eng, PMP**

**EMAIL**

[andrew@maisonfinehomes.ca](mailto:andrew@maisonfinehomes.ca)

**Jilaine Wagner, ABC, BA (Honours)**

**EMAIL**

[jilaine@maisonfinehomes.ca](mailto:jilaine@maisonfinehomes.ca)

January 21, 2013

City Council

Office of the City Clerk

222 - 3rd Avenue North

Saskatoon, SK S7K 0J5

To Mayor and Members of City Council,

I am writing in regard to Maison Fine Homes & Interior Design's probationary builder status and the construction of 219 Werschner Crescent. We would like to be referred directly to the in-camera Land Bank Agenda for February 15, 2013. We are asking for the the Land Bank Committee (on behalf of City Council) to consider extending the timeline for the construction of 219 Werschner by four months (to March 9, 2013), so that we can complete our probationary status.

We have applied to the Land Branch to extend the period but it was denied by Administration (please see attached Letter to Mr. Jeremy Meinema, December 5, 2012). I am also attaching the Saskatoon Home Builders Association Letter of Support for this extension.

At the time of deposit on 2129 Werschner, it was our understanding that the project needed to be completed one year from the date of purchase. We interpreted this date as the date of transfer of title (June 2012), not one year from signing the agreement of sale.

We started construction of 219 Werschner on July 8, 2012. We have designed 219 Werschner as a show home and a major leg of the expansion of our business. We have invested significant funds and design time into the project and are excited to be a part of the Rosewood neighbourhood. Once complete, the home will likely be valued close to \$900,000. To date, we have passed our footing, pre-backfill, framing and vapour barrier inspections as well as the New Home Warranty inspections. The project is on track and is expected to be complete, with no deficiencies, by March 1, 2013. We are extremely proud of the pace of the project as the total time under construction will be eight months - an extremely good timeframe for a project of this scale and complexity.

In addition to 219 Werschner, we also have two other homes under construction at this time, both which will be completed within a year. We want to do business in Saskatoon, and are committed to building sustainable, well-designed housing. You can learn more about our business and credentials at [www.maisonfinehomes.ca](http://www.maisonfinehomes.ca).

We have the experience and commitment to quality that are required to be a home builder. We are a member of the Saskatoon Home Builders' Association and carry Saskatchewan New Home Warranty. We have been building homes since 2000, and owned and operated Ecobuilt Homes Ltd. in Red Deer before returning to our home city of Saskatoon, and starting Maison Fine Homes & Interior Design in 2010.

We would appreciate an opportunity to present our request of extending the construction timeline for 219 Werschner to March 9, 2013 to the Land Bank Committee, as we are extremely committed to fulfilling our probationary obligations.

Sincerely,

Andrew Wagner

# MAISON

fine homes & interior design

**OFFICE**

313 Lake Crescent  
Saskatoon, SK S7H 3A1

**PHONE**

306.242.3653

**FAX**

306.955.3603

**WEB**

[www.maisonfinehomes.ca](http://www.maisonfinehomes.ca)

**Andrew Wagner, P. Eng, PMP**

**EMAIL**

[andrew@maisonfinehomes.ca](mailto:andrew@maisonfinehomes.ca)

**Jilaine Wagner, ABC, BA (Honours)**

**EMAIL**

[jilaine@maisonfinehomes.ca](mailto:jilaine@maisonfinehomes.ca)

December 5, 2012

Jeremy Meinema, CGA

Finance & Sales Manager

City of Saskatoon Land Branch

201 - 3rd Avenue North

Saskatoon, SK S7K 2H7

Dear Mr. Meinema,

I am writing in regard to Maison Fine Homes & Interior Design's probationary builder status and the construction of 219 Werschner Crescent. We are asking for the City to consider extending the timeline for the construction of 219 Werschner by four months (to March 9, 2013), so that we can complete our probationary status.

As you are aware, Maison put a deposit on 219 Werschner in November 2011 to complete our probationary status with the City of Saskatoon. Prior to this, we had made several attempts to purchase land through the City, but due to lack of availability of land for probationary builders, we were unable to. While the timing of 219 Werschner's availability was not ideal for us as we had another project under construction, we placed the deposit knowing that it could be another year or more before we had an opportunity to purchase land through the City again.

At the time of deposit, it was our understanding that the project needed to be completed one year from the date of purchase. We interpreted this date as the date of transfer of title (June 2012), not one year from signing the agreement of sale.

If we had understood this condition correctly, we would have likely opted out of the deposit (even though we are extremely anxious to complete the probationary period) as we were in the middle of another project, and the deposit on the lot was a financial stretch for our company at the time. We knew that we would not have funds available to start construction until June 2012, upon the sale of the other house that was under construction.

We started construction of 219 Werschner on July 8, 2012. We have designed 219 Werschner as a show home and a major leg of the expansion of our business. We have invested significant funds and design time into the project and are excited to be a part of the Rosewood neighbourhood. Once complete, the home will likely be valued close to \$900,000. To date, we have passed our footing, pre-backfill, framing and vapour barrier inspections as well as the New Home Warranty inspections. The project is on track and is expected to be complete, with no deficiencies, by March 1, 2013. We are extremely proud of the pace of the project as the total time under construction will be eight months - an extremely good timeframe for a project of this scale and complexity.

In October 2012, we received notice from your office that if 219 Werschner was not complete by November 9, 2012, we would not meet our probationary criteria and would need to start the process again. We were extremely surprised by this notification as we believed that we were well positioned to meet the one year timeline for a probationary builder. It was only after meeting with you that we realized that we had misunderstood the agreement. We are asking for the City to consider extending the timeline for the construction of 219 Werschner by four months (to March 9, 2013), so that we can complete our probationary status.

As stated above, we have been trying to purchase a lot with the City of Saskatoon since early 2010, but have been unable to do so due to inventory and probationary process changes. We are deeply committed to building a strong home building company in Saskatoon, and

being able to actively purchase lots from the City of Saskatoon is essential to our livelihood. If we have to start the probationary period from scratch, our business will be crippled as we will be unable to compete in the Saskatoon market.

Since 2010, we have been purchasing lots through developers and have successfully completed two homes, which both passed final inspection with the City of Saskatoon. These homes - 550 Gillies Crescent and 843 Ledingham Crescent - were both completed with no deficiencies within a year. We also completed an infill in 2008 that has also passed final inspection with the City.

In addition to 219 Werschner, we also have two other homes under construction at this time, both which will be completed within a year. We want to do business in Saskatoon, and are committed to building sustainable, well-designed housing. You can learn more about our business and credentials at [www.maisonfinehomes.ca](http://www.maisonfinehomes.ca).

We have the experience and commitment to quality that are required to be a home builder. We are a member of the Saskatoon Home Builders' Association and carry Saskatchewan New Home Warranty. We have been building homes since 2000, and owned and operated Ecobuilt Homes Ltd. in Red Deer before relocating back to Saskatoon, and starting Maison Fine Homes & Interior Design in 2010.


We would appreciate an opportunity to present our request of extending the construction timeline for 219 Werschner to March 9, 2013 to the Land Committee, as we are extremely committed to fulfilling our probationary obligations.

Sincerely,

Andrew Wagner

Attached: 219 Werschner Crescent Perspectives: Front Elevation, Kitchen, Ensuite Bath

c. Alan Thomarar, President & CEO Saskatoon & Region Home Builders' Association  
Glenn Silliphant, Chief Executive Officer, Saskatchewan New Home Warranty

Karen Kobussen <kkobussen@saskatoonhomebuilders.com>   
To: City of Saskatoon - Land Branch <jeremy.meinema@saskatoon.ca>  
Cc: "Andrew Wagner (andrew@maisonfinehomes.ca)" <andrew@maisonfinehomes.ca>  
Letter of Support - Maison Fine Homes & Interior design

17 December, 2012 4:51 PM

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3 Attachments, 578 KB

Good morning Jeremy.

Attached is our letter of support for Maison Fine Homes with respect to their request for an extension to allow them to complete their build at 219 Werschner Crescent and fulfill the requirements of their Probationary Contractor status with the Land Branch.

I hope you will give this request due consideration. As we discussed on the phone, we do want the City to manage the Eligible Contractor list to ensure full-time, legitimate builders are given opportunity to expand and grow their businesses. We also recognize, and agree with, the importance of the probationary process. However, there should be considerations given on a case by case basis when there are unique circumstances present.

Please let me know of your decision at your earliest convenience.

Kind regards,

**Karen Kobussen**

Regional Manager - Member Services & Events  
(Saskatoon & Central Saskatchewan)

Saskatoon & Region Home Builders' Association  
#11 - 3012 Louise Street  
Saskatoon, SK S7J 3L8

Tel: 306.955.5188 ext. 230  
T.F: 888.955.5188  
Fax: 306.373.3735



Find us on the web:  
[www.saskatoonhomebuilders.com](http://www.saskatoonhomebuilders.com)



[www.chbasaskatchewan.com](http://www.chbasaskatchewan.com)  
[Facebook](#) | [Twitter](#)

*This message including any attachments is confidential and intended solely for the use of the individual(s) named above as addressees. If you received this message in error, please advise us immediately by telephone or facsimile and destroy the original message without making a copy. Thank you for your assistance.*



[SKMBT\\_C36....pdf \(571 KB\)](#)



**Saskatoon  
& Region**  
Home Builders'  
Association, Inc.

**SASKATCHEWAN**

#11, 3012 Louise Street  
Saskatoon, SK Canada S7J 3L8  
Phone: 306.955.5188  
Fax: 306.373.3735  
Toll Free: 1.888.955.5188  
info@saskatoonhomebuilders.com  
www.saskatoonhomebuilders.com

December 17, 2012

Jeremy Meinema, CGA  
Finance & Sales Manager.  
City of Saskatoon Land Branch  
201 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 2H7

**RE: MAISON FINE HOMES & INTERIOR DESIGN**

Dear Mr. Meinema:

As you are aware, our office received a copy of a letter addressed to you from Mr. Andrew Wagner of Maison Fine Homes and Interior Design, dated December 5, 2012. In summary, Mr. Wagner is requesting an extension of four (4) months from the City of Saskatoon in order to complete the house at 219 Werschner Crescent and fulfill the obligations of their Probationary Contractor requirements.

The Saskatoon & Region Home Builders' Association proactively supports the City's policies with respect to Eligible Contractor Criteria. We work collaboratively with the City to promote the standards of professionalism, consumer protection, quality and safety that our Association expects from our Builder Members.

Maison Fine Homes and Interior Design is a member in good standing of the Saskatoon & Region Home Builders' Association, and as such, we support their request for an extension on completing their build. We do not consider any of their actions, as detailed in Mr. Wagner's letter, to be a direct violation or contravention of the City's regulations for Probationary Contractors; rather, despite the miscommunication between Mr. Wagner and the Land Branch, we consider them to be well on track to complete the project insofar as they interpreted the timelines for completion following the lot purchase.



While we understand the need to enforce the regulations in place for Probationary Contractors, we do feel that on a case by case basis, there should be an avenue for Builders to appeal decisions, or request consideration in cases of extenuating circumstances. Given the current situation with respect to Maison Fine Homes' project at 219 Werschner Crescent, we respectfully submit that consideration be given to Mr. Wagner in his request for additional time to complete the build.

Your consideration in this matter is greatly appreciated. We look forward to continuing our partnership to sustain a strong housing industry and foster real solutions that provide quality housing options for all communities in Saskatoon.

Yours truly,



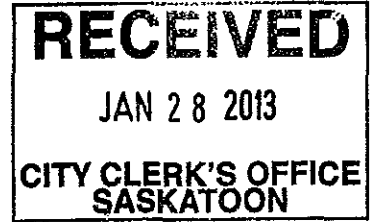
Karen Kobussen  
Regional Manager – Member Services

cc. Alan H. J. Thomarat, President & CEO, Saskatoon & Region Home Builders' Association  
Mr. Andrew Wagner, Maison Fine Homes & Interior Design

MAISON  
fine homes & interior design

6250-1  
C4)

From: CityCouncilWebForm  
Sent: January 28, 2013 9:53 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Denise Campeau  
Box 21  
Hayter  
Alberta  
T0B 1X0

EMAIL ADDRESS:

[Campeaus@xplornet.com](mailto:Campeaus@xplornet.com)

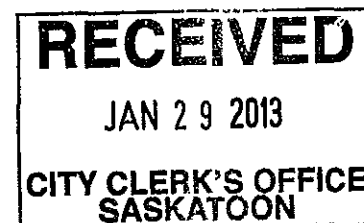
COMMENTS:

Just thought I would let you know . I am from alberta and was just in Saskatoon this weekend for grandson hockey tournament . Staying at holiday inn express all that to say that your city should have more left turn turning light as it is almost impossible to turn left on green with all the traffic I almost hat to hit yellow every time. Just a suggestion

Thank in advance other than that nice city

6120-3  
CS)

**From:** CityCouncilWebForm  
**Sent:** January 29, 2013 11:32 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Eveline Catherine Schuster  
209 Hilliard St. West  
Saskatoon  
Saskatchewan  
S7M 0E7

EMAIL ADDRESS:

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

COMMENTS:

I saw the news item several times recently about parking meters. I am pleased that the public may have some input into this issue.

I am not concerned about what type of remuneration the city will take for parking space (also a worthwhile issue). I would like to bring up another issue that is a hardship for people who have had cataract surgery. The meters where one looks down into a window to see what denomination of money to put into the meter is not really visible to people with this eyesight problem. On the news I saw meters where one looks directly at the meter window, and the window was larger than the one I previously referred to. These meters would be much better for people with an eyesight problem. Also these meter windows would not be clouded over with mist I would hope.

I have brought up this issue with the Council of Aging a year ago, at least. I have also recently contacted the Director on the Council of Aging. She also believes this is an important initiative to make parking meters more user friendly for the aging demographic. She has talked to the City personnel about other issues and probably will bring this issue up as well.

I want to thank you for this consideration.

Eveline Schuster

RECEIVED

JAN 30 2013

6150-3

CITY CLERK'S OFFICE  
SASKATOON

**From:** Haughn, Phil (IS - Transportation)  
**Sent:** January 30, 2013 3:48 PM  
**To:** City Council; Gutek, Mike (Infrastructure Services); 'eschust@sasktel.net'  
**Cc:** Long, Elaine (Infrastructure Services); IS - Councillor Correspondence  
**Subject:** RE: Communications to Council - Eveline Catherine Schuster - January 29, 2013 - Parking Meters - File No. CK. 6120-3

Eveline,

There have been many advances in the parking industry; one in particular is the display features offered by the manufacturers of parking meters. Today new meter displays are crisper, clearer and situated such that fogging is becoming less and less of an issue. There has always been debate as to where and at what level should a parking meters display be situated and in the parking industry manufacturers must adhere to government standards that not only address concerns from someone such as yourself but also from the disabled community where individuals who are confined to wheelchairs must look up to see the features available on parking meters.

The City of Saskatoon will require that these standards be maintained as we move forward with upgrading our parking meter infrastructure.

Phil Haughn  
Parking Services Manager  
City of Saskatoon  
975-2870

-----Original Message-----

**From:** CityCouncilWebForm [mailto:CityCouncilWebForm]  
**Sent:** January 29, 2013 11:32 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council File No. CK. 6120-3

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Eveline Catherine Schuster  
209 Hilliard St. West  
Saskatoon  
Saskatchewan  
S7M 0E7

EMAIL ADDRESS:

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

COMMENTS:

I saw the news item several times recently about parking meters. I am pleased that the public may have some input into this issue.

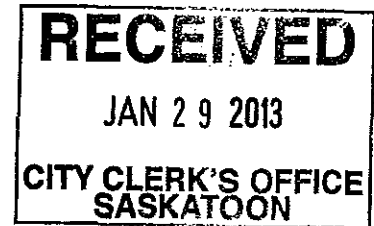
I am not concerned about what type of remuneration the city will take for parking space (also a worthwhile issue). I would like to bring up another issue that is a hardship for people who have had cataract surgery. The meters where one looks down into a window to see what denomination of money to put into the meter is not really visible to people with this eyesight problem. On the news I saw meters where one looks directly at the meter window, and the window was larger than the one I previously referred to. These meters would be much better for people with an eyesight problem. Also these meter windows would not be clouded over with mist I would hope.

I have brought up this issue with the Council of Aging a year ago, at least. I have also recently contacted the Director on the Council of Aging. She also believes this is an important initiative to make parking meters more user friendly for the aging demographic. She has talked to the City personnel about other issues and probably will bring this issue up as well.

I want to thank you for this consideration.

Eveline Schuster

**From:** CityCouncilWebForm  
**Sent:** January 29, 2013 10:51 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Carol Peterson  
2610-14th Street E  
Saskatoon  
Saskatchewan  
S7H 0B3

EMAIL ADDRESS:

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

COMMENTS:

I am absolutely shocked to hear on the news last night that the Mayor and Members of City Council are actually considering spending \$950,000.00 to upgrade parking meters in order to offer more payment options! How is this a priority for spending a huge amount of money like this? I do not understand why the current system is not sufficient and would like to know how many decades it would take to recover the \$950,000.00 and how this is fiscally responsible on your part.

I look forward to your reply,  
Sincerely, Carol Peterson

**RECEIVED**

JAN 30 2013

**CITY CLERK'S OFFICE  
SASKATOON**

**From:** Haughn, Phil (IS - Transportation)  
**Sent:** January 30, 2013 3:23 PM  
**To:** City Council; Gutek, Mike (Infrastructure Services); 'kcpeterson@sasktel.net'  
**Cc:** Long, Elaine (Infrastructure Services)  
**Subject:** RE: Communications to Council - Carol Peterson - January 29, 2013 - Parking Meters - File No. CK. 6120-3

Carol,

In response to your inquiry regarding upgrading of the City's parking infrastructure, I can advise that our present system is more than 13 years old and is subject to increasing maintenance costs in order to keep the present system functioning. As well, we offer a City Card (Smart Card) as an additional payment option at our parking meters. Unfortunately, the supply of replacement cards dried up five years ago due to technological advances in the smart card industry and we now find ourselves with an inventory of less than 50 cards which is not nearly enough of a supply to support our current City Card program.

The \$950,000 would come from a reserve fund that was set up to offset the cost to replace our parking infrastructure. This fund was set up many years ago and over time a small portion of parking meter revenue has annually been diverted to this reserve in anticipation of the time when the City would need to replace an old and costly system. It has been 13 years since the last parking infrastructure upgrade and 13 years to build up the reserve fund to where it is today. This is a very good example of the fiscal responsibility of the City of Saskatoon where there has been forethought to put funds away to be used to offset the costs to replace a system that typically only has a 10 year life cycle.

It is the intent of your City Council that these parking reserve funds be put towards the purchase of an upgraded parking meter system and that the savings realized from the reduction in maintenance costs as well as benefits realized from having a new system will more than offset the cost to replace our present system. The Parking Reserve Fund will be maintained so that in the future, when a new system becomes old and past its useful life span, there will be sufficient funding available to move forward with its replacement much the same as what the City is looking at doing today with our current system that has surpassed its useful life cycle.

I trust this answers your question in regards to an upgrade of the parking infrastructure.

Phil Haughn  
Parking Services Manager  
City of Saskatoon  
975-2870

-----Original Message-----

**From:** CityCouncilWebForm [mailto:CityCouncilWebForm]  
**Sent:** January 29, 2013 10:51 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council File No. CK. 6120-3

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL



FROM:

Carol Peterson  
2610-14th Street E  
Saskatoon  
Saskatchewan  
S7H 0B3

EMAIL ADDRESS:

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

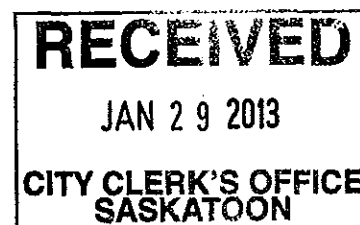
COMMENTS:

I am absolutely shocked to hear on the news last night that the Mayor and Members of City Council are actually considering spending \$950,000.00 to upgrade parking meters in order to offer more payment options! How is this a priority for spending a huge amount of money like this? I do not understand why the current system is not sufficient and would like to know how many decades it would take to recover the \$950,000.00 and how this is fiscally responsible on your part.

I look forward to your reply,  
Sincerely, Carol Peterson

6290-1  
C7

**From:** CityCouncilWebForm  
**Sent:** January 29, 2013 9:14 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Craig Allan  
546 Fisher Crescent  
Saskatoon  
Saskatchewan  
S7L 5E5

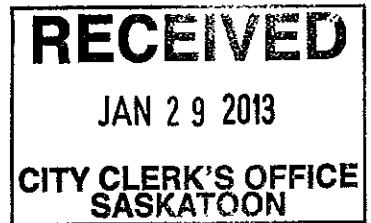
EMAIL ADDRESS:

[craig.allan@sasktel.net](mailto:craig.allan@sasktel.net)

COMMENTS:

The southwest industrial area snow removal is sad to say the least. The only roadway that is given any snow removal is flechter road and the way that is cleared is something to behold. The side streets are not cleared and are terrible. There are buisness's like Cameco, Maple Leaf and lot others who must be appauled at the lack of snow removal effort given that area. When I called Pat Lorjie last week to complain about the matter she didn't even let me finish my concern interupting me and trying to give a feeble excuse of what the villages's priorty routes were. I asked her to let me finish and she called me rude. With all the business's in that zone I am sure they pay decent taxes and they should get better snow removal services. Buy the way take a look at how the snow has been removed on 11th street by the new over pass between Avenue W and Circle drive. It is minimal lane cutting to say the least. The snow in the right west bound lanes are not even cut to curb like they should be. The village expects residents to clean their sidewalks within 48 hours why can't the village attempt to do the same. There are no excuses for this kind of snow removal from our streets. Other cities in the Prairies have managed for years to combat snow removal. Why can't the village of saskatoon. Our small satellite cities can do it why can't we.

**From:** CityCouncilWebForm  
**Sent:** January 29, 2013 8:59 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Craig Allan  
546 Fisher Crescent  
Saskatoon  
Saskatchewan  
S7L 5E5

EMAIL ADDRESS:

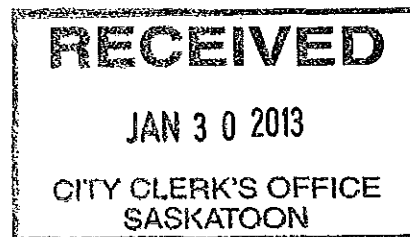
[craig.allan@sasktel.net](mailto:craig.allan@sasktel.net)

COMMENTS:

It is interesting to see how sidewalks in the village of Saskatoon are not cleaned properly. I give you an example where I work on Second Avenue between 25th street through to Queen the sidewalks on the east side are cleared to the cement within 24 hours of the snowfall. A tractor and brush unit is used to clear the snow. So now that the back alley has been closed from 26th street north to Queen due to Graham Construction working on extending the Blue Cross building I walk down to 3rd Avenue. There the sidewalks on the westside are not cleared and have not been since the early November storm. I phoned to complain about this lack of snow removal by three apartment block owners on that side. The gentleman who phoned me back and is in charge of this adventure told me it would probably be two weeks before this complaint would be adhered to. A week later and still the sidewalk is totally covered in most parts with packed snow even in front of the bus stop. On the other side the snow is removed to the cement. I hope the village of Saskatoon can get its act together and at least regulate the removal of snow in the downtown core especially on third avenue.

7300 C8)

From: CityCouncilWebForm  
Sent: January 30, 2013 3:35 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Debora Reanne Ridsdale  
218 b 25th street East  
saskatoon  
Saskatchewan  
s7k0l2

EMAIL ADDRESS:

[raezorrae@gmail.com](mailto:raezorrae@gmail.com)

COMMENTS:

Dear City Councilors,

Thanks for you time and your consideration on taking my question seriously.

The requests for bike lanes has largely gone undone and no improvements have been made. Granted there was paint put on the roads, but no significant improvements or a real effort. I understand your lacking, since no money is made on providing safe and permanent bike lanes. Lanes that protect parked cars, are not what we need as bikers. We need parked cars protecting bikers.

What I am curious, and would like an answer, is what improvements to the Transit services are going to be made for customers? Example, while moving the bus barns will be great for the downtown district, that doesn't help ridership. What money is being spent on an enhanced downtown terminal? Where is a heated structure? Or perhaps a larger office to accommodate the patrons needing to gain their low income passes? Or help with routes, ect?

Winters are cold, WHY do we not have a heated terminal downtown? This is a vital organ that connects the city. WHY is the 42 million being spent on employees? WHY are there no plans to enhance/create a facility downtown?

You have the entire block to cover the side walks with wind/snow/rain protection? Or a parking lot in the bus mall to utilize? Or is 25% downtown parking surfaces not enough to allow the lot to be alternate space?

From a revenue generating perspective. Perhaps, the Council should seriously consider improving the downtown terminal by increasing connections of routes, and providing shelter and warmth. This would improve ridership, that would in turn improve transit. Its a positive feedback system, more riders, better routes, which would attract more riders, thus increasing routes and frequency.

A shelter would be wonderful. A heated shelter would be even better. A multi-functional office, waiting area, cafe and shop would be stimulating ridership as well as the 'downtown economy'

\*\*perhaps this is part of your long-term strategic Rapid Bus system, But i don't recall any program for the downtown terminal. Regardless, this item should have a bit more haste and importance\*\*

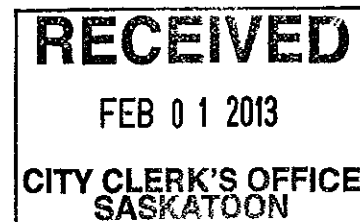
Thanks for you time.

Look forward to your response.

Reanne Ridsdale

(C9)

**From:** CityCouncilWebForm  
**Sent:** February 01, 2013 3:07 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

EMILY MUI  
#113, 310 STILLWATER DRIVE  
SASKATOON  
Saskatchewan  
S7J 4H7

EMAIL ADDRESS:

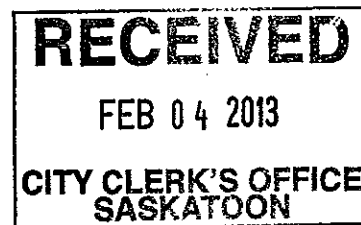
[emily.mui@usask.ca](mailto:emily.mui@usask.ca)

COMMENTS:

I want to instigate a vote to remove the fluoride from our drinking water. Safe drinking water is a basic human right. I was under the impression that we were living in a democracy. Reid Corbett had no idea if a petition would help my case because only the Mayor and City Council have the power to instill this change. Please advise if I need to start a formal petition. I look forward to hearing from you.

6120-5  
C10

**From:** CityCouncilWebForm  
**Sent:** February 04, 2013 9:41 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jan Sander  
Wall Street  
Saskatoon  
Saskatchewan  
S7K3J9

EMAIL ADDRESS:

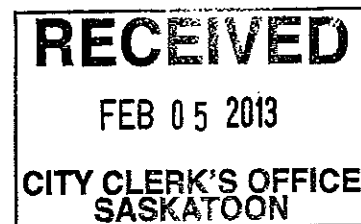
[janelesan@msn.com](mailto:janelesan@msn.com)

COMMENTS:

I work at the Idylwyld Health Center and there is an extreme shortage of parking. We have been able to park on Wall Street behind the Center but now the OTV buisness has put up signs that says patronage parking only. I thought that this street was a public street and anyone can park. OTV has a lot of parking in the back so why are they allowed to put up these sides along Wall Street?

6250-1  
CII

**From:** CityCouncilWebForm  
**Sent:** February 04, 2013 5:29 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Steven Blanchard  
115A Reid Road  
Saskatoon  
Saskatchewan  
S7N 2W5

EMAIL ADDRESS:

[sgblanchard@shaw.ca](mailto:sgblanchard@shaw.ca)

COMMENTS:

Hello to everyone,

I am writing in regards to traffic congestion and accident rates at both the Central and Attridge intersection and the Central and Reid Road/Rossmo intersection.

I believe it would be beneficial for the Central and Attridge intersection to have the green flashing arrow for left turns for traffic heading west at all times. It appears it does not happen at peak traffic times regularly. Approx. 4:30pm - 6:30pm and 7:30am - 8:30am.

The Central and Reid Road/Rossmo intersection at Central would benefit from a set of traffic lights also. There are many people who use Central to leave for and return from work. This congestion makes turning into traffic on central, right or left dangerous, time consuming and difficult. There are several apartment and town home complexes in this area as well as houses, and the number of vehicles leaving and entering onto Reid Road is astounding.

I hope I have been clear, concise and respectful in presenting my ideas to alleviate traffic congestion and vehicle accident rates in these two areas. I also hope you will consider my suggestions seriously as I am sure I am not the only person to have these concerns.

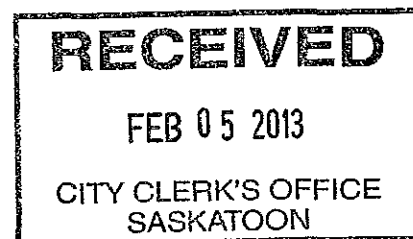
Respectfully,

Steven Blanchard



375-2  
(12)

**From:** CityCouncilWebForm  
**Sent:** February 05, 2013 9:24 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Don MacDonald  
339 Davies Rd  
Saskatoon  
Saskatchewan  
S7K 7P1

EMAIL ADDRESS:

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

COMMENTS:

It appears that the sound attenuation project along Wanuskewin Drive is complete.

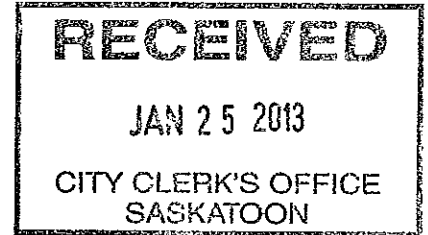
The city shaved a functional berm down and erected a wall that effectively cuts sound for everyone living on my street, except for my house.

Where before, with the berm, I had limited view of the intersection from my deck and although traffic noises could be heard, it was not every noise that came through. Now I have a unrestricted view as the wall stops short of being a barrier to my deck. Whereas the sound was not much of a concern, it is such that I am not able to spend any relaxing time on my deck or in my backyard.

Is there something the city can do, like putting a berm up at the end of the fence, or having the barrier wrap around onto Adilman? If not, what are the bylaws that would dictate what I can do regarding the erection of a fence that would provide some peace from the increased traffic and noises resulting from the cities decision to remove a more effective berm in favour of a wall that provides no protection from noise or privacy from the traffic.

4720-1  
C13

**From:** CityCouncilWebForm  
**Sent:** January 25, 2013 5:03 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Annemarie Buchmann-Gerber  
47 Lindsay Drive  
Saskatoon  
Saskatchewan  
S7H 3E2

EMAIL ADDRESS:

[a.buchmann@sasktel.net](mailto:a.buchmann@sasktel.net)

COMMENTS:

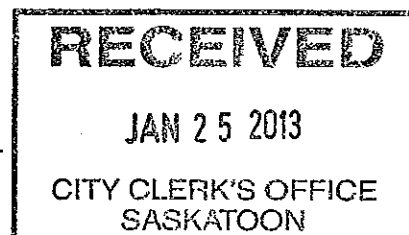
Your worship and City Council

I urge you to force the library board to get a fair settlement for the library workers. It is a disgrace, that the library workers are not equal to other library workers in the province nor to other city employees. It is disheartening knowing that this is a workplace where the majority are women. The library is essential for us citizens to have access to great books, DVD's, CD's and receiving always exceptional assistance for whatever information is needed. The Saskatoon Public Library System is an essential service to make this city shine. Please insure that all city employees are treated fairly and equally.

Respectfully,

Annemarie Buchmann-Gerber

**From:** CityCouncilWebForm  
**Sent:** January 25, 2013 6:35 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Paul C. Hamilton  
1037 13th St E  
Saaskatoon  
Saskatchewan  
S7H 0B8

EMAIL ADDRESS:

[hampaul.1@gmail.com](mailto:hampaul.1@gmail.com)

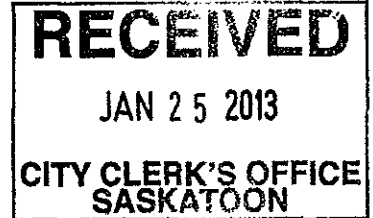
COMMENTS:

I find it unconscionable that Saskatoon Public Library personnel have had to work without a contract since March 2010, and that the only offer received thus far is 7% to 19% below the salaries paid at the Regina Public Library. This is outrageous! I urge you to quickly attend to this dispiriting situation by agreeing to the obvious and obviously fair settlement, which is also enjoyed by their counterparts at the University of Saskatchewan libraries.

Sincerely,

Paul C. Hamilton

**From:** CityCouncilWebForm  
**Sent:** January 25, 2013 8:32 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Mary Maxwell  
409 Willow Street  
Saskatoon  
Saskatchewan  
S7J 0C7

EMAIL ADDRESS:

COMMENTS:

I am writing in support of library workers and their request to have their contract settled. I have used the Saskatoon Public Library for over fifty years and have greatly enjoyed the services it provides. I am always served in a timely and helpful manner when I have specific requests and appreciate the courtesy and knowledge of library staff. Today my grandchildren are library patrons and weekly have a stack of books they love to read and discover. Over the years we have enjoyed book discussion groups, lead by library workers, story time at Pooh Corner, the writer-in-residence programs, and films, as well as many community events hosted by the library.

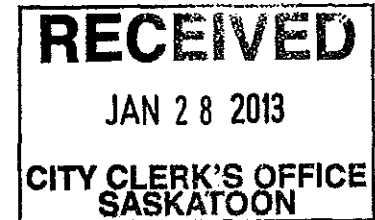
It's appalling that library staff are paid so poorly and as a city we should be ashamed that this is the present state of affairs.

The work they do on a daily basis is remarkable. Besides acting as resources to those of us who seek reference information and reading materials, library workers witness the daily presence of the lost and indigent citizens of our city. Let's face it, the library has become a place for the homeless; it provides a safe, warm haven, even for a short time. Since we do not have enough shelters for these people, our libraries, being public, usually central places, provide this shelter. While this may be inappropriate to some, it's what happens, with all its attendant challenges. Library workers are the ones who handle these challenges, daily.

Please do whatever it takes to settle the contract and pay these loyal, educated, helpful, city employees what they are worth.

Thank you.

**From:** CityCouncilWebForm  
**Sent:** January 27, 2013 5:57 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jim Barak  
243 Waterbury Road  
Saskatoon  
Saskatchewan  
S7J 5B1

EMAIL ADDRESS:

[jim.barak@gmail.com](mailto:jim.barak@gmail.com)

COMMENTS:

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

Jan 27, 2013

We would like to remind the mayor and councilors of an important public issue which has not received the attention that it certainly deserves.

The Saskatoon Public Library workers (CUPE 2669) have now been without a contract for almost 34 months. This matter needs to be addressed immediately.

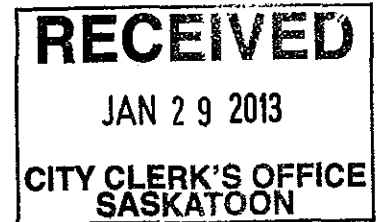
Andrew Carnegie certainly realized that the public library is an important index of civilization. In Saskatoon, it is not as though the public library's various branches are not constantly in use and the library workers constantly busy assisting patrons. The library fulfills many educational and recreational roles for both children and adults. In fact, for many library users it provides their only access to the internet.

The municipal government, what ever the stresses put upon it by the current economic situation seems to feel comfortable with accepting a share of the cost of sports facilities even if they are located elsewhere in the province and planning ahead for a new bridge to address concerns about traffic flow. It seems to us, that it ought to be devoting a lot more attention than it has to the financing and development of library services, including decent and timely wage settlements for the majority of library employees as apposed to those affecting a few senior librarians. Please direct your attention to recognizing and rewarding the courteous, efficient and essential services provided by the Saskatoon Public Library workers.

Sincerely yours,

Dr. Jim A. Barak PhD  
Louise Barak

**From:** CityCouncilWebForm  
**Sent:** January 29, 2013 12:07 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

James Gilchrist  
317 Begg Crescent  
Saskatoon  
Saskatchewan  
S7H 4P3

EMAIL ADDRESS:

[james.gilchrist@sasktel.net](mailto:james.gilchrist@sasktel.net)

COMMENTS:

I, as a citizen of Saskatoon and ratepayer, am increasingly concerned by the ongoing impasse in library labour relations.

I understand that the library board is not directly involved in negotiations but are they deaf and blind to the basic inequality of their employees' positions relative to other library workers in the city.

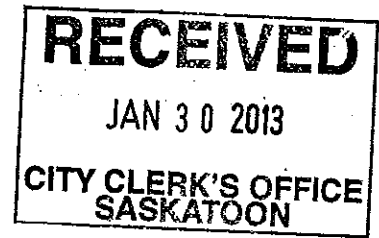
I as others interact with library workers several times a month and it is always a positive encounter. It grieves me to see professional, competent and enthusiastic people disrespected by their employer.

I encourage the board and its apparently autocratic and invisible director to engage their employees in meaningful dialogue.

I can remember the civic strike of 1994 when it was this disrespect of employer for employee that lead to a long and unnecessary disruption in service.

January 25, 2013

His Worship the Mayor  
and members of City Council  
40 City Clerks Office  
2nd Floor, City Hall  
222 - 3rd Avenue  
Saskatoon, SK  
S7K 0J5



Dear Sirs and Madams,

I have been told numerous times and with increasing distress when I visit the library, which I do on almost a daily basis, that the workers there, who belong to CUPE 2669 have been without a contract since March 31, 2010.

I have also discovered that the Saskatoon Public Library Managers and exempt staff have enjoyed a wage increase averaging 49% since 2008.

We live in an increasingly expensive city. My rent has more than doubled in the last three years. All of us need more money just to pay for basics. We have also, globally, since 2008, gotten very tired of finding out that our elites in every part of



Our society manage to get a very large portion of money, bonuses and increases with little regard to the majority of workers.

I appreciate that there are two sides to every dispute but the 49% in 2008 to the managers and the lack of contract for the workers since 2010 suggest that something unfair and unjust is persisting at the Saskatoon Public Library.

If there are budget restraints and a diminishing pie, the managers and leaders should not be getting the lion's share of what's on offer.

Please negotiate a fair and reasonable settlement with the library workers.

Please treat them with the respect and dignity we all deserve. And please, in future, try and diminish the large gap that is growing in income distribution which is a serious threat to social cohesion and a sane society.

Respectfully.

Dawn Rose

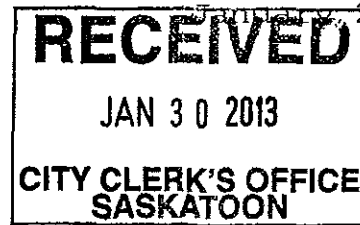
20-450. 3rd Ave N

Saskatoon, SK S7K2J7

CC. Library board.

4-750-1

607 Temperance Street  
Saskatoon, SK  
S7N 0M4



His Worship the Mayor,  
Members of City Council  
c/o City Clerk's Office  
Second Floor, City Hall  
222 Third Avenue North  
Saskatoon, SK S7K 0J5

Dear Mr. Mayor and Members of Council:

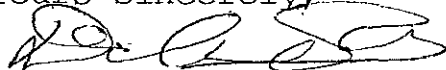
I have learned recently that most of our library workers have been without a contract for almost three years. I say "most of our library workers" because the Saskatoon Public Library managers and exempt staff have received wage increases, on average, of 49%. The Library Board is offering a wage increase that would slot our library workers at between 7% to 19% lower than those workers with the same qualifications in similar jobs in our university libraries, our school libraries and workers in the public library in Regina.

I invite you to re-read my first paragraph.

I cannot be sure if the Library Board is listening to the needs of our workers, and if they are listening, they clearly are not hearing. This is why I am writing to you.

I'm a library user. I love libraries wherever I go, and I use them to research my work. The SPL has always been my library of choice. But the workers I'm referring to are beset with an embarrassing lack of attention from the people who could address this travesty.

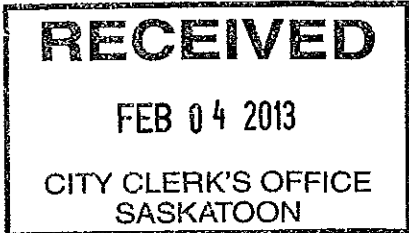
Yours sincerely,



David Carpenter, Saskatoon [cc Library Board]

4720-1

From: CityCouncilWebForm  
Sent: February 04, 2013 11:46 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lia Pas  
1109 - 15th Street East  
Saskatoon  
Saskatchewan  
S7N 0R5

EMAIL ADDRESS:

[liapas@gmail.com](mailto:liapas@gmail.com)

COMMENTS:

I am writing in regards to the lack of contract for the library workers for the past 34 months.

As a local writer/performer I use the public library extensively for my research and pleasure. It is appalling that such knowledgeable and socially important workers are being paid so little for the important work that they do.

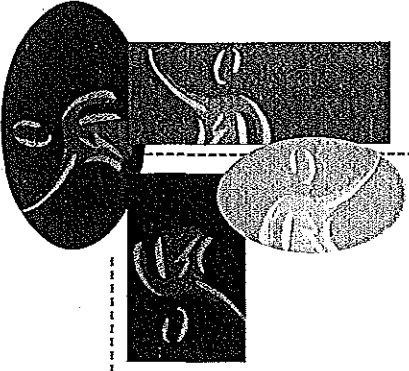
I have always held the belief that the public library is a necessary aspect of cultural literacy. While growing up in Saskatoon I took part in many library programs, and may not have become a writer if those programs had not been available to me as a child and teen.

Our library is an important asset to our city, and the workers there must be paid accordingly.

thank you,  
Lia Pas  
BFA Hons Music York University  
MA Devised Theatre Dartington College

205-5  
DI

# Cultural Diversity and Race Relations



**RECEIVED**  
JAN 21 2013  
CITY CLERK'S OFFICE  
SASKATOON

Community Development Branch  
3130 Laurier Drive, Saskatoon, SK S7L 5J7  
Phone (306) 975-7826 Fax (306) 975-2324

January 15, 2013

His Worship the Mayor  
And Members of City Council  
222 Third Avenue North  
Saskatoon, SK S7K 0J5

**Re: Cultural Diversity and Race Relations Month Proclamation and Flag Raising**

The United Nations has designated March 21 as "International Day for the Elimination of Racial Discrimination." I am writing on behalf of the City of Saskatoon Cultural Diversity and Race Relations Office and Committee, to request City Council declare March 2013 as "Cultural Diversity and Race Relations Month" in Saskatoon.

We would also like permission to raise the Cultural Diversity and Race Relations Flag in the city square the Opening Ceremony on March 1, 2013, and have it remain flying during the entire month of March.

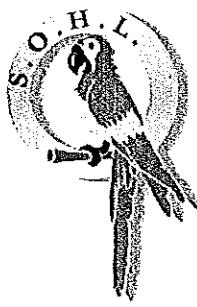
City Council's granting of these requests in past years has presented a great opportunity for public awareness programs and community participation. The Cultural Diversity and Race Relations Committee and several other organizations in Saskatoon, are planning a number of activities that will take place throughout the month of March. Your continued support of these initiatives is greatly appreciated!

Yours truly,

*Becky Kuffner*

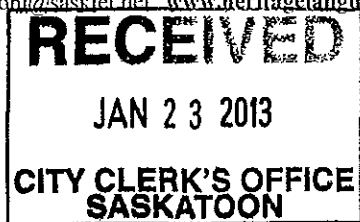
Becky Sasakamoose Kuffner, Cultural Diversity and Race Relations Coordinator  
975-7826

205-5  
D2)



# Saskatchewan Organization for Heritage Languages

2144 Cornwall Street, Regina, Saskatchewan S4P 2K7  
Tel: (306) 780-9275 Fax: (306) 780-9407 Email: [sohl@sasktel.net](mailto:sohl@sasktel.net) [www.heritagelanguages.sk.ca](http://www.heritagelanguages.sk.ca)



January 17, 2013

His Worship Donald J. Atchison  
Office of the Mayor  
222 Third Avenue North  
Saskatoon, SK S7K 0J5

Dear Mayor Atchison:

On behalf of the Saskatchewan Organization for Heritage Languages Inc. (SOHL), please accept this request to proclaim February 18<sup>th</sup> to 24<sup>th</sup>, 2013 as 'International Heritage Language Week' in Saskatoon, SK. February 21<sup>st</sup> was proclaimed 'International Mother Language Day' by the General Conference of the United Nations Educational, Scientific, and Cultural Organization (UNESCO) in November 1999. Since then, this significant day has been celebrated all over the world to promote linguistic and cultural diversity. SOHL, in conjunction with the Saskatchewan Intercultural Association (SIA), will be sponsoring a multicultural Choral Concert in Saskatoon on Saturday, March 2<sup>nd</sup> at the Centennial Collegiate Theatre to mark this occasion.

Languages are the most powerful instruments of preserving and developing our tangible and intangible heritage. All moves to promote the dissemination of mother tongues will serve not only to encourage linguistic diversity and multilingual education, but also to develop fuller awareness of linguistic and cultural traditions throughout the world and to inspire solidarity based on understanding, tolerance and dialogue.

On May 16, 2009 the United Nations General Assembly in its resolution called upon Member States "to promote the preservation and protection of all languages used by peoples of the world". By the same resolution, the General Assembly proclaimed 2008 as the International Year of Languages to promote unity in diversity and international understanding, through multilingualism and multiculturalism.

On behalf of SOHL's Board of Directors, we thank you for your consideration, and hope that you will recognize February 18<sup>th</sup> to 24<sup>th</sup> as International Heritage Language Week. Please do not hesitate to contact the SOHL office at (306) 780-9275 if you require any further information.

Sincerely,

Ved Arora  
SOHL President

Supported By



**RECEIVED**  
FEB 01 2013  
CITY CLERK'S OFFICE  
SASKATOON

D3)

Mikayla Schultz  
TransSask Support Services, Inc.  
PO Box 3911  
Regina, SK S4P 3R8

His Worship Donald J. Atchison, Mayor of Saskatoon  
Office of the Mayor  
222 Third Avenue North  
Saskatoon, SK S7K 0J5

January 18, 2013

Dear Mayor Atchison

On behalf of the Transgender Community in the City of Saskatoon, we are writing you to respectfully request that the week of March 31<sup>st</sup> to April 6<sup>th</sup>, 2013, be proclaimed "Transgender Awareness Week" in the City of Saskatoon.

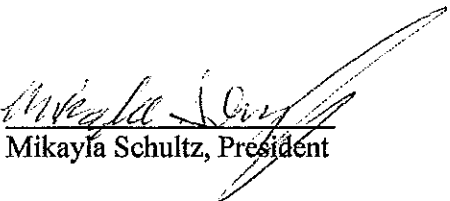
Trans-identified and gender variant individuals experience multiple forms of exclusion in our society based on aspects of their identities and personal realities of gender expression that challenge social and cultural norms. One of the most damaging of these forms of exclusion is a complete lack of recognition that Trans-identified and gender variant individuals exist in our communities. As awareness of the Transgender Community continues to grow in Saskatchewan, it becomes apparent that those who do not conform to our society's ideals of gender are in need of recognition and support.

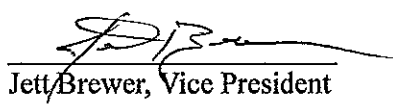
TransSask Support Services, Inc. is a province wide support and resource network for trans-identified and sex/gender variant persons, their spouses, family, friends and allies, as well as those who serve their needs. Since its inception in March of 2011, TransSask has come into contact with hundreds of people from around Saskatchewan, including the City of Saskatoon, requesting information and support as they come to terms with their own identity and further face discrimination and marginalization in their community. In 2012, TransSask approached all the cities in Saskatchewan, as well as the province itself, to proclaim Transgender Awareness Week. 10 out of 15 cities made the proclamation, as did the province. We look forward to continuing and improving upon this new tradition.

Your Worship, by proclaiming "Transgender Awareness Week," the City of Saskatoon will move closer to recognizing and honouring the diversity which exists in Saskatchewan, and it will assist in removing those barriers that are faced by the citizens of your fine city.

Please feel free to contact us at any time should you require any additional information.

We thank you for your consideration in this matter.

  
Mikayla Schultz, President

  
Jett Brewer, Vice President

[306-351-6066]