



Council Chambers  
City Hall, Saskatoon, SK  
Monday, March 18, 2013  
at 6:00 p.m.

### **MINUTES OF THE REGULAR MEETING OF CITY COUNCIL**

**PRESENT:** His Worship the Mayor, in the Chair;  
Councillors Clark, Davies, Donauer, Hill, Iwanchuk, Jeffries  
Loewen, Lorje, Olauson, and Paulsen;  
City Manager Totland;  
City Solicitor Warwick;  
General Manager, Corporate Services Bilanski;  
General Manager, Community Services Grauer;  
A/General Manager, Fire and Protective Services Paulsen;  
General Manager, Infrastructure Services Gutek;  
General Manager, Utility Services Jorgenson;  
City Clerk Sproule; and  
Deputy City Clerk Bryant

*Councillor Olauson excused himself from the meeting at 8:30 p.m., immediately preceding consideration of Legislative Report No. 4-2013.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT the minutes of meeting of City Council held on March 4, 2013, be approved.*

*CARRIED.*

### **PRESENTATIONS**

*His Worship the Mayor introduced Mr. Yann Martel, author of *The Life of Pi*, and congratulated him on his recent success. Mr. Martel recited a poem by Arthur Goldbarth entitled "Library".*

**HEARINGS**

- 3a) Proposed Amendment to Existing Zoning Agreement  
1605 Victoria Avenue – Buena Vista Neighbourhood  
Applicant: Saskatoon Tribal Council  
Urban First Nation Services Inc.  
Proposed Bylaw No. 9085  
(File No. CK 4350-013-001)**
- 

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 9085.

Attached is a copy of the following material:

- Proposed Bylaw No. 9085;
- Report of the General Manager, Community Services Department dated January 28, 2013, recommending that the application submitted by Saskatoon Tribal Council – Urban First Nation Services Inc., to amend the existing Zoning Agreement for the property at 1605 Victoria Avenue be approved;
- Letter dated February 25, 2013, from the Deputy City Clerk, Municipal Planning Commission, advising that the Commission supports the above-noted recommendation of the Community Services Department;
- Notice which appeared in the local press on March 2, 2013;
- E-mail dated March 6, 2013, from John Salamon addressing the above-noted application.”

*His Worship the Mayor opened the hearing.*

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the application and expressed the Department’s support.*

*Ms. Janice Braden, Chair, Municipal Planning Commission, expressed concern with respect to the concentration and the aesthetics of the parking not being consistent with the area, but supported the application.*

*Chief Felix Thomas, proponent, advised Council this project is a medical boarding facility. It will have 15 beds and will operate Monday through Friday. Addressing the parking concern, Chief Thomas indicated that the clients do not typically drive themselves, but*

*use a medical taxi. The home is an alcohol and drug-free facility and will only allow the clients and an attendant.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Hill, Seconded by Councillor Davies,*

*THAT the submitted report and correspondence be received.*

*CARRIED.*

*Moved by Councillor Loewen, Seconded by Councillor Jeffries,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Donauer, Seconded by Councillor Clark,*

*THAT Council consider Bylaw No. 9085.*

*CARRIED.*

### **MATTERS REQUIRING PUBLIC NOTICE**

**4a) Intent to Borrow**  
**(File No. CK 1750-1)**

**REPORT OF THE CITY CLERK:**

"The following is a report of the General Manager, Corporate Services Department, dated March 4, 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 \$12,200,000 for the design and construction of an underground parking garage at River Landing (Capital Project 1786);

- b) up to \$23,500,000 for the design and construction of the Rемаi Art Gallery of Saskatchewan (Capital Project 1786);
- c) up to \$500,000 on behalf of (and to be repaid by) the Rемаi Art Gallery of Saskatchewan for kitchen equipment; and
- d) 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, through a Public Notice Hearing, authorization to borrow in the future for the River Landing Parkade (Capital Project 1786) and the Rемаi Art Gallery of Saskatchewan (Capital Project 1786) included in previous approved capital budgets and revised through post-budget changes included in the “Remai Art Gallery of Saskatchewan and River Landing Parkade Award of Tender” Report to be dealt with at this same City Council meeting (Administrative Reports – City Manager). Also included is a request to authorize borrowing on behalf of the Rемаi Art Gallery of Saskatchewan for kitchen equipment to be repaid by the Gallery through a Productivity Improvement Loan.

### **REPORT HIGHLIGHTS**

1. The River Landing Parkade project requires borrowing of up to \$12.2 million and will be repaid using a combination of revenues generated by the parkade and taxation revenues from assessment growth under the City’s Recreation and Culture Financing Plan.
2. The Rемаi Art Gallery of Saskatchewan project requires borrowing of up to \$23.5 million to be repaid using taxation revenues from assessment growth under the City’s Recreation and Culture Financing Plan.
3. The Rемаi Art Gallery of Saskatchewan is requesting a Productivity Improvement Loan from the City of Saskatoon for up to \$500,000 to purchase kitchen equipment to be repaid from revenues generated from the kitchen.
4. Borrowing terms on the Parkade and AGS borrowing are expected to be 25 years at approximately 4.25%.

### **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 2003, No. 8171 requires that City Council give Public Notice before borrowing money, lending money or guaranteeing the repayment of a loan. While a Public Notice Hearing for Borrowing was conducted and approved in April of 2012 for the Remai Art Gallery of Saskatoon (AGS) and the River Landing Parkade, the tender that is being proposed for approval requires further borrowing.

### **REPORT**

#### **River Landing Parkade**

The capital project for the design and construction of the underground parking garage at River Landing has been approved through previous capital budgets (Capital Project 1786). As mentioned, a Public Notice Hearing for borrowing on this project was held and approved by City Council on April 30, 2012, for \$6 million.

The tender bid that is being recommended during this same City Council meeting requires additional borrowing. This hearing is requesting a total revised borrowing amount of \$12.2 million for the Parkade.

The expected borrowing term is 25 years estimated at 4.25% and will be repaid using a combination of revenues generated from the new parkade, as well as mill-rate funds as part of the City's Recreation and Culture financing strategy. This strategy uses incremental taxation generated from assessment growth.

The repayment plan estimates that the annual repayment of \$795,000 would be funded from parking revenues to cover approximately 42% of the annual payment and the remaining 58% from the mill-rate.

#### **Remai Art Gallery of Saskatchewan**

The capital project for design and construction of the Remai Art Gallery of Saskatchewan at River Landing was approved in previous capital budgets (Capital Project 1786). A Public Notice Hearing in April of 2012 approved \$21 million in borrowing.

The tender bid that is being recommended during this same Council meeting requires additional borrowing. This hearing is requesting a total revised borrowing amount of up to \$23.5 million for the AGS.

The expected borrowing term is 25 years estimated at 4.25% and will be repaid using mill-rate funds of approximately \$1.3 million per year, as part of the City's Recreation and Culture financing strategy. This strategy uses incremental taxation revenue generated from assessment growth.

#### Productivity Improvement Loan - Remai Art Gallery of Saskatchewan

The Remai Art Gallery Board of Directors is requesting a Productivity Improvement Loan (PIL) for up to \$500,000 to purchase kitchen equipment for the new gallery. This is not a part of the City's capital budget for the project.

The Gallery has agreed to repay the loan through the revenues generated by the kitchen. A Public Notice Hearing for borrowing for this amount is required. Upon approval of the borrowing request and pending transfer of funds, a borrowing agreement between the City of Saskatoon and the Remai Art Gallery of Saskatchewan outlining the terms of the borrowing and repayment of the loan would be required.

Productivity Improvement Loans are generally five-year loans and at an interest rate based on the City's current borrowing rate. The final terms of the borrowing and the agreement will be brought forward to City Council for approval at a later date.

#### Borrowing Terms

As mentioned above, the borrowing terms for the loans related to the River Landing Parkade and the Remai Art Gallery of Saskatchewan are expected to be 25-year loans at about 4.25%.

While some expenditures may have already been incurred, no borrowing has been undertaken pending this Public Hearing. It should also be noted that while authorization is being requested for the full borrowing requirements for these projects, actual borrowing will occur based on cash flow requirements and/or prevailing market conditions.

As indicated, debt repayment on the parkade is supported through a mix of anticipated parking revenues to be generated from the parkade, as well as through incremental taxation revenue from assessment growth as part of the City's overall Recreation and Culture financing plan. The debt repayment on the AGS is supported by mill-rate funds under the City's Recreation and Culture financing plan using taxation revenue from assessment growth.

### **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 revised capital budget plan with debt repayment covered through mil-rate funding and generated revenues from the new parkade.

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

Public and/or stakeholder involvement is not required.

### **COMMUNICATION PLAN**

None required.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

As indicated above, once the 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). The Administration will draft and present a borrowing bylaw, with all of the relevant data related to the transaction, for Council's approval. It is still uncertain if the borrowing would be one, or a series of borrowings, and is dependent on the cash flows and interest rates as to when the borrowing(s) would occur. It is anticipated that funds could be required in 2013, but more likely in 2014.

**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, March 9, 2013.
- Posted on City Hall Notice Board on March 8, 2013.
- Posted on City Website on March 8, 2013.

**ATTACHMENT**

1. Photocopy of Public Notice.”

*Ms. Marlys Bilanski, General Manager, Corporate Services, presented her report.*

*Mr. Frank Regier expressed concern with respect to debt levels and the City’s accumulated debt.*

*Moved by Councillor Olauson, Seconded by Councillor Hill,*

*THAT City Council authorize the planned borrowing to finance the following projects approved, in principle, through Capital Budgets and capital plans:*

- a) *up to \$12,200,000 for the design and construction of an underground parking garage at River Landing (Capital Project 1786);*
- b) *up to \$23,500,000 for the design and construction of the Remai Art Gallery of Saskatchewan (Capital Project 1786);*



- c) *up to \$500,000 on behalf of (and to be repaid by) the Remai Art Gallery of Saskatchewan for kitchen equipment; and*

*CARRIED.*

*Moved by Councillor Hill, Seconded by Councillor Clark,*

- d) *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.*

*CARRIED.*

*His Worship the Mayor brought forward Clauses A2), G1) and G2) of Administrative Report No. 5-2013.*

**“A2) Request For Permission For an Encroachment  
102 Spadina Crescent East – Lot 102, Parcel X, Plan No. 101856427  
(Files CK. 4090-2 and PL. 4090-2)**

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**RECOMMENDATION:** that City Council grant permission for the encroachment at 102 Spadina Crescent East, Lot 102, Parcel X, Plan No. 101856427.

**TOPIC AND PURPOSE**

The purpose of this report is to seek City Council's permission for an encroachment for portions of the building located at 102 Spadina Crescent East.

**REPORT HIGHLIGHTS**

1. Encroachment area is 135.21 square metres.
2. Portions of the building extend onto the sidewalk and Spadina Crescent East by up to 8.15 metres.

**STRATEGIC GOALS**

This report supports the City of Saskatoon's (City) Strategic Goal's of Sustainable Growth and Quality of Life by ensuring that designs of proposed developments are consistent with planning and development criteria, and that these designs do not pose a hazard for public safety.

## **BACKGROUND**

The Building Bylaw No. 7306 states, in part, that:

“The General Manager of the Community Services Department shall not issue a permit for the erection or alteration of any building or structure the plans of which show construction of any kind on, under, or over the surface of any public place until permission for such construction has been granted by Council.”

The proposed encroachment will require City Council's permission before a building permit can be issued for the construction of the proposed building located at 102 Spadina Crescent East.

## **REPORT**

The owner of the property located at 102 Spadina Crescent East has requested permission to allow an encroachment (see Attachment 1). As shown on the Site Plan, sections of the building will encroach onto City property, the sidewalk, and Spadina Crescent East, by up to 8.15 meters (see Attachment 2). The total area of encroachment is approximately 135.21 square metres.

The request for this encroachment has been reviewed by both the Infrastructure Services Department and the Community Services Department; neither department has stated any objection to the encroachment.

## **OPTIONS TO THE RECOMMENDATION**

Should City Council choose not to grant permission for this encroachment as allowed under the provisions of The Building Bylaw No. 7306, a building permit cannot be issued for the current design of the proposed development at 102 Spadina Crescent East.

## **POLICY IMPLICATIONS**

There are no policy implications with the proposed encroachment.

## **PUBLIC OR STAKEHOLDER INVOLVEMENT**

No specific public or stakeholder involvement has been undertaken in regard to the proposed encroachment.

## **COMMUNICATION PLAN**

A communication plan is not required.

**ENVIRONMENTAL IMPLICATIONS**

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

**PRIVACY IMPACT**

There is no privacy impact.

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

There are no CPTED implications.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Request for Encroachment Agreement dated January 25, 2013
2. Remail Art Gallery of Saskatchewan Encroachment Application Drawings

*Moved by Councillor Paulsen, Seconded by Councillor Hill,*

*THAT the recommendation of the Administration be adopted.*

*CARRIED.*

**G1) Remail Art Gallery of Saskatchewan  
Amendment to Letter of Understanding  
(Files CK.4129-15 and CS. 4130-3)**

**RECOMMENDATION:** that the Letter of Agreement between the Frank and Ellen Remail Foundation; the Art Gallery of Saskatchewan; and the City of Saskatoon dated June 1, 2011, be amended according to the terms outlined in Attachment 1.

**TOPIC AND PURPOSE**

This report is requesting approval to amend the Letter of Agreement between the Frank and Ellen Remail Foundation; the Art Gallery of Saskatchewan, and the City of Saskatoon.

## **REPORT HIGHLIGHTS**

1. Amendment to the Remai Foundation Operating Funding Agreement.

## **STRATEGIC GOAL**

This project supports the City of Saskatoon's Quality of Life Strategic Goal, relating to the implementation of the Municipal Culture Plan. It supports the four-year priority to enhance the quality of life in Saskatoon by directing expenditures toward amenities in neighbourhoods to enhance and protect property values and encourage private investment.

## **BACKGROUND**

At its meeting held on June 13, 2011, City Council, when addressing Clause G2, Administrative Report No. 11-2011, adopted a recommendation to approve the terms of the agreement set out in a letter dated June 1, 2011, between the Frank and Ellen Remai Foundation; the Art Gallery of Saskatchewan Inc.; and the City of Saskatoon.

The second point of the agreement letter states that:

- "2) The Foundation will grant the additional sum of \$15 million to the AGS to be paid at a rate of \$500,000 per year for a term of 30 years commencing in the first year of operations for the art gallery. The proceeds of this grant are to be used by the AGS for enhanced programming and are not to replace funding already in place for operating costs or established programs..."

## **REPORT**

The Remai Art Gallery of Saskatchewan received another very generous gift of 405 Picasso art works from the Frank and Ellen Remai Foundation in autumn 2012. This gift, valued at \$20 million, doubles the value of the gallery's permanent collection. Due to the significance of the Picasso collection, it requires a demarcated exhibit area within the Remai Art Gallery of Saskatchewan. The preferred space identified by the Gallery Administration and Mrs. Ellen Remai is one of the 3<sup>rd</sup> floor shell spaces that was not fit-out in the project's original scope of work. The Remai Foundation and the gallery have agreed to reallocate the funds earmarked for enhanced programming for the first year, to fit-up the shell space for exhibiting the Picasso Collection. This amount of \$500,000 will fully cover the additional construction costs that would incur with the shell fit-out.

The amendment identifies the required funds for the Picasso Room's construction fit-out to be sourced from the Remai Foundation. The Administration recommends approval of the attached amendment.

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The Administration is recommending that the Letter of Agreement from June 1, 2011, which states:

2. The Foundation will grant the additional sum of \$15 million to the AGS to be paid at the rate of \$500,000 per year for a term of 30 years commencing in the first year of operations of the art gallery. The proceeds of this grant are to be used by the AGS for enhanced programming and are not to replace funding already in place for operating costs or established programs. This money is intended to be used exclusively to acquire and support exhibitions and programs beyond normal funding sources. The Foundation and the AGS will agree to further terms of reference for the use of the enhanced programming funds.

To be amended as follows:

2. The Foundation will grant the additional sum of \$15 million to the AGS to be paid at the rate of \$500,000 per year for a term of 30 years commencing in the first year of operations of the art gallery. The proceeds of this grant are to be used by the AGS for enhanced programming and are not to replace funding already in place for operating costs or established programs. This money is intended to be used exclusively to acquire and support exhibitions and programs beyond normal funding sources. The foundation agrees that the City of Saskatoon will allocate the first year's payment (\$500,000) of the 30-year term to complete the finishing of the Picasso Salon: International Modern Art in the Remai Art Gallery of Saskatchewan. The Foundation and the AGS will agree to further terms of reference for the use of the enhanced programming funds. This amending agreement is subject to the approval of City Council of the City of Saskatoon.

**OPTIONS TO THE RECOMMENDATION**

One option is to leave the first year funding in place for programming, instead of being reallocated to the capital in order to fit-out the shell space. No other funds are available for fit-out of the Picasso Salon at this time, which would result in the space not being added into the construction contract for the Remai Art Gallery. Deferring this work for construction at a later date may result in higher fit-out costs in the future.

This option would go against the wishes of the Remai Foundation and the Gallery as there would not be a proper location to house the Picasso Collection.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

Without the \$500,000 to fit-out the Picasso Salon, the Rемаi Art Gallery (Capital Project 1786) would not have the funds available to add this work to the scope of the project.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Funding for this additional work was discussed with the Rемаi Foundation and Mrs. Rемаi, and the Foundation has generously agreed that the first year of the enhanced funding may be used for fitting out the space for the Picasso art works donated by the Foundation. The Rемаi Foundation and the gallery have agreed to reallocate the programming funding for the first year to fit-up the shell space for exhibiting the Picasso Collection.

**COMMUNICATION PLAN**

A communication plan is not required.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

The Rемаi Foundation has committed the enhanced programming funding to start in the first year of operations of the Rемаi Art Gallery of Saskatchewan.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental 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. Amendment to Letter of Agreement between the Frank and Ellen Remai Foundation; the Art Gallery of Saskatchewan; and the City of Saskatoon dated June 1, 2011

*Moved by Councillor Hill, Seconded by Councillor Lorje,*

*THAT the recommendation of the Administration be adopted.*

*CARRIED.*

**G2) Remai Art Gallery of Saskatchewan and  
River Landing Parkade Award of Tender  
(Files CK. 4129-15, CK. 1702-1, CC. 4130-2 and CS. 4130-3)**

- RECOMMENDATION:**
- 1) that a post-budget increase of \$6,220,000 for the River Landing Parkade (Capital Project 1786) be approved;
  - 2) that the post-budget increase in Recommendation No. 1 above be funded through the revised River Landing Parkade project funding plan;
  - 3) that a post-budget increase of \$3,486,000 for the Remai Art Gallery of Saskatchewan (Capital Project 1786) be approved;
  - 4) that the post-budget increase in Recommendation No. 3 above be funded through Remai fundraising (\$498,000), a Remai Art Gallery Productivity Improvement Loan (\$488,000), and additional borrowing (\$2,500,000), according to the revised Remai Art Gallery of Saskatchewan project funding plan;
  - 5) that Persephone Theatre fund \$662,577 for the Remai Arts Centre portion of the construction contract;
  - 6) that \$1,960,000 for additional design and construction contract administration consultant fees be approved;

- 7) that the combined land costs totalling \$2,358,000, including \$1,890,000 for the Remai Art Gallery of Saskatchewan and \$468,000 for the River Landing Parkade, not be charged to Capital Project 1786;
- 8) that the tender submitted by EllisDon Construction for \$76,815,000 (excluding GST) including Alternates Nos. 4, 5, and 7 for Capital Project 1786 – River Landing Phase I/Destination Complex be approved; and
- 9) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

### **TOPIC AND PURPOSE**

This report identifies the results of the Remai Art Gallery of Saskatchewan (Remai Art Gallery) and the River Landing Parkade Tender, outlines project funding, and recommends approval of the tender.

### **REPORT HIGHLIGHTS**

1. Scope of work tendered includes the Remai Art Gallery building, the River Landing Parkade, and the Remai Arts Centre Expansion.
2. The bids were higher than anticipated, primarily due to increased construction and labour costs. The vast majority of the cost increase is due to the River Landing Parkade.
3. Three bids were received and the low bid was submitted by EllisDon Construction.
4. The cost-cutting process plus Alternates yields a revised EllisDon Construction bid of \$76,815,000.
5. Remai Arts Centre's portion of the Construction bid is \$662,577, and the Persephone Theatre is paying for all costs associated with its construction.
6. Additional consultant fees of \$1,960,000 are for building design and additional construction contract administration.



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7. The funding plans to cover the increased costs include extending the repayment period from 15 years to 25 years, stretching it out over more of the lifespan of the facility.
8. Land costs totalling \$2,358,000 are not included in total project costs.

**STRATEGIC GOAL**

This project supports the City of Saskatoon's Quality of Life Strategic Goal, relating to the implementation of the Municipal Culture Plan. It supports the 4 Year Priority to enhance the quality of life in Saskatoon by directing expenditures toward amenities in neighbourhoods to enhance and protect property values and encourage private investment.

**BACKGROUND**

On April 30, 2012, City Council approved borrowing to finance the project, including up to \$21,000,000 for the design and construction of the Remai Art Gallery, and \$6,000,000 for the design and construction of the underground parking garage at River Landing.

Release of the Tender for the Construction of the Remai Art Gallery, the River Landing Parkade, and the Remai Arts Centre expansion was approved by City Council at its meeting held on September 4, 2012.

**REPORT**

**Scope of Work Tendered Includes the Remai Art Gallery Building, the River Landing Parkade, and the Remai Arts Centre Expansion**

The package tendered covers the construction of the Remai Art Gallery building, the River Landing Parkade, and the Remai Arts Centre Expansion. A series of Alternates were also included in the tender package in order to identify choices for options outside of the scope of the project.

The project construction contingency, equipment and fittings, design and management, transition costs, and previous costs associated with the Remai Art Gallery, River Landing Parkade, and the Theatre are not included in scope of the tender and are referred to as costs *outside* of the tender.

**Three Bids Were Received and the Low Bid was by EllisDon Construction**

Capital Project 1786 – River Landing Phase I/Destination Complex, closed on December 19, 2012. Three tenders were received as follows:

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<u>Company</u>	<u>Tender Price (excluding GST)</u>
• EllisDon Construction	\$79,050,000
• Graham Construction	\$80,192,000
• PCL Construction	\$81,614,000

These prices do not include pricing for Alternates.

EllisDon Construction (EllisDon) was identified as the successful low bidder, but their bid was higher than the project budget for both the Remail Art Gallery and the River Landing Parkade. Analysis of the bids determined that costs for the project were higher than anticipated. Cost estimates were carried out throughout the course of the building design, but Saskatoon's booming construction market has proven difficult to accurately quantify costs for both labour and materials.

As the base bids exceeded the available budget, negotiations, as allowed for in the tender documents, were initiated with EllisDon to reduce the amount of the bid. The Administration and representatives from EllisDon carried out an extensive review to reduce the tendered price. The following strategy for cost cutting was identified at that time:

- 1) A line-by-line identification of items, to reduce scope, or change finishes as provided by the owner, designers, and contractor.
- 2) Some items in the Gallery can be deferred, in anticipation that additional funding can be found for later fit-out, such as the 3<sup>rd</sup> Floor Changing Gallery.
- 3) Additional funding sources are being sought.

The Cost-cutting Process Plus Alternates Yields a Revised EllisDon Bid of \$76,815,000

Cost-cutting was carried out carefully, to ensure that the core function of both the Remail Art Gallery and the River Landing Parkade could be maintained. Careful attention was paid to balancing cost savings with the need to maintain the quality and identity of the spaces. In the Remail Art Gallery, for example, cost-cutting was carried out in such a way that sponsorship agreements for spaces would not be put in jeopardy. Cost-cutting to the EllisDon base bid results in a revised base bid amount of \$75,915,000.

Alternate items valued at \$900,000 were tendered alongside the base tender package.

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The Administration recommends approval of the following:

<b>Alternate Price Item*</b>	<b>(\$)</b>
Alternate Price No. 4: Food Service Equipment	460,000
Alternate Price No. 5: Shell Gallery Fit-up/Picasso Room	380,000
Alternate Price No. 7: West Wall Exterior Signage	60,000
<b>TOTAL ALTERNATE PRICE ITEMS</b>	<b>900,000</b>

\*These prices reflect what is included in the tender package, and not costs outside of tender.

Through the course of the project design and tender, it became apparent that some items should be considered for inclusion into the project due to economy of scale, project coordination, or a change to the funding conditions. Better building coordination and value were considered when the kitchen equipment and external signage were identified as Alternates. Alternate No. 5 relating to the shell gallery fit-up was accelerated, due to the donation of the Picasso collection by the Remail Foundation, and newly identified capital funds to complete this work. In the case of the Alternate items, additional funds have been sourced and specifically earmarked for these particular project pieces. This report recommends approval of Alternate items within the tender to a value of \$900,000.

This report recommends approval of the EllisDon revised tender and Alternate items as follows:

Revised EllisDon Tender Amount	\$75,915,000
Alternates	\$900,000
<b>Total</b>	<b>\$76,815,000</b>

Additional Consultant Fees of \$1,960,000

Additional consultant fees resulted from the realization of the building design and additional work scope associated with construction contract administration, as detailed in Attachment 1. Consultant fees are carried proportionally across all three projects. Approval of additional consultant fees totalling \$1,960,000 is recommended.

Land Costs Totalling \$2,358,000 are not Included in Total Project Costs

All project costs inside and outside of the bid were evaluated through this process. Land costs for both the River Landing Parkade (\$468,000) and the Remail Art Gallery (\$1,890,000) were to go to the River Landing project. While the current practice is to have capital projects pay for the land component, in the case of this project if the land costs are included, the City would be required to borrow additional funds in order to pay itself for the land costs. The report recommends excluding \$2,358,000 for land fees from the total project costs.

## **OPTIONS TO THE RECOMMENDATION**

One option is to re-tender the project. This is not expected to result in more competitive pricing from prospective bidders. In addition, delays in awarding the tender would jeopardize funding from Federal and Provincial sources, and possibly from private donors.

## **POLICY IMPLICATIONS**

There are no policy implications.

## **FINANCIAL IMPLICATIONS**

There are three distinct projects being constructed:

- River Landing Parkade
- Remai Art Gallery of Saskatchewan
- Remai Arts Centre Expansion

A portion of each project is included in the tender for construction that is recommended to be awarded to EllisDon for \$76,815,000. Each project also has a contingency allowance and other costs that are outside of the tender. This section of the report will describe, by project, the project's portion of the overall tender, reasons for increases over original estimates, and how the project is being funded.

### **River Landing Parkade**

*Parkade portion of the overall tender:* \$16,634,000

*Reason for increase to budget:* Increase of \$6,220,000 from original estimate primarily due to increase in construction and labour costs.

*How the project is being funded:* The plan was to borrow the funds to build the parkade and repay it over 15 years. The parking revenue would pay for the operating costs of the parkade and the debt repayment. However, the projected parking revenues will not be able to fully fund the additional debt costs.

Therefore, the Administration is recommending that the borrowing term be extended from 15 years to 25 years. The original repayment plan was very aggressive; however, debt repayment spanning over a longer period is a reasonable approach as it more closely matches the life of the assets. The Administration is also recommending that \$500,000 be added to the operating budget in 2014 which would come from taxation revenue from assessment growth. This is an additional year of assessment growth under the Recreation and Culture financing plan.

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See Table 1 for a breakdown of the River Landing Parkade costs, and Table 2 for the funding plan for the River Landing Parkade.

Table 1: River Landing Parkade Costs:

<b>Parkade Costs</b>	<b>Budgeted (\$)</b>	<b>Contract (\$)</b>	<b>Difference (\$)</b>
<b>PARKADE TENDER</b>	<b>10,850,000</b>	<b>16,634,000</b>	
Contingency	651,000	1,010,000	
Parkade Costs Out of Tender	1,280,000	1,825,000 <sup>1</sup>	
Land	468,000	0	
<b>TOTAL PARKADE COSTS</b>	<b>13,249,000</b>	<b>19,469,000</b>	<b>6,220,000</b>

<sup>1</sup> Includes additional consultant design fees.

Table 2: River Landing Parkade Funding

<b>River Landing Parkade Funding</b>	<b>Approved (\$)</b>	<b>Additional Funding (\$)</b>	<b>Difference (\$)</b>
Borrowing (supported by parking revenue)	(5,880,000)		
Reallocation of Capital	(7,000,000)		
Building Canada Fund (Province)	(369,000)		
SUBTOTAL	(13,249,000)		
Additional Parkade Borrowing		(6,220,000)	
<b>PARKADE TOTAL</b>	<b>(13,249,000)</b>	<b>(19,469,000)</b>	<b>(6,220,000)</b>

Remai Art Gallery

*Remai Art Gallery's portion of the overall tender: \$59,518,000*

*Reason for increase to budget: \$3,486,000 includes \$986,000 for Alternates (\$900,000 plus \$86,000 design and contingency for equipment, signage, and space for the Picasso Room) and an increase of \$2,500,000 in construction and labour costs and consultant design fees.*

*How the project is being funded: This report recommends a post-budget increase of \$3,486,000 for the Remai Art Gallery.*

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Funding for the tender's Alternate items is a combination of a Productivity Improvement Loan and fundraising as follows:

- No. 4 - Kitchen Equipment: \$488,000 for a Productivity Improvement Loan on behalf of, and to be repaid by, the Remai Art Gallery using revenue raised through catering and bookings in the new building (\$460,000 tender, \$28,000 contingency);
- No. 5 - Shell Space Fit-up/Picasso Room: \$434,000 allocated from the first year's payment of \$500,000 from the \$15,000,000 funding allocated for Gallery-enhanced programming from the Remai Foundation (\$380,000 tender, \$23,000 contingency, \$31,000 design);
- No. 7 - West Wall Signage: \$64,000 in additional fundraising by the Gallery has supplied the funds required (\$60,000 tender, \$4,000 contingency); and
- No. 7 combined with No. 5 provides \$498,000 in additional funding.

The remaining \$2,500,000 increase in the Remai Art Gallery project cost would fall onto the borrowing component of the existing funding plan. The original plan was based on borrowing over a 15-year period, and the repayment period has been extended to 25 years allowing it to be stretched out over more of the lifespan of the facility. The total base funding for debt repayment of the Gallery would be \$1,300,000 per year.

Tables 2 and 3 show the summary of the Remai Art Gallery costs and funding.

Table 2: Remai Art Gallery Costs

<b>Gallery Costs</b>	<b>Budgeted (\$)</b>	<b>Contract (\$)</b>	<b>Difference(\$)</b>
Gallery Building Tender	55,340,000	58,618,000	
Alternates in Tender		900,000 <sup>1</sup>	
<b>GALLERY TENDER</b>	<b>55,340,000</b>	<b>59,518,000</b>	
Construction Contingency	3,320,000	3,866,000	
Gallery Costs Out of Tender	10,201,000	10,853,000 <sup>2</sup>	
Land	1,890,000	0	
<b>TOTAL GALLERY PROJECT</b>	<b>70,751,000</b>	<b>74,237,000</b>	<b>3,486,000</b>

<sup>1</sup> Picasso Gallery, exterior west side signage, and kitchen equipment.

<sup>2</sup> Includes additional consultant design fees.

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Table 3: Remail Art Gallery Funding

<b>Remail Gallery Funding</b>	<b>Approved (\$)</b>	<b>Additional Funding (\$)</b>	<b>Difference (\$)</b>
Borrowing (supported by assessment growth)	(20,987,000)		
Building Communities Program (Provincial)	(4,093,000)		
Building Canada Fund (Provincial)	(12,651,000)		
Building Canada Fund (Federal)	(13,020,000)		
Remail Art Gallery Fundraising	(20,000,000)		
<b>SUBTOTAL</b>	<b>(70,751,000)</b>		
Borrowing – (Kitchen Equipment Productivity Loan – Alternate)		(488,000)	
Remail Art Gallery Fundraising (Picasso Room, Sign – Alternate)		(498,000)	
Additional Gallery Borrowing		(2,500,000)	
<b>SUBTOTAL</b>		<b>(3,486,000)</b>	
<b>GALLERY TOTAL</b>	<b>(70,751,000)</b>	<b>(74,237,000)</b>	<b>(3,486,000)</b>

Remail Arts Centre - Persephone Theatre's Portion of the Construction Bid is \$662,577

A portion of this project is for the construction of an addition to the Remail Arts Centre, which was included in order to achieve economies of scale and better coordination that two separate contracts could have achieved. The Persephone Theatre has committed to paying for its portion of the construction contract, as well as a portion of the construction contingency, design and management, and permits and testing costs. This report recommends that of the \$76,815,000 construction contract with EllisDon, \$662,577 is to be paid by Persephone Theatre for the Remail Art Centre Expansion.

Summary

The additional borrowing for both the River Landing Parkade and the Remail Art Gallery will address funding needs for the tender portions and the project costs outside of the tender. This report recommends approval of the revised funding plan for both the River Landing Parkade and the Remail Art Gallery.

In summary, this report recommends that the revised tender submitted by EllisDon for \$76,815,000 (excluding GST) including Alternates valued at \$900,000, be approved and

that contract documents are prepared in order to commence construction on this project. See Table 5 for the summary of what is included in the tender.

**Table 5: Tender Portion Summary:**

	<b>Contract (\$)</b>
River Landing Parkade Tender	16,634,000
Remai Art Gallery Tender	59,518,000
Persephone Tender	663,000
<b>TOTAL TENDER COSTS</b>	<b>76,815,000</b>

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

Stakeholder involvement has been reported in detail in past reports. The project has conducted open houses at schematic and design development phases of the project.

### **COMMUNICATION PLAN**

The Award of Tender and the project funding report will be posted to the City's website. Additionally, a blog will be posted to City News on the award and funding plan. Social media tools may also be considered to inform citizens of the distinct projects, funding and tender award. Finally, a news release will be distributed to the local news media pending City Council's decision. These communication tools will compliment an advertisement that appeared in the March 9, 2013, edition of the *StarPhoenix* which fulfilled the City's legal requirement of Public Notice for Intent to Borrow.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

While engaged in the tender and negotiation process, it was determined that the City could achieve cost savings with the longer construction period. As a cost management initiative, the construction duration of the project has been extended, resulting in a construction start date of March 19, 2013, and a substantial completion date of November 23, 2015. This extension does not jeopardize Federal, Provincial, or private funding agreements, or Gallery operations.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications identified at this time.

### **PRIVACY IMPLICATIONS**

There are no privacy implications identified at this time.



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

The project has received approval from the Crime Prevention Through Environmental Design Committee.

**PUBLIC NOTICE**

The Public Notice hearing was held in April 2012 for the borrowing of up to \$6,000,000 for the River Landing Parkade up to \$21,000,000 for the Remai Art Gallery.

A Public Notice hearing for the revised borrowing amounts, including the Productivity Improvement Loan to the Remai Art Gallery for kitchen equipment, is scheduled for this same City Council meeting (Monday, March 18, 2013) prior to discussion of this item.

The revised borrowing is up to \$23,500,000 for the Remai Art Gallery; up to \$12,200,000 for the River Landing Parkade; and up to \$500,000 for a Productivity Improvement Loan for the Gallery to purchase kitchen equipment.

**ATTACHMENT**

1. Additional Consultant Fee Breakdown.”

*The City Clerk circulated copies of a letter dated March 17, 2013 from Ms. Donna Hay commenting on the proposal.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

- 1) *that a post-budget increase of \$6,220,000 for the River Landing Parkade (Capital Project 1786) be approved;*
- 2) *that the post-budget increase in Recommendation No. 1 above be funded through the revised River Landing Parkade project funding plan;*
- 3) *that a post-budget increase of \$3,486,000 for the Remai Art Gallery of Saskatchewan (Capital Project 1786) be approved;*
- 4) *that the post-budget increase in Recommendation No. 3 above be funded through Remai fundraising (\$498,000), a Remai Art Gallery Productivity Improvement Loan (\$488,000), and additional borrowing (\$2,500,000), according to the revised Remai Art Gallery of Saskatchewan project funding plan;*
- 5) *that Persephone Theatre fund \$662,577 for the Remai Arts Centre portion of the construction contract;*

- 6) *that \$1,960,000 for additional design and construction contract administration consultant fees be approved;*
- 7) *that the combined land costs totalling \$2,358,000, including \$1,890,000 for the Remai Art Gallery of Saskatchewan and \$468,000 for the River Landing Parkade, not be charged to Capital Project 1786;*
- 8) *that the tender submitted by EllisDon Construction for \$76,815,000 (excluding GST) including Alternates Nos. 4, 5, and 7 for Capital Project 1786 – River Landing Phase I/Destination Complex be approved;*
- 9) *that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal; and*

*CARRIED.*

*Moved by Councillor Lorje, Seconded by Councillor Jeffries,*

- 10) *that City Council receive regular reports on construction progress including significant change orders, if any, that occur during construction.*

*CARRIED.*

**4b) Proposed Closure of Portion of Dudley Street North of Schuyler Street**  
**(File No. CK 6295-1)**

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**REPORT OF THE CITY CLERK:**

"The following is a report of the General Manager, Infrastructure Services Department, dated March 11, 2013:

- RECOMMENDATION:**
- 1) that Council consider Bylaw 9088 (Attachment 1);
  - 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
  - 3) that upon closure of a portion of Dudley Street, as shown on Plan 240-0017-009r001 (Attachment 2), the land be consolidated with

adjacent properties in exchange for land to create Dawes Avenue; and

- 4) that all costs associated with this closure be paid by the applicant.

### **TOPIC AND PURPOSE**

This report is to obtain approval to close a portion of Dudley Street, north of Schuyler Street, in order to create access into the South Industrial Area.

### **REPORT HIGHLIGHTS**

1. As a result of the Circle Drive South Project, Fletcher Road was closed, restricting access to the South Industrial area.
2. A request has been received from the City Manager's Office, Real Estate Section to close and realign a portion of Dudley Street to create Dawes Avenue, which will provide access into the neighbourhood.

### **STRATEGIC GOALS**

The recommendations in this report support the City of Saskatoon Strategic Goal, Moving Around, as the closure and realignment of Dudley Street to create Dawes Avenue will provide access into the South Industrial area from 11<sup>th</sup> Street.

### **BACKGROUND**

As a result of the Circle Drive South Project, Fletcher Road was closed between Dundonald Road and Dudley Street, restricting access to the South Industrial area.

### **REPORT**

Business owners in the area have expressed concerns regarding the lack of access to the South industrial area, with the closure of Fletcher Road, therefore, in order to provide access to the area from 11<sup>th</sup> Street, Dawes Avenue will be created, as shown on Plan No. 240-0017-009r001 (Attachment 2). A portion of Dudley Street is required to be closed to allow this realignment.

### **OPTIONS TO THE RECOMMENDATION**

No other options were considered.

### **POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There are sufficient funds within the Circle Drive South Project.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Utility agencies have been contacted with respect to the closure. Infrastructure Services will require an easement for water and sanitary sewer mains over a portion of the road closure. No other Utilities require easements, and all support the closure.

**COMMUNICATIONS PLAN**

Communication activities are included with the requirements for Public Notice. In addition, adjacent property owners were consulted as required.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

A follow-up report 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 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 March 2, 2013 (Attachment 3);
- Posted on the City Hall Notice Board on Thursday, March 7, 2013; and
- Posted on the City of Saskatoon website on Thursday, March 7, 2013.

**ATTACHMENTS**

1. Copy of Bylaw 9088;
2. Plan No. 240-0017-009r001; and
3. Copy of Public Notice.”

*Mr. Mike Gutek, General Manager, Infrastructure Services, presented his report.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

- 1) *that Council consider Bylaw 9088 (Attachment 1);*
- 2) *that the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;*
- 3) *that upon closure of a portion of Dudley Street, as shown on Plan 240-0017-009r001 (Attachment 2), the land be consolidated with adjacent properties in exchange for land to create Dawes Avenue; and*
- 4) *that all costs associated with this closure be paid by the applicant.*

**CARRIED.**

*Moved by Councillor Hill, Seconded by Councillor Olauson,*

*THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.*

**CARRIED.**

*His Worship the Mayor appointed Councillor Hill as Chair of the Committee of the Whole.*

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

*Committee arose.*

*Councillor Hill, Chair of the Committee of the Whole, made the following report:*

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

**“REPORT NO. 2-2013 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Commission

Ms. Janice Braden, Chair  
Mr. Andy Yuen, Vice-Chair  
Councillor Charlie Clark  
Ms. Colleen Christensen  
Mr. Al Douma  
Mr. Laurier Langlois  
Ms. Leanne DeLong  
Mr. Karl Martens  
Mr. Stan Laba  
Ms. Jodi Manastyrski  
Ms. Kathy Weber  
Mr. James Yachyshen  
Mr. Jeff Jackson

**1. Proposed Rezoning from R1A to R1B  
Bentley Court/Road and Kensington Road  
Kensington Neighbourhood  
Applicant: City of Saskatoon Land Branch  
(File No. CK. 4351-013-004)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to rezone the properties outlined in the February 19, 2013 report of the General Manager, Community Services Department;
  - 2) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
  - 3) that the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770; and
  - 4) that at the time of the public hearing, City Council consider the Commission’s recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone the properties identified in the Proposed Amendment Map (see Attachment 2, February 19, 2013 report of the General Manager, Community Services Department) from R1A – One-Unit Residential

District to R1B – Small Lot One-Unit Residential District, be approved.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated February 19, 2013, with respect to an application from the City of Saskatoon, Land Branch, to rezone a number of properties located in the northeast portion of the Kensington neighbourhood from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. The application is consistent with the approved Kensington Neighbourhood Concept Plan.

Your Commission has reviewed the report with the Administration, including issues relating to the intent of the R1B District and the provision for access to garages from back lanes; the configuration and location of back lanes for snow removal; and density issues and appropriate fire separation distances. The Administration provided information about how these issues are reviewed by the applicable departments during the concept plan stage, as well as further considerations during specific applications, including this one.

Following review of this matter, the Commission is supporting the above recommendations of the Community Services Department.

**ADMINISTRATIVE REPORT NO. 5-2013**

**Section A – COMMUNITY SERVICES**

**A1) Land Use Applications Received by the Community Services Department  
For the Period Between February 21, 2013, and March 6, 2013  
(For Information Only)  
(Files CK. 4000-5, PL. 4355-D, PL. 4350, and PL. 4300)**

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

*ADOPTED.*

The following applications have been received and are being processed:

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Discretionary Use

- Application No. 1/13: 1801 Lorne Avenue  
Applicant: Saskatoon Pilates Centre  
Legal Description: Lot 50, Block 39, Plan No. 101413369 and  
Lots 1 to 4, Block 39, Plan No. G229  
  
Current Zoning: R2  
Proposed Use: Private School  
Neighbourhood: Buena Vista  
Date Received: February 22, 2013

Rezoning

- Application No. Z9/13: Eaton Lane and Crescent/Meadows Boulevard  
Applicant: Stantec Consulting for Arbutus Park Properties  
Legal Description: Lots 1-32, Block 46; Lots 1-24, Block 45 and  
Lots 1-14, Block 47, all in Plan No. 102079526  
and Plan No. 101317474  
  
Proposed Zoning: R1A to RM2  
Neighbourhood: Rosewood  
Date Received: February 21, 2013
- Application No. Z10/13: 610 and 612 3<sup>rd</sup> Avenue and  
302, 304, and 306 Queen Street  
Applicant: Opus Developments Inc.  
Legal Description: Lots 5 and 6, Block 1, Plan No. F1418, Ext. 0;  
Lot 31, Block 1, Plan No. 98SA35499, Ext. 1;  
Lot 32, Block 1, Plan No. 98SA35499, Ext. 0; and  
Lot 33, Block 1, Plan No. 98SA35499  
  
Current Zoning: RM1 and M2  
Proposed Zoning: M3 by Agreement  
Neighbourhood: City Park  
Date Received: February 28, 2013

Subdivision

- Application No. 17/13: 1546 Empress Avenue  
Applicant: Webster Surveys for Michael Bugg  
Legal Description: Lot 15, Block 4, Plan No. G4947  
Current Zoning: R2  
Neighbourhood: North Park  
Date Received: February 21, 2013



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- Application No. 18/13: 101 108<sup>th</sup> Street West  
Applicant: Altus Geomatics for Ibukun-Oluwa Holdings  
Legal Description: Lot 31, Block 2, Plan No. G122, and  
Lot 47, Block 2, Plan No. 101336802  
  
Current Zoning: R2  
Neighbourhood: Sutherland  
Date Received: February 22, 2013
  
- Application No. 19/13: Kensington Phase 3 Monck Closure  
Applicant: Webster Surveys for Dundee Realty Corp.  
Legal Description: Parcel D, Plan No. 101709783; Parcels A and B,  
Plan No. 76S3169; Parcel AA, Plan No. 102  
(Monck) and Parcel FF, Plan No. 74S24138  
  
Current Zoning: R1A and R2  
Neighbourhood: Kensington  
Date Received: February 22, 2013
  
- Application No. 20/13: 50 Harrison Crescent  
Applicant: Webb Surveys for Guisepppe and Tina Fortugno  
Legal Description: Lane 42 and Lot 23, Block 246, Plan No. G867  
Current Zoning: R2  
Neighbourhood: Avalon  
Date Received: February 25, 2013

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Plan of Proposed Discretionary Use No. 1/13
2. Plan of Proposed Rezoning No. Z9/13
3. Plan of Proposed Rezoning No. Z10/13
4. Plan of Proposed Subdivision No. 17/13
5. Plan of Proposed Subdivision No. 18/13
6. Plan of Proposed Subdivision No. 19/13
7. Plan of Proposed Subdivision No. 20/13

**A2) Request For Permission For an Encroachment**  
**102 Spadina Crescent East – Lot 102, Parcel X, Plan No. 101856427**  
**(Files CK. 4090-2 and PL. 4090-2)**

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**RECOMMENDATION:** that City Council grant permission for the encroachment at 102 Spadina Crescent East, Lot 102, Parcel X, Plan No. 101856427.

*DEALT WITH EARLIER. SEE PAGE NO. 9.*

**Section B – CORPORATE SERVICES**

**B1) Report on Write-Downs of Surplus Inventory - 2012**  
**(Files CK. 1290-1 and CS. 1290-1)**

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

*ADOPTED.*

**TOPIC AND PURPOSE**

On an annual basis, the Inventory and Disposal Services Section of the Materials Management Branch submits a report to City Council on the amount of the inactive stock that is written off.

**STRATEGIC GOAL**

The review of inventory levels supports the Strategic Goal of Asset and Financial Sustainability by optimizing the use of financial resources. This ensures that civic funds are used wisely and contributes to the City's AAA credit rating.

**REPORT**

For the year 2012, the write-downs of surplus/obsolete inventory were as follows:

	<b>Write Down</b>	<b>% of Inventory</b>
Corporate Services, Central Stores	\$ 0	0
Utility Services, Saskatoon Light & Power	29,365.87	1.2%
Infrastructure Services, Electronic Stores	0	0
Infrastructure Services, Public Works Stores	0	0

**FINANCIAL IMPLICATIONS**

The total write-downs of \$29,365.87 have been expensed to the appropriate operating programs in 2012.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

This is an annual report; therefore, no further follow-up is required.

**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.

**ATTACHMENT**

1. Utility Services, Saskatoon Light & Power, Inventory Write-Downs During 2012.

**B2) Standard & Poor's Credit Rating Factors  
(Files CK. 1500-4 and CS. 1500-4)**

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

*ADOPTED.*

**TOPIC AND PURPOSE**

This report is to inform City Council of the factors that the bond rater, Standard & Poor's Rating Services considered and how the City of Saskatoon fared in the recent evaluation of the City's credit rating.

**REPORT HIGHLIGHTS**

1. The City of Saskatoon compares favourably to the key factors used by Standard & Poor's to evaluate the City's credit rating. These include:
  - Strong relationships with other levels of government.
  - A diverse economy.
  - Strong and prudent financial policies and management.

- Favourable budget performance and self-generated revenues.
- The ability to service debt; a manageable debt level and healthy reserves.
- No significant future financial risks.

### **STRATEGIC GOAL**

Strong financial performance is the foundation of the strategic goal of Asset and Financial Sustainability and leads to the City of Saskatoon's "AAA" Credit Rating.

### **BACKGROUND**

An annual process to review the City's financial and economic performance and outlook, as well as the institutional framework in which the City operates is undertaken by Standard & Poor's (S&P) to determine the City's credit rating. The factors that contribute to this rating are summarized in this report for Council's information.

### **REPORT**

The City of Saskatoon received an "AAA/Stable" credit rating from S&P based on the City's 2011 financial statements, as well as current market conditions, financial forecasts and the economic outlook for Saskatoon and area.

The rating factors and the City of Saskatoon's performance in relation to these factors are presented below.

#### **Key Factors**

- Strong relationships with other levels of government provides stability for municipal finances.

The political, institutional, administrative and budgetary systems of the province and country can affect the predictability, reliability and supportiveness of public finance and the City's ability to service debt in the long term. S&P views the Canadian provincial-municipal intergovernmental system as being "well-balanced and predictable" based on the maturity and stability of the provincial-municipal relationship that exists between the Province and the City of Saskatoon. This contributes to lower degrees of mismatching of revenues to expenditures, moderate levels of transparency and accountability, and the "strong likelihood of extraordinary support from provincial governments".

- Saskatoon's diverse economy helps the city withstand economic fluctuations which provides stability for businesses and residents.

S&P indicated that Saskatoon has moderate employment diversity and the recent population growth has been fuelled mostly by economic activity in the resource sector. However, other sectors of employment such as health care, government, trade and transport, retail, utilities and education are strong. S&P “believe the city’s economic fundamentals are very strong... which should help it withstand economic fluctuations”. Gross Domestic Product (GDP) is expected to be strong along with population growth. Building activity is strong and supports the assessment base.

- The City of Saskatoon demonstrates strong and prudent financial policies and management that has a positive impact on its credit profile.

S&P references the City’s thorough and transparent disclosure and robust set of financial policies. The City’s ability and willingness to meet financial obligations including long-term capital and financial planning, revenue and expenditure management, and its political and managerial strengths contributed significantly to the positive credit rating. S&P also considered the financial policies, the deviations from budgets and consistency of civic personnel in its evaluation.

- The City of Saskatoon’s favourable budget performance, as well as its self-generated revenues places the City in a strong financial position.

The operating and capital performance for the City on a cash basis is considered by S&P as very favourable. The operating surpluses “have been consistently strong over the past five years....averaging almost 24% of operating revenue.” While the City’s capital expenditures in relation to revenues have been high, it is expected to be back to a more positive level in 2013.

As for revenues, the City has significant self-generated revenues such as those produced from Saskatoon Light & Power and the City’s land development operations. This differentiates Saskatoon from other municipalities. S&P reviews the revenue streams and the impact and risks associated with these, as well as the flexibility it provides the City. S&P believes Saskatoon benefits from moderate flexibility with 66.3% of operating revenues coming from modifiable sources of revenues and reduces the percentage of revenue reliant on property tax and user fees. On the capital side, Saskatoon’s capital expenditures are 48% of total expenditures with the expectation that this would fall to 35% in two years. S&P views this as favourable in that the City has the ability to adjust expenditures in times of pressure on government finances.

- The City of Saskatoon’s ability to service debt, the current level of debt burden, as well as the strong reserve balances are key factors in the reason Saskatoon receives a AAA Credit Rating.

S&P considers Saskatoon's strongest performance in the area of liquidity. S&P, in its report, states that "in our opinion, Saskatoon's strong liquidity position bolsters its financial risk profile and remains a key credit strength". This factor considers cash (reserves) to cover the estimated debt service and the measure used is based on available cash which must be greater than the next twelve months of debt service. While a ratio of cash to debt of 1 is considered strong, Saskatoon's ratio is 8.7 times that due to the City's healthy financial reserves. This provides the City the ability to deal with financial risks. S&P states that "we believe that Saskatoon will continue to maintain very healthy levels of liquidity to meet debt service requirements".

Tax supported debt compared to consolidated operating revenues is an indicator of debt burden. A score under 30% is considered strong and under 60% would be considered reasonable. Currently, the City's tax supported debt ratio is at 23%, well under the 30% top score target, but is expected to increase to 42% based on estimated future borrowing requirements. This would still achieve the second-highest score in this category.

In regards to the ratio of interest costs to operating revenues, a ratio of under 0.5% is considered very strong. Saskatoon is currently at 0.3%

Overall, S&P believes that Saskatoon has "a very manageable debt level".

- There are no significant financial risks from future liabilities that might impact the City's financial health.

S&P noted that the City has standard employee benefits, including sick leave and vacation, as well as costs for the potential long-term closure of the landfill that are similar to those of other municipalities. S&P commented that "we do not believe that this poses a significant financial burden for the City, in part, because it has established reserves to address the more significant liability: the landfill post-closure costs".

### **OPTIONS TO THE RECOMMENDATION**

There are no options to consider.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as a result of this report.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There is no further public consultation required as a result of this report.

**COMMUNICATION PLAN**

The report will be posted to Saskatoon.ca and a blog will be considered for City News. Additional social media tools will be used to link to the blog and website.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

There is no follow-up 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 No. C01-021, Public Notice Policy, is not required.

**B3) Preliminary Year-End Financial Results, December 31, 2012  
(Files CK. 1704-1 and CS.1704-1)**

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**RECOMMENDATION:** that City Council approve:

- 1) not transferring the positive fuel variance into the Fuel Stabilization Reserve;
- 2) not stabilizing the negative variance in the Snow and Ice Management Program through the Snow and Ice Management Reserve;

- 3) the retention of \$418,600 in the Transit Stabilization Reserve resulting from the 2012 Transit operations surplus;
- 4) the replacement of funding for Capital Project 2146 – Community Visioning using 2012 surplus funds of \$340,465 and the return of the same amount to the Transportation Infrastructure Expansion Reserve;
- 5) the transfer of \$1.5 million to the Roadways Infrastructure Reserve;
- 6) the transfer of \$0.73 million to the Snow and Ice Management Reserve;
- 7) the transfer of \$1.0 million into the Reserve For Capital Expenditures as a Contingency Fund for capital projects; and
- 8) the transfer of the remaining 2012 year-end surplus of \$1.504 million to the Fiscal Stabilization Reserve.

*ADOPTED.*

### **TOPIC AND PURPOSE**

This report is to inform City Council of the preliminary year-end financial results for the fiscal year 2012 which is estimated at \$5.076 million. The Administration is continuing to work on the year-end financial statements and any released figures are still subject to review and the external audit.

### **REPORT HIGHLIGHTS**

1. Civic year-end results indicated a surplus of \$5.076 million that is subject to an external audit.
2. The City's utilities, other than Saskatoon Light and Power, posted surpluses in 2012.
3. The City's Boards and Commission all reported surpluses in 2012.
4. There is a small fuel surplus when comparing fuel budgets and actual fuel expenditures which could be transferred to the Fuel Stabilization Reserve, but is not being recommended by the Administration.
5. The Snow and Ice Management program posted a \$1.6 million deficit which could be partially reduced using that program's stabilization reserve; however, the Administration is not recommending using the stabilization funds.



6. The Transit utility is being moved from a utility to a mill-rate supported program in 2013 and has a stabilization reserve balance due to the program's 2012 surplus. The Administration is recommending the continuance of the Transit Operations Stabilization Reserve and retaining the balance in the reserve.
7. A transfer of \$1.5 million is being recommended to the Fiscal Stabilization Reserve to reach the cap of \$7.3 million.
8. After the transfer to the Fiscal Stabilization Reserve, \$3.5 million would be available to allocate for other uses at City Council's discretion. The Administration recommends providing \$340,500 for replacement funding for Capital Project 2146 (Community Visioning); a \$1.0 million transfer to a Contingency Fund for unexpected capital expenditures; a transfer of \$0.73 million to the Snow and Ice Management Reserve; and a \$1.5 million transfer to the Roadways Infrastructure Reserve.

### **STRATEGIC GOAL**

Strong financial performance and budget adherence are necessary in order to meet the strategic goal of Asset and Financial Sustainability and in particular, the priority to maintain the City of Saskatoon's "AAA" Credit Rating.

### **BACKGROUND**

Prior to the external audit of the City's year-end financial statements, the Administration tables a report with City Council to inform Councillors and the public on the preliminary year-end financial results. The external audit of the financial statements is expected to be completed in May 2013, at which time the finalized audited financial statements will be forwarded to the Audit Committee and then City Council for approval. At that point, the year-end financial results will be confirmed or adjusted based on the external audit.

### **REPORT**

#### **Civic Year-End Results - Summary**

Attached for City Council's information is a Summary to the Preliminary Year-End Financial Results (see Attachment 1) and a copy of the preliminary financial results by Business and Service Line for the year-ended December 31, 2012 (see Attachment 2).

The preliminary results indicate a surplus of \$5.0762 million, subject to confirmation by the external audit. There are a number of expenditure savings that contributed to the overall surplus; however, the majority of the favourable variance is a result of unanticipated revenues. Included in Attachment 2 are explanations of the major variances (+/- \$100,000 per service line) contributing to the surplus.

#### **Fuel Stabilization Reserve**

The Fuel Stabilization Reserve was established to accumulate funds for the purpose of offsetting any over-expenditures in the City's tax-supported fuel budget attributable to

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variations in fuel pricing, thereby stabilizing the effect on the mill-rate and on the City's year-end financial position.

The current balance in the reserve is \$1.0 million and the allowable maximum in the reserve as per Policy is \$2.0 million. It is estimated that the actual expenditure to budgeted expenditures for fuel for mill-rate programs resulted in a small surplus of approximately \$135,000 and this amount could be transferred to the Fuel Stabilization Reserve if City Council wishes to do so.

The Administration recommends not transferring any further funds to the Fuel Stabilization Reserve at this time since there is no indication that pressure on fuel pricing compared to budgeted amounts in the 2013 budget would require stabilization. It is estimated that the \$1.0 million reserve balance would be adequate to cover any foreseen deficits resulting for fuel pricing in 2013.

Snow and Ice Management Reserve

The Snow and Ice Management Reserve is used to stabilize the snow removal and ice management program in fiscal years where deficits occur. The operating results for the program in 2012 indicate a \$1.6 million deficit which includes a transfer to the program's stabilization reserve of \$258,100. The current balance in this reserve is \$806,700 and could be used to help offset the \$1.6 million deficit leaving a program deficit of \$805,700. However, in light of the overall surplus, using the Snow and Ice Management Stabilization Reserve would add further to the overall civic surplus and would deplete the program's stabilization reserve. Considering the 2012-2013 winter has seen significant snowfalls, the program could be facing a potential deficit in 2013 requiring stabilization funds as budgets are prepared based on an average snowfall.

It is the Administration's recommendation to not stabilize the 2012 Snow and Ice Management Program and retain the \$806,700 in this reserve.

Transit Operations Stabilization Reserve

The Transit Utility has been changed from a utility to a mill-rate program in 2013 but has posted a surplus of \$418,600 in 2012 that is being transferred to the Transit Stabilization Reserve. With bringing the Transit operations into the general mill-rate fund in 2013, the option exists to eliminate the stabilization reserve and its balance, or retain the reserve and its balance for future stabilization. The Administration recommends keeping the Transit Stabilization Reserve for this program to help mitigate future year-end impacts.

Fiscal Stabilization Reserve

As per Policy C03-003, "Reserves for Future Expenditures", the year-end surplus is to be transferred to the Fiscal Stabilization Reserve which was established to mitigate mill-rate impacts from fluctuations in operating results from year to year. The Policy also stipulates the minimum balance that should be held in the reserve which is 5% of the current year's tax-supported expenditures and is estimated at \$7,332,000. Any

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amounts in excess of this minimum balance can be used to fund any operational or capital one-time requirements subject to City Council approval.

The current reserve balance is \$5,828,000 and to meet the minimum requirement as per the Policy would require a transfer of \$1,504,000. This would provide \$3.572 million of the \$5.076 million 2012 surplus to be allocated to fund other one-time requirements.

Allocation of Excess Surplus Funds Once the Stabilization Reserve is Capped

City Council has the option to allocate the excess \$3.5 million over the cap in the Fiscal Stabilization Reserve after the \$1.5 million transfer from the 2012 surplus.

On December 14, 2009, City Council approved that the Administration proceed with a Community Visioning initiative and approved the reallocation of \$400,000 from the Transportation Infrastructure Expansion Reserve (TIER). An accompanying report dealing with Capital Project 2146, "Community Visioning" is recommending the project's under-expenditure of \$59,535 be returned to (TIER).

Since TIER is currently in a deficit balance, and in light of the 2012 surplus, the Administration is recommending \$340,465 of the surplus funds be returned to TIER. In addition to the \$59,535 from the capital project under-expenditure, this would ensure the full \$400,000 originally reallocated from TIER to Community Visioning is returned and will provide TIER the much needed funds.

There are currently a number of large capital projects underway or on the verge of construction, projects like the Civic Operations Centre, the North Commuter Bridge, the Remai Art Gallery of Saskatchewan and River Landing Parkade to mention a few. To minimize the risk of potential cost over-runs or unexpected costs, the Administration is recommending to hold a contingency of \$1.0 million in the Reserve for Capital Expenditures (RCE). This was done in 2006 to help cushion any impact resulting from significant increases in construction costs on capital projects, as well as a source of funds for unforeseen, critical projects that may surface during the year.

The Administration is also recommending the transfer of \$730,000 into the Snow and Ice Management Reserve to increase the stabilization reserve balance to \$1.54 million. This would reduce the risk to the 2013 year-end mill-rate impact in light of the anticipated over-expenditure based on the current snowfall levels in the early months of the current year.

If the three items above (\$340,465 transfer to Capital Project 2146, transfer of \$0.73 million to Snow and Ice Management Reserve, and \$1.0 transfer to RCE for a contingency fund) were approved, this would leave \$1.5 million that could be allocated to the Roadway Infrastructure Reserve. In an effort to address paved roadway maintenance, the 2013 Approved Budget included \$8.8 million in base funding, as well as \$2.525 million in one-time supplemental funding for a total of \$11.364 million. By

transferring the remaining 2012 surplus of \$1.5 million to this reserve, the total 2013 contribution to the Roadway Infrastructure Reserve would be \$12.9 million.

### **OPTIONS TO THE RECOMMENDATION**

- City Council can use the reserve funds in the Snow and Ice Management Reserve of \$806,700 to offset the snow removal and ice management program deficit of \$1.6 million. This would increase the year-end surplus by \$806,700.
- City Council could transfer \$135,000 to the Fuel Stabilization Reserve to increase the reserve balance to \$1.135 million. This would reduce the year-end surplus by \$135,000.
- City Council can eliminate the Transit Operations Stabilization Reserve and allocate the \$418,600 to the surplus. The Administration has recommended retaining the Reserve and the balance.
- The transfer of \$1.5 million of the 2012 surplus to the Fiscal Stabilization Reserve would be enough to reach the cap of \$7.3 million as per the Policy. This leaves \$3.5 million that City Council can allocate as it wishes rather than the items the Administration has recommended in this report.

### **POLICY IMPLICATIONS**

City Council must approve the decision to not stabilize the Snow and Ice Management Program, as well as not transferring any amount into the Fuel Stabilization Reserve. Council must also authorize transfers into the Fiscal Stabilization Reserve and use of year-end surplus funds in excess of the reserve cap.

### **FINANCIAL IMPLICATIONS**

The surplus is in excess of the operating budget and will not impact 2013 operating budget.

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

There is no further public consultation required as a result of this report.

### **COMMUNICATION PLAN**

The year-end financial results for the fiscal year 2012 will be communicated to the public with a news release; additional social media tools will be utilized to explain the surplus and how it will be distributed.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

The external audit is currently underway and will be completed in early May, at which time the Audit Committee will review the preliminary financial statements and forward the approved Consolidated Financial Statements and other reports to City Council in June, 2013.

**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 No. C01-021, Public Notice Policy, is not required.

**ATTACHMENTS**

1. Summary of Preliminary Year-End Financial Results.
2. Preliminary Financial Results (by Business Line/Service Line) for the Year-Ended December 31, 2012.

**Section C – FIRE AND PROTECTIVE SERVICES**

**C1) Saskatoon Fire and Protective Services  
Purchase of Draft Commander  
(Mobile Pump Testing Trailer)  
(File No. CK. 1400-1)**

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- RECOMMENDATION:**
- 1) that City Council approve the purchase of one (1) Draft Commander (mobile pump testing trailer) for the Fire and Protective Services Department at a cost of approximately \$85,010.00;
  - 2) that this be a sole source purchase from Weis Fire & Safety Equipment Co., Inc., Kansas;

- 3) that the source of funding be the Fire Capital Reserve; and
- 4) that Purchasing Services issue the appropriate Purchase Order.

*ADOPTED.*

### **TOPIC AND PURPOSE**

The Fire and Protective Services Department is seeking approval to purchase a Draft Commander which is a portable trailer fully equipped to perform pump service tests up to 3000 GPM (gallons per minute).

### **REPORT HIGHLIGHTS**

1. Seeking approval to purchase a Draft Commander for the Fire and Protective Services Department allowing pump tests to be conducted at various locations.
2. That it be a sole source purchase from Weis Fire & Safety Equipment Co., Inc. as they are presently the only manufacturer of this trailer design.
3. The source of funding is the Fire Capital Reserve.

### **STRATEGIC GOAL**

This report supports the Strategic Goal of 'Quality of Life'.

### **BACKGROUND**

Routine pump testing of Fire and Protective Services' apparatus is currently only done at Fire Station No. 1. The infrastructure is old and is no longer sufficient to adequately test the department's larger pumpers. The cost to replace the infrastructure is approximately \$300,000.00. The present system also requires an upgrade to sumps, hoses, plumbing and gauges. With larger trucks, the area currently used for pump testing is restrictive and necessitates constant shuffling of other vehicles. In order for all apparatus to have their routine pump test conducted, they need to be cycled through Station No. 1, one at a time, which means significant time and travel distances.

### **REPORT**

The unit being requested is self-contained on a tandem axle trailer and can be set up at any fire station to pump test apparatus on either the east or west side of the city. The unit also allows for more than one apparatus to be tested at a time. Because it is self-contained, it does not require the purchase of more specialty equipment or storage space for such equipment. This mobile trailer will result in cost savings and the increased versatility will shorten the length of time usually committed to the annual

pump testing process. This unit can also be used for training which is a benefit in that it is becoming more difficult to find an open area suitable for pump training. It would allow fire crews to set up at any fire station and conduct pump training on location. The crew could stay in their district and easily disconnect the trailer if called upon to respond to an incident. With the current practice, the crew remains out of commission during pump testing and training.

Weis Fire & Safety Equipment Co., Inc. remains the only manufacturer of this specific trailer design. The company has provided references and there have been no issues revealed with the company or the pump test trailer. All current users are very satisfied with the product.

### **OPTIONS TO THE RECOMMENDATION**

There are no options.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

The Fire Capital Reserve is sufficient to accommodate this purchase.

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

None.

### **COMMUNICATION PLAN**

There is no communication plan required.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

If approved, it is expected that the Fire and Protective Services Department would take delivery of this unit approximately six weeks from placement of the order.

### **ENVIRONMENTAL IMPLICATIONS**

The water can be re-used for multiple evolutions and decrease the load on processed water. Over time, the process will decrease the carbon footprint due to decreased travel time.

**PRIVACY IMPACT**

None.

**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 E – INFRASTRUCTURE SERVICES**

**E1) Request for Sole Source  
Four Ver-Mac Message Boards  
(Files CK. 1000-4 and IS. 1000-17)**

- RECOMMENDATION:**
- 1) that a sole source purchase of four Ver-Mac message boards, at total cost of \$99,990 (including G.S.T., P.S.T.), from Guardian Traffic Services, be approved; and
  - 2) that Purchasing Services be requested to issue the appropriate Purchase Order.

*ADOPTED.*

**TOPIC AND PURPOSE**

This report is to seek approval for the sole source purchase of four advance message boards to Guardian Traffic Services.

**REPORT HIGHLIGHTS**

1. Due to increasing construction activity, four additional advance message boards are required.
2. The current fleet of message boards consists entirely of those manufactured by Ver-Mac.
3. Guardian Traffic Services is the sole supplier of Ver-Mac message boards in western Canada.



## **STRATEGIC GOALS**

This report supports the following City of Saskatoon Strategic Goals:

- Moving Around, as the added advance message boards will provide accurate information to motorists in a timely and effective manner; and
- A Culture of Continuous Improvement, as the use of message boards increases the safety of workers and the public.

## **BACKGROUND**

The City of Saskatoon coordinates and maintains the setup of construction zones. In order to ensure the safety of the workers and the public, advance message boards, advising motorists of restrictions, are used in all construction projects that have a significant impact on the roadway network. There are currently 8 message boards and 14 arrow boards in the equipment fleet.

## **REPORT**

Due to increasing construction activity, the Administration has determined that four additional message boards are required to accommodate the work planned for the 2013 construction season. It is anticipated that that this level of construction activity will be maintained into the foreseeable future.

The Administration is recommending the sole source purchase of the four new message boards to Guardian Traffic Services for the following reasons:

- a) The current fleet of message boards consists entirely of those manufactured by Ver-Mac. Guardian Traffic Services, which is located in Saskatchewan, is the sole supplier of Ver-Mac message boards in western Canada.
- b) Guardian Traffic Services carries an extensive inventory of parts should repairs be needed.
- c) Staff is trained in the use, programming and maintenance of the Ver-Mac equipment.
- d) Ver-Mac is a Canadian manufacturer with a network of suppliers and parts, therefore, no cross border shipping, customs and duties would be required if repairs are needed.

## **POLICY IMPLICATIONS**

Council approval for the sole source purchase of the message boards from Guardian Traffic Services is required, as per Policy C02-030 – Purchase of Goods, Services and Work.

**FINANCIAL IMPLICATIONS**

The net cost to the City for the four Ver-Mac message boards from Guardian Traffic Services is as follows:

Four Ver-Mac Message Boards	\$90,900
G.S.T.	\$ 4,545
P.S.T.	<u>\$ 4,545</u>
Subtotal	\$99,990
Less G.S.T. Rebate:	<u>\$ 4,545</u>
<b>TOTAL</b>	<b><u>\$95,445</u></b>

The costs for all construction zone equipment is recovered through rental rates to the various capital projects requiring the equipment.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

**COMMUNICATIONS PLAN**

A communications plan is not required at this time.

**PRIVACY IMPACT**

There are no privacy implications.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

There will be no follow up report.

**PUBLIC NOTICE**

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

**E2) Request for Award of Engineering Services Agreement  
2013 Overpass Testing and Inspection Program  
(Files CK. 6050-1; IS. 6050-104-1)**

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**RECOMMENDATION:**    1)    that the engineering services proposal submitted by ISL Engineering and Land Services, for completion of the 2013 Overpass Testing and Inspection Program, at a total estimated cost, on a lump sum basis, to an

upset limit of \$103,400 (including P.S.T. and G.S.T.), be accepted; and

- 2) that His Worship the Mayor and the City Clerk be authorized to execute the engineering services agreement, as prepared by the City Solicitor, under the corporate seal.

*ADOPTED.*

### **TOPIC AND PURPOSE**

This report is to obtain City Council's approval to award an engineering services agreement for necessary testing and inspection activities on 16 overpass structures located throughout Saskatoon, to ISL Engineering and Land Services.

### **REPORT HIGHLIGHTS**

1. Testing and structural inspection of the City's bridge and overpass inventory is conducted on a regular cycle.
2. This information is used to determine the economically optimum timing of major and minor rehabilitation work.
3. The Administration is recommending that the engineering services agreement for the 2013 testing and inspection program be awarded to ISL Engineering and Land Services.

### **STRATEGIC GOALS**

The recommendations in this report support the City of Saskatoon Strategic Goal, Asset and Financial Sustainability, as the project is a key component in the Administration's efforts to develop and optimize short and long-term preservation programs.

### **BACKGROUND**

Infrastructure Services conducts testing on each of the City's concrete bridge and overpass structures on a six-year cycle. This information is used to predict the future trend of condition versus time. In addition to annual safety and maintenance inspections by City personnel, each of the City's bridge and overpass structures are subject to a thorough structural inspection by a structural engineer on a three-year cycle. This information is used to determine the economically optimum timing of major and minor rehabilitation work.

In 2013, six structures are due to be tested and 16 structures are due to be inspected.

**REPORT**

A Request for Proposals for engineering services for the 2013 Overpass Testing and Inspection Program closed on February 21, 2013. Seven proposals were received as follows:

- AECOM;
- AMEC;
- CH2M Hill;
- CIMA+;
- ISL Engineering and Land Services;
- MMM Group; and
- Stantec Consulting Ltd.

After a comprehensive review, the proposal from ISL Engineering and Land Services was determined to be the highest scoring proposal, at a total estimated cost, on a lump sum basis, to an upset limit of \$103,400 (including G.S.T. and P.S.T.).

**OPTIONS TO THE RECOMMENDATION**

No other options were considered.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

The estimated net cost to the City of Saskatoon for the proposal from ISL Engineering and Land Services is as follows:

Base Fees	\$ 94,000
P.S.T.	\$ 4,700
G.S.T.	\$ 4,700
Sub-Total	\$103,400
G.S.T. Rebate	\$ ( 4,700)
<b>Net Cost to City</b>	<b>\$ 98,700</b>

There is sufficient funding available within the Operating Budget to complete this work.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
X			\$103,400		

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public and/or stakeholder involvement is not required.

**COMMUNICATIONS PLAN**

If approved, the Administration will work with the Communications Branch to issue any necessary notices to the public regarding any closures that may be necessary while inspections are being conducted.

**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.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

A follow-up report is not required.

**PUBLIC NOTICE**

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

**E3) 2013 Spring Pothole Management  
(Files CK. 6315-1 and IS. 6315-1)**

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

*ADOPTED.*

**TOPIC AND PURPOSES**

This report is to provide City Council with information regarding the Infrastructure Services Department's preparations for the 2013 pothole season.

## **REPORT HIGHLIGHTS**

1. All pothole patching equipment will be ready for use by March 28, 2013.
2. The planned switchover date, from winter to summer operations, is April 7, 2013; however, this date will be adjusted, if needed.
3. Typically, hot mix asphalt isn't available until mid to late April; in the meantime, cold mix is being used on high priority streets, and gravel on low priority streets.
4. In order to mitigate the impact of potholes, snow windrows are being removed from priority streets and medians.
5. Pothole units will follow sweepers during the annual residential spring street sweep.

## **STRATEGIC GOALS**

The 2013 pothole strategy, as outlined in this report, supports the City of Saskatoon Strategic Goal, Asset and Financial Stability, as it will work to keep the roadway network operational. It also supports the Strategic Goal, Continuous Improvement, as it will ensure that the high quality of life and service to residents in Saskatoon is maintained.

## **BACKGROUND**

The 2013 pothole season has already begun with the freeze-thaw conditions experienced in February and March accelerating their development.

## **REPORT**

### **Fleet Equipment**

Public Works has four thermolaye trucks for patching potholes. These units keep the hot mix asphalt in a heated condition and are used to transport the material to site for dispensing.

In 2012, four additional pull type 'hot box' units, complete with four heavy duty one-ton trucks were purchased.

All units will be checked and operational by March 28.

### **Staff**

Roadway crews are still actively involved with winter snow operations. The planned switchover date, from winter to summer operations, is April 7, 2013. This date is dependent upon weather conditions and spring melt, and will be adjusted, if needed.

Patching of utility cuts has historically begun approximately mid-April. Patching utility cuts will be done in the downtown area first, followed by major arterials streets, such as

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Idylwyld Drive, 22<sup>nd</sup> Street, and 8<sup>th</sup> Street. Once those are completed, cuts will be scheduled based on the priority of street and age.

This year, private contractors will be used at the beginning of the pothole season, to augment civic crews. Three separate purchase orders have been issued, for \$25,000 each, to three separate contractors to supply crews, equipment and material for an approximate two-week period.

In total, the City of Saskatoon will have 8 units available for 40 hours per week all season, augmented with 3 private crews for 2 to 3 weeks.

Currently, in the Public Works operating budget, roughly \$1.15 million of the \$2.330 million budget in paved street maintenance is dedicated to 'roadway spot repair'.

The cost to run one pothole crew is roughly \$210 per hour, or \$2,100 per ten-hour day, made up of a three-man crew, material and an asphalt hot box truck. One crew and truck on a six-month pothole season on this shift on straight time amounts to 96 shifts, at a cost of \$201,600 per pothole crew. Currently, we run 4 crews on potholes, on one shift, and two spray patchers on one shift, which expends nearly our complete budget for pothole repair.

In 2012, to double our efforts on pothole repair for a two-year period, to deal with the increasing deterioration of our roadway network, and to more proactively repair failures, Council approved funding from the deficiency and warranty accounts.

The additional funds committed over the two-year period, 2012 and 2013, is allowing for an additional 400 shifts, or 4 additional pothole crews to our existing complement, for 6 months. This includes the approval of 6 temporary capital FTEs per year (four, 3-person crews working for 6 months). Actual expenditures in 2012 were less than planned, therefore, this funding will last us all of 2013, and there may be some residual funds for 2014.

### Material

The material used to permanently repair the potholes is a hot mix asphalt. This typically isn't available until mid to late April, when weather and market conditions make it feasible. Before the hot mix is available, the City uses a cold mix form of asphalt on higher priority streets, and gravel on the lower priority streets. The cold mix isn't permanent and is not as pliable as hot mix asphalt, but it does address potholes as they are exposed during the melt and it stands up better to traffic than gravel.

Conditions this winter season have not allowed for the same volume of use of cold mix to date as was utilized during the mild 2011/12 winter. It is currently being applied as weather conditions permit.

### Process

In order to mitigate the impact of potholes, snow windrows are being removed from priority streets and medians. This will provide a less obstructed path for the melt water to run to the catch basins (storm water system), and will reduce the amount of ponding and flowing water over the roadways, which is one of the major contributors to the formation of potholes in the spring.

Pothole units follow sweepers during the annual residential spring street sweep, which concentrate on potholes located in the driving lanes. Sweeping the street removes the debris and gravel in the pothole, preparing it for the crews to fill, providing a faster, more comprehensive and permanent repair. Smaller potholes, along the curb or parking lanes, are left to be patched at a later date, once the residential street sweep program is completed.

### **COMMUNICATIONS PLAN**

Communications activities will begin once the snow starts to melt to educate residents on the plan to repair potholes on priority roadways, the combined approach for residential pothole repairs and street sweeping, and the process for reporting potholes:

- Public Service Announcements at key stages will advise media and residents when pothole repairs are happening. Active media relations, including media interviews when crews are actively patching potholes.
- The residential street sweeping/driving lane pothole repairs schedule will be kept up-to-date on the website, so residents can see when the majority of potholes will be repaired.
- Residents will receive notification in the form of a door hanger in advance of street sweeping/driving lane pothole repairs on their street with their scheduled date.
- Weekly City Page advertisements in the StarPhoenix and Sunday Phoenix.
- Posts on the City's Facebook and Twitter channels will advise of key stages, schedules when available, changes to schedules and details for reporting potholes.
- Effort will be made, where possible, to remind residents to call Public Works customer service to report potholes and location details in order to effectively manage inspection and repairs.

### **DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

There will be no follow up report.



**ENVIRONMENTAL IMPLICATIONS**

There are no new environmental implications.

**PRIVACY IMPACT**

There are no privacy implications.

**PUBLIC NOTICE**

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

**E4) Appointment of the 2013 Weed Inspector – *The Noxious Weed Act*  
AND  
Appointment of the 2013 Municipal Dutch Elm Disease Inspectors – Dutch  
Elm Disease Control Regulations, *The Forest Resource Management Act*  
(Files CK 4200-2 and CK. 4510-1)**

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- RECOMMENDATION:**
- 1) that Mr. Jeff Boone and Mr. Jessie Stolar of the Infrastructure Services Department be appointed as the City of Saskatoon's 2013 Weed Inspectors, in accordance with the provisions of *The Noxious Weed Act*,
  - 2) that Mr. Geoff McLeod and Mr. Jeff Boone of the Infrastructure Services Department be appointed as the City of Saskatoon's 2013 Municipal Dutch Elm Disease Inspectors, in accordance with the provisions of *The Forest Resources Management Act*; and
  - 3) that the City Clerk be requested to notify the Minister of the Environment.

ADOPTED.

**TOPIC AND PURPOSE**

This report is to obtain City Council approval of the appointment of the Municipal Weed Inspectors and Dutch Elm Disease Inspectors for 2013.

## **REPORT HIGHLIGHTS**

1. The annual appointment of Municipal Noxious Weed Inspectors and Dutch Elm Disease Inspectors are requirements under *The Noxious Weed Act* and *The Forest Resources Management Act*.

## **STRATEGIC GOALS**

The appointment of Weed Inspectors and Dutch Elm Disease Inspectors supports the following City of Saskatoon Strategic Goals:

- A Culture of Continuous Improvement, as they will ensure a coordinated approach to customer service with quick and accurate response to meet the needs of our citizens; and
- Environmental Leadership, as they will help to ensure that our natural resources are protected and that our urban and grassland parks and urban forest remain healthy.

## **BACKGROUND**

The annual appointment of Municipal Noxious Weed Inspectors and Dutch Elm Disease Inspectors are requirements under *The Noxious Weed Act* and *The Forest Resources Management Act*.

## **REPORT**

Section 7, Article 1 of *The Noxious Weed Act* (Saskatchewan) requires that City Council appoint a Weed Inspector(s) annually. To carry out this year's program, Weed Inspectors are required for a six-month period, from May 1 to October 31, 2013. It is recommended that Mr. Jeff Boone, Supervisor, Pest Management; and Mr. Jessie Stolar, Weed Inspector, both of the Infrastructure Services Department, Parks Branch, fulfill this requirement during 2013.

Section 8, Article 2 of *The Forest Resources Management Act* requires that City Council appoint one or more Municipal Dutch Elm Disease Inspectors annually to enforce the Dutch Elm Disease regulations. It is recommended that Mr. Geoff McLeod, Superintendent, Urban Forestry; and Mr. Jeff Boone, Supervisor, Pest Management, both of the Infrastructure Services Department, Parks Branch, be appointed to this office for 2013.

## **OPTIONS TO THE RECOMMENDATION**

There are no options.

**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.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

A report will be submitted in early 2014 for appointments of Weed Inspectors and Dutch Elm Disease Inspectors, as required by legislation, for 2014.

**ENVIRONMENTAL IMPLICATIONS**

The City of Saskatoon and its residents must adhere to regulations governing both the *Forest Resources Management Act* and the *Noxious Weed Act*, which ensure our urban forest and other plants are protected from Dutch elm disease and invasive weeds.

**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.

**E5) Lease at 88 King Street - Infrastructure Services  
Construction and Design and Public Works Branches  
(Files CK. 520-1, IS. 500-1 and LA. 4235-012-1)**

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- RECOMMENDATION:**
- 1) that a Lease Agreement Renewal between the City of Saskatoon and the Saskatchewan Transportation Company for a portion of the building located at 88 King Street, for a term of two years (March 1, 2013 to February 28, 2015) be approved; and
  - 2) that the City Solicitor be requested to prepare the appropriate agreements for execution by His Worship the Mayor and the City Clerk, under the corporate seal.

*ADOPTED.*

**TOPIC AND PURPOSE**

This report is to receive approval for a two-year lease renewal of the externally-owned property located at 88 King Street, which is currently occupied by the Infrastructure Services Department, Construction and Design and Public Works Branches.

**REPORT HIGHLIGHTS**

1. Infrastructure Services wishes to renew their existing lease at 88 King Street, a building owned by Saskatchewan Transportation Company.
2. Continued leasing of this external property by the Infrastructure Services Department Construction and Design and Public Works Branches would allow for office and storage flex space while other City-owned buildings are under development/renovation.

**STRATEGIC GOALS**

This report supports the long-term strategy of increasing productivity by being more efficient in the way the City does business, and the long-term priority of identifying targeted opportunities to implement specific continuous improvement tools within departments under the Strategic Goal of Continuous Improvement.

**BACKGROUND**

The City is currently leasing space from the Saskatchewan Transportation Company in the building located at 88 King Street. The Infrastructure Services Department Construction and Design and Public Works Branches have been occupying this space since March 1, 2008. The current five-year lease term expired on February 28, 2013.

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The lease agreement has an option to renew for two additional years, March 1, 2013 to February 28, 2015.

**REPORT**

The Infrastructure Services Department, Construction and Design and Public Works Branches have been leasing space at 88 King Street for the past five years. This building is owned by Saskatchewan Transportation Company. The lease expired February 28, 2013. The lease has an option to renew for two additional years at a pre-determined rate of \$10,312.67 per month, which is based on a 3% increase from the existing rate. The pre-determined rental rate is financially ideal, as it minimizes variances in rental/occupancy costs.

In addition to the monthly rental rate, 20 parking stalls will be rented, at a rate of \$30 per stall per month. The stalls are required to meet the branches' parking needs.

Renewing the lease for this building will ensure that the Construction and Design and Public Works Branches have adequate accommodations and storage requirements in the short-term. This is an important factor, as the City is in the midst of developing new spaces/renovating existing space within its own buildings.

**OPTIONS TO THE RECOMMENDATION**

An option would be to not approve the lease renewal and have the Construction and Design and Public Works Branches vacate the space when their lease expires on February 28, 2013. In this scenario, alternative premises would need to be secured and leased immediately. This option is not recommended, as displacing these employees and the reduction in storage areas would result in work disruption, impacts to operations and additional costs in securing another adequate space.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There is sufficient funding within the Construction and Design and Public Works Operating Budgets.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Public/stakeholder involvement is not required.

**COMMUNICATION PLAN**

A communications plan is not required.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

If approved, the proposed lease renewal will expire on February 28, 2015. If a further renewal is required at that time, a report will be submitted.

**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.

**Section F – UTILITY SERVICES**

**F1) Capital Project #2225  
WWT - Heavy Grit Burial Remediation  
Engineering Services Award  
(Files CK. 7800-1 and WWT 7990-91)**

**RECOMMENDATION:** 1) that the proposal submitted by WorleyParsons Canada for engineering services for the Heavy Grit Burial Site Remediation Study Phase II Environmental Site Assessment, for a total upset fee of \$177,514.05 (including G.S.T.), be accepted; and

- 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

*ADOPTED.*

### **TOPIC AND PURPOSE**

That City Council award a proposal from WorleyParsons Canada, the highest rated respondent to the City's Request for Proposals, for a Phase II Environmental Site Assessment (ESA) at the Wastewater Treatment Plant (WWTP) heavy grit handling site.

### **REPORT HIGHLIGHTS**

1. The Saskatchewan Water Security Agency (WSA) instructed the WWTP to discontinue its current practise for handling heavy grit.
2. The City conducted an Environmental Site Assessment of the area that has been used for handling heavy grit and a thorough Phase II assessment has been recommended.
3. The Water and Wastewater Treatment Branch issued a Request for Proposal (RFP) for the Phase II ESA and the WorleyParsons Canada proposal was determined to be the most favourable to the City.

### **STRATEGIC GOAL**

This report supports the City of Saskatoon Strategic Goal of Environmental Leadership, through responsible land use and by ensuring heavy grit handling operations comply with environmental regulations.

### **BACKGROUND**

Starting in 1971, grit and rags recovered from operations at the Wastewater Treatment Plant were dumped and covered west of the plant. From 1993, material from City flusher trucks and private waste haulers was added to the substances handled at the site. By the late 1990s, the area transitioned to a handling facility with the material being periodically moved to the Saskatoon Landfill.

While most of the grit is characterized as a mixture of clay, silt, sand, gravel and broken concrete from sewage treatment and maintenance activities, historical information indicates some of these loads may have been contaminated with oil, antifreeze and other industrial chemicals which may exceed allowable landfill limits. An Environmental Site Assessment (ESA) confirmed, through non-intrusive methods, the existence of sub-surface anomalies and developed a conceptual site model. The Report indicated that a

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Phase II ESA was necessary to identify and quantify buried material, determine if contaminants were moving, and develop a Corrective Action Alternative Analysis (CAAA).

A heavy grit receiving facility is currently being commissioned at the Saskatoon Landfill which will result in no more material being deposited at the WWTP site.

**REPORT**

The WSA ordered the City to discontinue its current practice

The Saskatchewan Water Security Agency (WSA) has directed the City to discontinue its current practice of using the area west of the WWTP plant as a heavy grit handling site. The City has designed and constructed a heavy grit handling facility at the Saskatoon Landfill where grit will be dewatered and disposed of. The facility is currently in the commissioning stage and should be operational by summer 2013.

The City conducted a Phase I ESA

In addition to ceasing current practices for handling heavy grit, the City recognized the need to develop a site rehabilitation plan. The ESA identified below ground deposits, reviewed historical data, and conducted interviews of persons with knowledge of past practices. The ESA report recommended a Phase II ESA to determine the extent of past disposal activities, characterize the disposal materials, determine the movement of groundwater, and develop an action plan in cooperation with the regulatory body.

A Request for Proposal (RFP) was issued and a successful proponent selected

In January 2013, an RFP was issued for professional services to conduct a Phase II ESA of the disposal site west of the WWTP. The RFP called for extensive material identification, groundwater monitoring, consultation with the WSA, and development of a Corrective Action Alternative Analysis.

Five proposals were received and evaluated by Engineering Services staff and WWTP managers. Consequent to a systematic evaluation of the proposals, the proposal from WorleyParsons Canada was rated as most favourable for the City.

The net cost to the City for the engineering services, as described above and within the proposal submitted by WorleyParsons Canada, would be as follows:



Professional Fees	\$ 49,815.00
Contractor Fees	54,681.00
Laboratory Fees	42,130.00
Disbursements	7,066.00
Contingency (10%)	<u>15,369.00</u>
Total Proposal Price	\$169,061.00
G.S.T. (5%)	<u>8,453.05</u>
<b>Total Upset Fee</b>	<b>\$177,514.05</b>
G.S.T. Rebate	<u>(8,453.05)</u>
<b>Net Cost to the City</b>	<b><u>\$169,061.00</u></b>

**OPTIONS TO THE RECOMMENDATION**

Accepting a proposal from a lower rated firm would constitute the option for provision of engineering services for this project.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

Capital Project #2225 - WWT – Heavy Grit Burial Remediation provides funding for remediation of the heavy grit burial area adjacent to the Wastewater Treatment Plant. The project includes identifying locations of existing disposal sites and determining the most appropriate methods to deal with the buried material. The project received \$100,000 of approved funding in the 2012 Capital Budget and has \$1,000,000 in the 2013 Capital Budget.

Budgeted	Unbudgeted	Capital	Operating	Non-Mill Rate	External Funding
\$1,100,000	0	\$1,100,000	0	0	0

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There is no public and/or stakeholder involvement planned for this phase of the project.

**COMMUNICATION PLAN**

A Communication Plan will be developed following the results of the Corrective Action Alternative Analysis.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION:**

A report summarizing the results of the site sampling will be completed in fall of 2013. A meeting will then be scheduled with the WSA to discuss the findings of the report. Depending on the findings of the report and the recommendations given, the consultant will provide a remedial action plan.

**ENVIRONMENTAL IMPLICATIONS**

It is the City of Saskatoon's intention to develop a comprehensive plan to bring the Heavy Grit Burial Site by the WWTP into compliance with Provincial Regulations.

**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 G – CITY MANAGER**

**G1) Remai Art Gallery of Saskatchewan  
Amendment to Letter of Understanding  
(Files CK.4129-15 and CS. 4130-3)**

**RECOMMENDATION:** that the Letter of Agreement between the Frank and Ellen Remai Foundation; the Art Gallery of Saskatchewan; and the City of Saskatoon dated June 1, 2011, be amended according to the terms outlined in Attachment 1.

*DEALT WITH EARLIER. SEE PAGE NO. 11.*

**G2) Remai Art Gallery of Saskatchewan and  
River Landing Parkade Award of Tender  
(Files CK. 4129-15, CK. 1702-1, CC. 4130-2 and CS. 4130-3)**

- RECOMMENDATION:**
- 1) that a post-budget increase of \$6,220,000 for the River Landing Parkade (Capital Project 1786) be approved;
  - 2) that the post-budget increase in Recommendation No. 1 above be funded through the revised River Landing Parkade project funding plan;
  - 3) that a post-budget increase of \$3,486,000 for the Remai Art Gallery of Saskatchewan (Capital Project 1786) be approved;
  - 4) that the post-budget increase in Recommendation No. 3 above be funded through Remai fundraising (\$498,000), a Remai Art Gallery Productivity Improvement Loan (\$488,000), and additional borrowing (\$2,500,000), according to the revised Remai Art Gallery of Saskatchewan project funding plan;
  - 5) that Persephone Theatre fund \$662,577 for the Remai Arts Centre portion of the construction contract;
  - 6) that \$1,960,000 for additional design and construction contract administration consultant fees be approved;
  - 7) that the combined land costs totalling \$2,358,000, including \$1,890,000 for the Remai Art Gallery of Saskatchewan and \$468,000 for the River Landing Parkade, not be charged to Capital Project 1786;
  - 8) that the tender submitted by EllisDon Construction for \$76,815,000 (excluding GST) including Alternates Nos. 4, 5, and 7 for Capital Project 1786 – River Landing Phase I/Destination Complex be approved; and

- 9) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*DEALT WITH EARLIER. SEE PAGE NO. 15.*

**G3) Community Visioning Initiative**  
**(Files CK. 116-1 and CC.100-1)**

**RECOMMENDATION:** that the balance of \$59,535 in Capital Project 2416 Community Visioning be returned to the Transportation Infrastructure Expansion Reserve (TIER).

*ADOPTED.*

**TOPIC AND PURPOSE**

On December 14, 2009, City Council approved that the Administration proceed with a Community Visioning initiative. The following report summarizes the total approved budget, sources of funding, total project expenses, and recommendations to return \$59,535 to TIER.

**REPORT HIGHLIGHTS**

1. The total approved budget for the Community Visioning initiative from 2010 – 2012 was \$700,000, and the sources of funding approved by City Council for this project were the reallocation from the Transportation Infrastructure Expansion Reserve (TIER), 2009 year-end surplus, and the FCM Green Municipal Fund grant.
2. Total expenses for the Community Visioning initiative were \$747,570. The over expenditure was primarily a result of the additional salary and payroll costs for the Project Manager from January 1, 2011, to August 15, 2011.
3. The original budget included \$200,000 from the FCM Green Municipal Fund and the City of Saskatoon received reimbursements in the amount of \$307,105, resulting in an additional \$107,105 for eligible expenses.
4. Upon completion of the project, there is a balance of \$59,535 that can be returned to TIER.

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

This report outlines how the Community Visioning initiative, Saskatoon Speaks, has been effectively used as input into the development of the 2012 - 2022 Strategic Plan. Although it supports the Strategic Goal of Continuous Improvement, it primarily supports the community value for civic engagement and participatory governance as identified in the Community Vision document (page 24). Saskatoon Speaks demonstrated the City's commitment to engaging the community in planning Saskatoon. Throughout Saskatoon Speaks, many people remarked that community dialogue is an essential element of good governance and that the process marked a turning point for the city.

### **BACKGROUND**

As Saskatoon continues to grow and the issues facing us become more complex, we recognized the need and value of engaging our citizens on a community-wide basis. The engagement process was designed in a manner that offered a unique opportunity for the community to talk about their aspirations and ambitions for our future Saskatoon. The Community Visioning initiative put a growth strategy and plan in place to grow our community to 500,000 people. The intent was to adopt a vision of our future that was clear, forward thinking, sustainable, inclusive, and desirable to residents. The vision would be one that current and future residents would be able to embrace and collectively aspire to achieve over the next 50 - 70 years as Saskatoon grows.

As the City of Saskatoon prepared to initiate a new Strategic Plan to guide City Council's priorities and decisions, as well as other comprehensive plans, it recognized the need for a long-term vision for Saskatoon - one rooted in the shared values and aspirations of its citizens.

To inform the direction and focus of the Strategic Plan, City Council initiated Saskatoon Speaks, a multi-faced community visioning process designed to ensure participation from the full spectrum of Saskatoon's diverse population.

The visioning process began in May 2010. Over the following 8 months, more than 10,000 citizens participated in forums, interviews, online questionnaires, summits, and visioning sessions. They talked about the things they value, the opportunities and challenges they see, and the hopes they have for Saskatoon as it grows over the next 50 - 70 years. The resulting Community Vision document summarizes community perspectives that emerged from Saskatoon Speaks, capturing shared values and aspirations. The Community Vision document was received by City Council on February 6, 2012. In moving forward from a broad vision, to plans, and then to action, the Community Vision was used to prepare the Strategic Plan for the City of Saskatoon which was adopted by City Council on February 6, 2012.

## **REPORT**

### **Project Budget and Sources of Funding**

On May 25, 2010, City Council approved a total project budget of \$700,000 for Capital Project 2416 Community Visioning. The source of funding included:

- the reallocation of \$400,000 from TIER (approved by City Council on December 14, 2009)
- \$200,000 from the FCM grant, subject to approval from the application
- \$100,000 from the 2009 year-end surplus

FCM approved an additional \$107,105 in funding, resulting in a total of \$807,105 in available funding for the project.

### **Total Project Expenses**

The total expenses for the Community Visioning initiative were \$747,570. These costs included approximately:

- \$405,450 – Lead Consultant (Urban Strategies Inc.)
- \$131,650 – Project Management
- \$ 66,800 – Marketing and Promotions
- \$ 82,850 – Logistics and Events
- \$ 52,540 – Website and Social Media
- \$ 8,280 – Other Costs (including office expenses and print materials)

Total expenses exceeded the approved budget of \$700,000 by \$47,570. This over expenditure was primarily a result of the additional salary and payroll costs for the Project Manager from January 1, 2011 to August 15, 2011. Originally, it was anticipated the project would take one year to complete with the first event taking place in spring 2010. However, the first event took place in fall 2010, and the project was not completed until August 15, 2011, with additional reporting to FCM completed in September 2012.

Attachment 1 summarizes the approved budget, sources of funding, and the actual total expenses allocated to Capital Project 2416.

### **FCM Green Municipal Fund**

The project budget identified \$200,000 from the FCM Green Municipal Fund as a source of funding. The City received a total of \$307,105 (the original funding announcement indicated \$333,771; however, after FCM's review of eligible expenses, the City received a total of \$307,105).

Project Balance

Although the project was over the approved budget, the additional costs were offset by the additional funding from FCM. As a result, there is a balance in Capital Project 2416 of \$59,535 available to return to TIER.

**OPTIONS TO THE RECOMMENDATION**

An option would be to not move the balance of \$59,535 in Capital Project 2416 back to TIER.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There are no further financial implications associated with the cost of the Community Visioning initiative. A balance of \$59,535 in Capital Project 2416 is available to return to TIER.

An additional \$16,336 from the 2010 and 2011 operating budgets was spent on various communication tools such as the Saskatoon Speaks Background Book, and City Summit lunch vouchers, and staff t-shirts.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

There is no further public consultation required as a result of this report.

**COMMUNICATION PLAN**

There are no further communications required as part of this report.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PRIVACY IMPLICATIONS**

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 Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Summary – Capital Project 2416.

**LEGISLATIVE REPORT NO. 4-2013**

**Section B – OFFICE OF THE CITY SOLICITOR**

- B1) Proposed Lease on City Boulevard  
1304 Avenue D North  
(File No. CK. 4070-2)**
- 

**RECOMMENDATION:** that City Council consider Bylaw No. 9086.

*ADOPTED.*

**TOPIC AND PURPOSE**

The purpose of this report is to provide City Council with Bylaw No. 9086 which implements City Council's decision to enter into a Boulevard Lease Agreement with 101099189 Saskatchewan Ltd. to lease 69.36 square metres (746.61 square feet) of the boulevard located at 1304 Avenue D North.

**REPORT**

City Council at its meeting on December 10, 2012, authorized the lease of a portion of the boulevard at 1304 Avenue D North for an annual fee of \$966.85 plus G.S.T. for a term of five years.

The Boulevard Lease Agreement is attached as Schedule "A" to proposed Bylaw No. 9086.

**ATTACHMENT**

1. Proposed Bylaw No. 9086, *The Boulevard Lease (1304 Avenue D North) Bylaw, 2013.*



**REPORT NO. 4-2013 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor R. Donauer, Chair  
Councillor C. Clark  
Councillor T. Davies  
Councillor M. Loewen  
Councillor P. Lorje

**1. 2012 Annual Report – Visual Arts Placement Jury**  
**(File No. CK. 430-62)**

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

*ADOPTED.*

Attached is the 2012 Annual Report of the Visual Arts Placement Jury, which was submitted to the Planning and Operations Committee for submission to City Council.

Your Committee has reviewed the report and is forwarding it to City Council for information.

**2. Year End Report – Building Standards Branch – 2012**  
**(Files CK. 430-32)**

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

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated February 25, 2013, providing an update on the status of the Plan Review and Inspection Service Stabilization Reserve and forwarding the 2012 year-end statistics for the Building Standard Branch, Community Services Department.

Your Committee has reviewed the report with the Administration and is submitting the report to City Council for information.

3. **Enquiry – Councillor D. Hill (June 22, 2009); and  
Various Communications to Council  
Traffic Calming Measures – Avenue C North of 33<sup>rd</sup> Street  
(File No. CK. 6320-1)**

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- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that the direction of City Council issue.

*IT WAS RESOLVED: that the matter be considered with the presentations from the speakers. See page No. 88.*

4. **Affordable Housing Deconcentration Policy Options  
(Files CK. 750-4)**

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- RECOMMENDATION:**
- 1) that the Administration evaluate all future applications for financial assistance for affordable rental housing, under Innovative Housing Incentives Policy No. C09-002, to determine the impact the project will have on the concentration of affordable rental housing, using the indicators and criteria contained in the February 25, 2013 report of the General Manager, Community Services Department;
  - 2) that Innovative Housing Incentives Policy No. C09-002 be amended as indicated in the February 25, 2013 report of the General Manager, Community Services Department; and
  - 3) that the Administration be requested to report further with respect to incentives that could be applied to assist in the deconcentration of affordable rental housing.

*IT WAS RESOLVED: that the matter be considered with the presentation from the speaker. See page No. 92.*

**REPORT NO. 1-2013 OF THE NAMING ADVISORY COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor T. Davies  
Councillor A. Iwanchuk  
Ms. N. Johnson  
Ms. L. Hartney  
Ms. P. Kotasek-Toth

**1. Addition of Names to the Names Master List**  
**(File No. CK 6310-1)**

- RECOMMENDATION:**
- 1) that the following names be added to the Names Master List: “Dubois”, “Antonini”, “Barrett”, “Underhill”;
  - 2) that the following names be added to the Names Master List to be applied in the Kensington Neighbourhood: “Childers”, “LaBine”, “Hassard”, “Palliser”, “McArthur”, “Ells”, and “Nightingale”;
  - 3) that the name “Bolstad” be added to the Names Master List to be applied to a future portion of the MVA Trail; and
  - 4) that the name “Aspen Ridge” be applied to the second neighbourhood within the University Heights Sector.

*ADOPTED.*

Your Committee has considered the following report of the General Manager, Community Services Department dated February 12, 2013, and puts forward the above-noted recommendations.

**“TOPIC AND PURPOSE**

The Naming Advisory Committee (NAC) screens all requests and suggestions for naming or renaming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks to ensure that each suggestion or request meets the City Council Guidelines for naming as set out in the Naming of Civic Property and Development Areas Policy No. C09-008 (Naming Policy).

### **REPORT HIGHLIGHTS**

1. A total of six names have been applied since the last meeting.
2. Former City Councillor name to be considered for addition to the Names Master List: Dubois.
3. The following naming submissions require screening: Antonini, Barrett, Bolstad, Underhill, Apsen Ridge, Childers, Labine, Hassard, Palliser, Eldorado, Ells, McArthur, and Nightingale.

### **STRATEGIC GOAL**

This report supports the statement that Saskatoon is a city on the move and that growth has brought new roads and bridges that improve connectivity for all travels modes under the City of Saskatoon's (City) Strategic Goal of Moving Around.

### **BACKGROUND**

According to the Naming Policy, all requests for naming from the Names Master List will be selected by His Worship the Mayor. All of the names on the Names Master List have been previously screened by the NAC and meet guidelines set by City Council for name selection. Name suffixes are circulated through the Administration for technical review.

### **REPORT**

#### **Names Assigned from the Names Master List**

The following names have been assigned since the previous meeting:

- 1) Akhtar Bend – Evergreen neighbourhood;
- 2) Baltzan Bay, Boulevard, Cove, and Terrace – Evergreen neighbourhood;
- 3) Boykovich Bend, Crescent, Link, and Street – Evergreen neighbourhood;
- 4) Forbes Link – Kensington neighbourhood;
- 5) Langer Avenue – Marquis Industrial; and
- 6) Marlette Crescent, Lane, and Street – Evergreen neighbourhood.

#### **Former Councillor Names**

The following names can be considered for addition to the Names Master List:

1. "Dubois" – Bev Dubois served on City Council from 2003 to 2012.

General Naming Requests

The following name submissions have been received and require screening:

1. “Antonini”– Eric and Norma Antonini – Mr. Eric Antonini was a founding member and president of Cosmopolitan Industries in 1971. He was a board member and chair of the Saskatoon and Saskatchewan Construction Associations; was on the Board of Directors for Funds Administrative Services; president of the 1979 Western Canada Summer Games; and served on the City Municipal Planning Commission for ten years. He was awarded with the B’Nai Brith “We’re Proud of You” award, the Province of Saskatchewan Volunteer Medal, and the “Spirit of Cosmo” Founders Award.

Mrs. Norma Antonini was a board member with Jubilee Residences for 23 years and was awarded the Century Saskatoon Award of Appreciation. She also started a foot care program at Cosmopolitan Industries. More information about this submission is in Attachment 1.

2. “Barrett” – Dr. Peter Barrett was President of the Saskatchewan Medical Association (1993), President of the Canadian Medical Association (2000), clinical lead on the Saskatchewan Surgical Initiative, and Chair on the Health and Public Policy Committee, Royal College of Physicians and Surgeons of Canada. He has been a board member on Canadian Institute For Health Information, Champions of Quality Improvement Advisory Group in Saskatchewan, Canadian Health Forum, Canadian Medical Foundation and Saskatchewan Health Quality Council. More information about this submission is in Attachment 2.
3. “Bolstad” – Mr. Wes Bolstad was the first CEO of Meewasin Valley Authority, a cabinet secretary and a deputy to the Premier. He was also founding director of the School of Administration at what became the University of Regina and served as Dean of the department. More information about this submission is in Attachment 3.
4. “Underhill” – Dr. Jim Underhill was president of the board of directors for the Horizon Laser Vision Center. He was head of the Ophthalmology Department for the Saskatoon Health Region from 2004 until his

unexpected death in 2009. More information about this submission is in Attachment 4.

5. “Aspen Ridge” – The City’s Land Branch and other landowners of this neighbourhood propose the neighbourhood name “Aspen Ridge” for the second neighbourhood within the University Heights sector.

The aspen is a deciduous tree and is a dominant species of the aspen parkland biome, in which the neighbourhood is located. The suffix, Ridge, was chosen to describe the neighbourhood’s proximity to the North East Swale. The elevation change of approximately six metres from the edge of the proposed neighbourhood to the centre of the swale gives the effect that one is standing on a ridge when overlooking the swale.

“Aspen Ridge” is consistent with nearby neighbourhood names such as Evergreen, Willowgrove, and Silverspring. The name is highly marketable with broad appeal. More information about this submission is in Attachment 5.

The name “Aspen” is not on the Names Master List, but there is an “Aspen Place” in the Sutherland Industrial Area.

6. The City’s Land Branch and Dundee Developments are requesting that a number of names be added to the Names Master List and applied in the Kensington neighbourhood.

Highway No. 7, which ends just south of the Kensington neighbourhood boundary, is a primary roadway to a number of major Saskatchewan mining operations, including Cory and Vanscoy Potash mines. The proposed street names recognize key players in the history of the mining industry in the province of Saskatchewan.

- a) Street name additions proposed by Dundee Developments:

“Childers” – Mr. C.E. Childers was the driving force behind the rapid expansion and an aggressive acquisition strategy that greatly expanded Potash Corporation of Saskatchewan’s (PCS) market share in the early 1990’s. One of the most important purchases was the Potash Company of America, which gave PCS the ability to ship its products from both the west and east coasts of Canada.

“Labine” – Mr. Gilbert Labine discovered Canada’s first uranium deposit. This discovery gave birth to Eldorado Nuclear Limited, a forerunner of Cameco Corporation.

“Hassard” – Mr. Robert Hassard discovered a large coal seam in a narrow ravine near his house, which is believed to have led to the first serious extraction of coal in the province.

“Palliser” – Captain John Palliser is credited with first discovering coal in Saskatchewan in the 1850’s.

b) Street name additions proposed by the City’s Land Branch:

“Eldorado” – Eldorado Nuclear Limited was a forerunner of Cameco Corporation.

“McArthur” – McArthur River is the world’s largest and richest uranium mine. It was discovered in Saskatchewan in 1988.

The name McArthur is not on the names master list but there is an “Arthur Avenue” in Varsity View and an “Arthur Rose Avenue” in Marquis Industrial.

“Ells” – Sidney Ells was a federal engineer working in the Alberta oilsands who was the first to suggest the use of hot water as a means for separating bitumen from sand. This is the basis for most oilsand mining projects used today.

“Nightingale” – Mr. John Nightingale was an early corporate ancestor of the modern Mosaic Company.

### **OPTIONS TO THE RECOMMENDATION**

There are no options to the recommendation.

### **POLICY IMPLICATIONS**

The screening of requests and suggestions for naming or renaming of municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks must be in compliance with the Naming Policy.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

**ENVIRONMENTAL IMPLICATIONS**

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

**PUBLIC NOTICE**

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

The Names Master List is kept in the City of Saskatoon Mayor’s Office and contains all screened and approved name suggestions for naming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks. There are currently approximately 150 entries on the Names Master List.

**REPORT NO. 6-2013 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. Purchase of Land along Idylwyld Drive South**  
**(File No. CK 4020-1)**

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**RECOMMENDATION:** 1) that the Real Estate Manager be authorized to purchase the vacant lands at 126 Idylwyld Drive South and the adjacent former rail spur line (as shown on Attachment 1) from Kerr Capital Fund Ltd. at a total purchase price of \$3,740,000;



- 2) that the City Solicitor's Office be requested to administer the required documentation to complete this transaction; and
- 3) that the purchase price of \$3,740,000 be funded from the Property Realized Reserve. Legal and administration costs, plus disbursements, will also be withdrawn from the Property Realized Reserve.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the City Manager dated February 28, 2013, regarding the above matter :

**“TOPIC AND PURPOSE**

To receive approval for the purchase of vacant land totalling approximately 35,698 square feet along Idylwyld Drive South in downtown Saskatoon for future development/use at a purchase price of \$3,740,000.

**REPORT HIGHLIGHTS**

1. Strategic land purchases provide opportunities to initiate area rejuvenation and development and support the sustainability of City-owned facilities.
2. The Terms of the Purchase Agreement regarding the payment of the purchase price.

**STRATEGIC GOAL**

This report supports the long-term strategy of establishing the City Centre as a cultural and entertainment district with employment, corporate offices and store-front retail under the City's Strategic Goal of Sustainable Growth.

**BACKGROUND**

The subject site consists of two vacant parcels situated on the east side of Idylwyld Drive between 22<sup>nd</sup> Street and the south entrance to Auditorium Avenue. 126 Idylwyld Drive South is a midblock, future redevelopment site approximately 30,462 square feet in size.

The second parcel is an adjacent former rail spur line situated between 126 Idylwyld Drive and the YMCA property. The approximate 5,236 square foot parcel extends to 22<sup>nd</sup> Street and provides a connection between 126 Idylwyld Drive and

the City-owned parking lot situated on the corner of 22<sup>nd</sup> Street and Idylwyld Drive. The total area of both parcels is 35,698 square feet or 0.82 acres.

The legal descriptions of the two parcels are as follows:

1. 126 Idylwyld Drive South  
Lot 50, Block 6, Plan No. 00SA15145, Ext 0, Surface Parcel No. 120328196
2. Adjacent former spur line  
Lot 51, Block 6, Plan No. 00SA15145, Ext 1, Surface Parcel No. 202768779

### **REPORT**

Strategic land purchases provide opportunities for area rejuvenation and development and support the sustainability of City-owned facilities.

The lands being proposed for acquisition are strategically located west of TCU Place and the YMCA, thereby offering future development opportunities that will support and enhance the sustainability of the City's convention and cultural/entertainment event operations.

Ownership of these lands would also provide the City with the opportunity to promote and have significant influence in the rejuvenation of this area. The Idylwyld Drive and 22<sup>nd</sup> Street node is of considerable importance to the overall strength of the city centre area.

In the short term, these sites could provide overflow or replacement parking for TCU Place, thus ensuring that on-going parking requirements for the City-owned facility are maintained. The site at 126 Idylwyld Drive is paved and is currently being utilized as a pay parking lot operated by Precise Parklink; however, that agreement can be terminated on 30 days notice if required.

### **Terms of the Agreement**

The City's Real Estate Services has negotiated a purchase agreement with the property owner, Kerr Capital Ltd., to acquire their land. Noteworthy details of the Offer to Purchase Agreement are as follows:

#### **Purchase Price**

- \$3,700,000 total with an initial deposit of \$50,000 to be paid within 15 days of acceptance of the Offer to Purchase.
- Approximately \$2,000,000 (less adjustments) on Closing Date of March 28, 2013.
- \$1,650,000 plus interest of \$40,000 totaling \$1,690,000 on March 29, 2014.

**Conditions Precedent**

- City Council approval by March 20, 2013.
- Possession shall coincide with Closing Date (March 28, 2013).

**Other Terms and Conditions of the Agreement**

- Precise Parklink contract can be terminated on 30 days notice.
- Adjustments of all taxes against the Land shall be as of the Closing Date.

**OPTIONS TO THE RECOMMENDATION**

An option would be to not approve the purchase of this land. The Administration does not recommend this option as this land will provide future development opportunities related to, or in support of, TCU Place and help ensure adequate parking requirements for the facility are maintained in the interim.

**POLICY IMPLICATIONS**

There are no identified policy implications.

**FINANCIAL IMPLICATIONS**

Sufficient funds for this purchase exist in the Property Realized Reserve. The funds in the Property Realized Reserve originated from land development profits.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

None required.

**COMMUNICATION PLAN**

A communication plan is not required at this time.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION**

At this time, no date has been identified for follow-up or project completion.

**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 Public Notice Policy No. C01-021, is not required.

**ATTACHMENT**

1. Location Diagram Indicating Proposed Land Acquisition.”
  
2. **Purchase of Additional Land for Land Bank Program  
(File No. CK 4020-1)**

**RECOMMENDATION:**

- 1) that the Real Estate Manager be authorized to purchase the following lands (as shown on Attachment 1):
  - #1. SW 32-37-05 W3 comprising of approximately 159.75 acres from Eric Guran at a purchase price of \$1,597,500
  - #2. SE 31-37-05 W3 comprising of approximately 159.14 acres from Erna Eva Matear at a purchase price of \$1,591,400
  - #3. SW 31-37-05 W3 comprising of approximately 159.19 acres from Rose Sopatyk at a purchase price of \$1,591,900; and
- 2) that the City Solicitor’s Office administer the required documentation to complete this transaction; and
- 3) that this purchase be funded from the Property Realized Reserve with a total combined purchase price of \$4,780,800. Legal, administration costs, Realtor commissions, and disbursements will also be withdrawn from the Property Realized Reserve.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the City Manager dated February 27, 2013, regarding the above matter:

**“TOPIC AND PURPOSE**

To receive approval for the purchase of three vacant ¼ sections of land; 478.08 acres in total in the city’s North West for future development at a combined purchase price of \$4,780,800.

**REPORT HIGHLIGHTS**

1. Purchasing land for the Land Bank Program helps to ensure the City continues to benefit from the proceeds of land development.
2. Purchasing land for the Land Bank Program helps to ensure the City continues to have a stable land supply available for commercial and industrial growth.
3. Terms of the Agreements include payments phased over four years.

**STRATEGIC GOAL**

The Land Bank Program supports the City’s Strategic Goal of “Asset and Financial Sustainability” and “Economic Diversity and Prosperity”. These Goals are achieved by using profits from land development to support alternative ways of financing community projects and services while also helping to maintain the City’s AAA credit, and by ensuring Saskatoon has development sites available to attract and support new businesses to the city.

**BACKGROUND**

The City’s Land Bank Program has been around for decades. Benefits of the program include maximization of the City’s infrastructure investments, ensuring a steady supply of serviced land is available, helping to maintain the City’s top credit rating, and proceeds from the sale of serviced land provide a property tax alternative revenue source for the City.

The success of the Land Bank Program in recent years is partially attributed to the City’s previous foresight when it purchased large tracks of land in the 1960’s and 1970’s for future development.

**REPORT**

Land Bank program helps to ensure the City continues to benefit from the proceeds of land development

As the city grows, so does the quantity of land holdings needed to sustain and support the success of the City's Land Bank Program. Purchasing these three ¼ sections of land will help ensure the City continues to benefit financially from land development in the future.

Land Bank program helps to ensure the City continues to have a stable land supply available for commercial and industrial growth

Saskatoon has been experiencing above average growth in the past few years; this growth is expected to continue. While Saskatoon experiences growth, so too does the R.M. of Corman Park. The perceived benefit of living in close proximity to Saskatoon has increased the amount of development activity in the lands surrounding the city. In addition to this increase in residential developments surrounding the city, the number of commercial and industrial developments has also been on the rise.

Ensuring there are sufficient areas of land for future commercial and industrial growth is crucial to Saskatoon and the region as a whole. Securing these three ¼ sections of land helps to ensure the City continues to have a stable land supply available for future growth. These three ¼ sections of land are adjacent to lands already owned by the City in its future development stream.

Administration has talked with various other western Canadian cities—their main concern when it comes to developing lands for commercial and industrial purposes is focused around the difficulty in assembling large enough tracks of land to make development feasible, as lands have been previously subdivided into smaller parcels for other uses.

Terms of the Agreement

The City's Real Estate Services, with the help of ICR Commercial Real Estate, has negotiated purchase agreements with the property owners to acquire their lands. Noteworthy details of the Offer to Purchase Agreements are as follows:

**Purchase Price**

- #1. SW 32-37-05 - \$1,597,500 with an initial deposit of \$10,000.
- #2. SE 31-37-05 - \$1,591,400 with an initial deposit of \$10,000.
- #3. SW 31-37-05 - \$1,581,900 with an initial deposit of \$10,000.

The purchase prices for the three properties will be paid out in four increments over a three year period.

**Conditions Precedent**

- City Council approval by March 20, 2013.
- Satisfactory review by the Buyer of any environmental, geotechnical, and drainage study reports on or before March 20, 2013.

**Other Terms and Conditions of the Agreement**

- Closing date of the transactions would be March 28, 2013.
- Adjustments of all taxes against the Lands shall be as of the Closing Date.
- Sellers have the option to lease the lands for a period of five years at no cost. Property taxes for the 5 year lease period would be charged to the Property Realized Reserve.

**OPTIONS TO THE RECOMMENDATION**

An option would be to not approve the purchase of these lands, or to just approve the purchase of one or two of the ¼ sections. Administration does not recommend these options as these three ¼ sections will help ensure the City continues to benefit from the proceeds of land development and will also ensure the City continues to have a stable land supply available for commercial and industrial growth.

**POLICY IMPLICATIONS**

There are no identified policy implications.

**FINANCIAL IMPLICATIONS**

Sufficient funds for these purchases exist in the Property Realized Reserve. The funds in the Property Realize Reserve originated from land development profits.

**PUBLIC AND/OR STAKEHOLDER INVOLVEMENT**

Real Estate Services has met with the Strategic Services group to ensure these lands can be serviced in the future. Meetings were also held with the consultant hired to investigate and develop a Concept Plan for this area.

**COMMUNICATION PLAN**

A communication plan is not required at this time.

**DUE DATE FOR FOLLOW-UP AND/OR PROJECT COMPLETION:**

At this time, no date has been identified for follow-up or project completion.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas 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 Public Notice Policy No. C01-021, is not required.

**ATTACHMENT**

1. Drawing Indicating Proposed Land Acquisitions.””

*His Worship the Mayor assumed the Chair.*

*Moved by Councillor Hill, Seconded by Councillor Lorje,*

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

*CARRIED.*

**REPORT NO. 4-2013 OF THE PLANNING AND OPERATIONS COMMITTEE –  
CONTINUED**

3. **Enquiry – Councillor D. Hill (June 22, 2009); and  
Various Communications to Council  
Traffic Calming Measures – Avenue C North of 33<sup>rd</sup> Street  
(File No. CK. 6320-1)**

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that the direction of City Council issue.

City Council, at its meeting held on October 11, 2011, considered a report of the General Manager, Infrastructure Services Department dated September 23, 2011, regarding a request for traffic calming measures on Avenue C, north of 33<sup>rd</sup> Street. City Council approved the installation of a traffic diverter at the intersection of 38<sup>th</sup> Street West and Avenue C North, on a temporary basis for one year, with a report back on its effectiveness at that time.



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Attached is a report of the General Manager, Infrastructure Services Department dated February 13, 2013, recommending the Administration proceed to Public Notice for the installation of a permanent traffic diverter at the intersection of 38<sup>th</sup> Street West and Avenue C North.

Your Committee has reviewed the matter with the Administration, including the public consultation and communications strategy undertaken prior to approval of the installation of the temporary diverter. Further notification and surveys were conducted in the Mayfair Neighbourhood in October, 2012, to determine support for the diverter, as presented in the February 13, 2013 report.

Your Committee has also received presentations from residents in the area, identifying a number of concerns regarding the impact of the temporary diverter, and asking that other options be explored. The following is a summary of the issues raised and suggestions put forward:

- A general concern that traffic issues have now shifted to other areas of the neighbourhood;
- Increased traffic volumes and vehicle speeds along Avenue D, with a particular concern near the A.H. Browne Park regarding safety for children accessing the park, and the lack of sidewalks in the area;
- The impact of changes to whether stop or yield signs are provided and where they are located;
- Increased volume of traffic on narrower streets, such as Avenue F, and further impacts in terms of winter conditions, the development of ruts, the requirement for more snow removal, and the build up of snow along the sides, which then reduces available parking spaces and presents further traffic flow challenges;
- Increased traffic along many streets, resulting in the back up of traffic in several areas, including along 39<sup>th</sup> Street;
- Increased volume and speed of traffic in the back lanes and suggestions to consider one-way traffic down a portion of some back lanes;
- Concerns regarding the increased use of Avenue B by City buses, semis, delivery vehicles and other large trucks;
- Request for further review and consultation under the Mayfair Local Area Planning process;
- Traffic issues have existed in the area for some time prior to the installation of the diverter --Options to address traffic issues could include signage on Circle Drive and Idylwyld Drive to restrict large truck traffic; improved provisions for pedestrian, wheelchair and bicycle traffic to reduce conflicts with vehicular traffic at the location of the traffic diverter and other locations; alternating one-way streets on a trial basis; and looking at the possibility of opening up Avenue I to Circle Drive, with appropriate traffic provisions to regulate traffic; and
- Further exploration of other options such as speed humps or bumps and additional traffic calming measures.

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The Administration has provided further clarification and information regarding the matter, as summarized below:

- The locations where sidewalks have been requested have been added to the outstanding list for the Sidewalk Retrofit Program, as outlined in the report.
- In terms of a more global view of the whole area, a number of signage changes have been made throughout the area, which along with the diverter, have provided more traffic calming options and have made a difference as well. Further review of options can be undertaken either through the Mayfair Local Area Plan or the existing review process for this matter.
- If the diverter was constructed permanently, it would be designed to ensure that traffic is restricted and that pedestrians and cyclists are accommodated appropriately. The Administration could also look at how it could be made more aesthetically pleasing.
- Designated truck routes are provided for under the Traffic Bylaw, with deliveries permitted using the most direct route possible. If there is shortcutting, that is not permitted under the Traffic Bylaw, whether signage is provided or not. Further follow up could occur with City Police with respect to enforcement.
- The Administration will also have discussions with Transit regarding routes buses are using in the area.
- In terms of congestion along Idylwyld Drive that may be impacting shortcutting through the neighbourhood, the opening of the South Bridge will help alleviate this and provide increased capacity. Recommendations for improvements along 33<sup>rd</sup> Street are also being looked at to help solve some of the issues with traffic in the neighbourhood.

Your Committee has discussed opportunities to take a more global review of traffic issues in the area, perhaps through the Mayfair Local Area Planning process. In addition, it was determined that the impact of opening up the South Bridge on reducing traffic in the area should be considered further. Your Committee has been advised by the Administration that it is anticipated that a report on the Mayfair Local Area Plan will not come forward to City Council until the fall of 2014. There may be other opportunities for further review with residents and businesses in the area prior to that timeframe. Your Committee is therefore forwarding the report to City Council as information at this time and seeking further direction from City Council with respect to further action that should be taken with respect to this issue.

*Items A2) – A4) and B11) of Communications to Council were brought forward.*

**“A2) Robert Rudachyk, dated March 12**

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

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**A3) Helen Rempel, dated March 12**

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

**A4) Kara Kuemper, dated March 12**

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

**B11) Lori Prostebby, dated March 12**

Commenting on traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)”

*The City Clerk distributed copies of the following letters:*

- *Mr. Frank Regier, dated March 15, 2013, requesting to speak regarding the above matter; and*
- *Ms. Kara Kuemper, dated March 18, 2013, submitting additional comments.*

*Councillor Hill advised that Mr. Rudachyk has asked that Ms. Erin Neufeld address Council in his absence.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Erin Neufeld, Helen Rempel, Kara Kuemper, and Frank Regier be heard.*

**CARRIED.**

*His Worship the Mayor ascertained that Ms. Helen Rempel and Ms. Kara Kuemper were not present in the gallery.*

*Ms. Erin Neufeld, resident on Avenue D North, expressed concern regarding increased traffic and speed of traffic travelling on Avenue D North since installation of the traffic diverter. She asked that the diverter and traffic lights be removed.*

*Mr. Frank Regier expressed traffic concerns regarding Avenue D North in that the back alley is being used as a “race track” since the diverter has been installed.*

*Moved by Councillor Loewen, Seconded by Councillor Hill,*

*THAT the information be received and that City Council receive a further report after additional review has been done by the Administration that provides options to deal with the matter in a more comprehensive manner.*

**CARRIED.**

**4. Affordable Housing Deconcentration Policy Options**  
**(Files CK. 750-4)**

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- RECOMMENDATION:**
- 1) that the Administration evaluate all future applications for financial assistance for affordable rental housing, under Innovative Housing Incentives Policy No. C09-002, to determine the impact the project will have on the concentration of affordable rental housing, using the indicators and criteria contained in the February 25, 2013 report of the General Manager, Community Services Department;
  - 2) that Innovative Housing Incentives Policy No. C09-002 be amended as indicated in the February 25, 2013 report of the General Manager, Community Services Department; and
  - 3) that the Administration be requested to report further with respect to incentives that could be applied to assist in the deconcentration of affordable rental housing.

City Council, at its meeting held on December 19, 2011, adopted the following recommendations:

- 1) that the concept of limiting financial assistance for affordable rental housing in certain neighbourhoods be approved, in principle; and
- 2) that the General Manager of Community Services be directed to bring forward a specific set of policy amendments to the Innovative Housing Incentives Policy No. C09-002 for adoption by City Council as described in the report of the General Manager, Community Services Department dated November 24, 2011.

Attached is a report of the General Manager, Community Services Department dated February 25, 2013, proposing amendments to Innovative Housing Incentives Policy

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No. C09-002 to limit financial assistance for new affordable rental projects in neighbourhoods that have an existing high concentration of affordable rental housing.

Your Committee has reviewed the matter with the Administration and has discussed further exploration of opportunities for incentives to encourage the development of affordable rental housing in all areas of the city, in terms of impact of the cost of land on where this housing option might be possible. The Administration has also provided clarification that the policy amendments would be for new projects and the intent would not be to impact those coming forward for improvements to existing affordable rental housing.

Your Committee has also received a presentation from the Executive Director, Riversdale Business Improvement District, in support of the inclusion of opportunities for affordable rental housing in other neighbourhoods to assist in achieving a balance of housing options throughout the city.

During review of this matter, your Committee has also discussed with the Administration the time period for completion of affordable rental housing projects and further review and follow up that may be required by the Administration in this respect.

Following consideration of this matter, your Committee is supporting the recommendations of the Administration, with a further recommendation for exploration of incentive options to encourage development of affordable rental housing in all areas of the City

*The City Clerk distributed copies of a letter from Mr. Len Usiskin, Quint Development Corporation, requesting to speak regarding the above matter.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Len Usiskin be heard.*

*CARRIED.*

*Mr. Len Usiskin, Manager, Quint Development Corporation, expressed concern regarding the proposed policy changes indicating that it will limit Quint's financial incentives for affordable housing in areas where there is a high concentration of affordable rental housing.*

*Moved by Councillor Lorje, Seconded by Councillor Loewen,*

- 1) *that the matter be referred back to the Planning and Operations Committee for further consideration of measures to assist with deconcentration of affordable rental housing; and*

- 2) *that City Council receive a report from Fire and Protective Services on the effectiveness and timeliness of Bylaw No. 8175 inspections including the system of going to direct fines as well as Orders to Remedy for non owner-occupied homes.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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

**1) Nowshad Ali, President, Saskatoon Fireworks Festival Inc, dated February 28**

Requesting an extension to the time where amplified sound can be heard, under the Noise Bylaw, to 11:45 p.m., on Friday and Saturday, August 30 and 31<sup>st</sup>, 2013, and also requesting a temporary closure of Broadway Bridge from 7:00 p.m. to 11:00 p.m. on August 30 and 31<sup>st</sup>, 2013, for annual fireworks festival. (File No. CK. 205-1)

**RECOMMENDATION:** that the requests for an extension to the time where amplified sound can be heard, under the Noise Bylaw, to 11:45 p.m., on Friday and Saturday, August 30 and 31<sup>st</sup>, 2013, and the request for a temporary closure of Broadway Bridge from 7:00 p.m. to 11:00 p.m. on August 30 and 31<sup>st</sup>, 2013, for the annual fireworks festival be approved subject to any administrative conditions.

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

*THAT the requests for an extension to the time where amplified sound can be heard, under the Noise Bylaw, to 11:45 p.m., on Friday and Saturday, August 30 and 31<sup>st</sup>, 2013, and the request for a temporary closure of Broadway Bridge from 7:00 p.m. to 11:00 p.m. on August 30 and 31<sup>st</sup>, 2013, for the annual fireworks festival be approved subject to any administrative conditions.*

*CARRIED.*

2) **Lorrie Dobni, President, Saskatoon Road Runners Association and Kim Ali, Race Director, 2013 Saskatchewan Marathon, dated February 28**

Requesting an extension to the time where amplified sound can be heard, under the Noise Bylaw, from 6:00 a.m. to 2:00 p.m. on Sunday, May 26, 2013, for the Saskatchewan Marathon. (File No. CK. 185-9)

**RECOMMENDATION:** that the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, from 6:00 a.m. to 2:00 p.m. on Sunday, May 26, 2013, for the Saskatchewan Marathon be granted subject to any administrative conditions.

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

*THAT the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, from 6:00 a.m. to 2:00 p.m. on Sunday, May 26, 2013, for the Saskatchewan Marathon be granted subject to any administrative conditions.*

CARRIED.

3) **Brian Smiley, Red Bull Canada, dated February 28**

Requesting an extension to the time where amplified sound can be heard, under the Noise Bylaw, until 11:00 p.m. on Monday, May 20, 2013, and to temporarily close Broadway Avenue at 10<sup>th</sup> Street on Monday, May 20, 2013 for Red Bull Tour Bus – Hometown Tour event. (File No. CK. 185-9)

**RECOMMENDATION:** that the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, until 11:00 p.m. on Monday, May 20, 2013, and to temporarily close Broadway Avenue at 10<sup>th</sup> Street on Monday, May 20, 2013 for Red Bull Tour Bus – Hometown Tour event be approved subject to any administrative conditions.

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

*THAT the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, until 11:00 p.m. on Monday, May 20, 2013, and to temporarily close Broadway Avenue at 10<sup>th</sup> Street on Monday, May 20, 2013 for Red Bull Tour Bus – Hometown Tour event be approved subject to any administrative conditions.*

CARRIED.

4) **Chelsey Wilde, The Kidney Foundation of Canada, Saskatchewan Branch dated March 4**

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Requesting an extension to the time where amplified sound can be heard, under the Noise Bylaw, on Sunday, May 5, 2013, for the 5<sup>th</sup> Annual Give the Gift of Life Fun Run & Walk event. (File No. CK. 185-9)

**RECOMMENDATION:** that the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, on Sunday, May 5, 2013, for the 5<sup>th</sup> Annual Give the Gift of Life Fun Run & Walk event be approved subject to any administrative conditions.

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

*THAT the request for an extension to the time where amplified sound can be heard, under the Noise Bylaw, on Sunday, May 5, 2013, for the 5<sup>th</sup> Annual Give the Gift of Life Fun Run & Walk event be approved subject to any administrative conditions.*

*CARRIED.*

5) **Pam Kilgour, Director of Finance, TCU Place, dated March 4**

Submitting notice of Annual General Meeting of the Saskatoon Centennial Auditorium & Convention Centre Corporation Membership and Annual General Meeting of the Saskatoon Centennial Auditorium Foundation Membership to be held on Thursday, April 18, 2013, at 12:00 noon at TCU Place. (File No. CK. 175-28)

**RECOMMENDATION:**

- 1) that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium & Convention Centre Corporation Board of Directors, appoint Donald Atchison, or in his absence, Tiffany Paulsen or Ann Iwanchuk, of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of the Saskatoon Centennial Auditorium & Convention Centre Corporation, to be held on the 18<sup>th</sup> day of April, 2013, or at any adjournment or adjournments thereof; and
- 2) that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium Foundation Board of Directors, appoint Donald Atchison, or in his absence, Tiffany Paulsen or Ann Iwanchuk, of the City of



Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of the Saskatoon Centennial Auditorium Foundation, to be held on the 18<sup>th</sup> day of April, 2013, or at any adjournment or adjournments thereof.

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

- 1) *that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium & Convention Centre Corporation Board of Directors, appoint Donald Atchison, or in his absence, Tiffany Paulsen or Ann Iwanchuk, of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of the Saskatoon Centennial Auditorium & Convention Centre Corporation, to be held on the 18<sup>th</sup> day of April, 2013, or at any adjournment or adjournments thereof; and*
- 2) *that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium Foundation Board of Directors, appoint Donald Atchison, or in his absence, Tiffany Paulsen or Ann Iwanchuk, of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of the Saskatoon Centennial Auditorium Foundation, to be held on the 18<sup>th</sup> day of April, 2013, or at any adjournment or adjournments thereof.*

**CARRIED.**

**6) Clinton Shane Ekdahl, Founder of “Day of the Honeybee” dated March 4**

Requesting City Council proclaim May 29, 2013, as Day of the Honeybee and requesting letters of support to local provincial MLAs and Federal MPs as well as the Minister of Agriculture and Agri-Food Canada, Provincial Minister of Agriculture and Provincial Apiarists. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve the proclamation as set out above; and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council; and
  - 2) that the direction of Council issue regarding the request for letters of support to local provincial MLAs and Federal MPs as well as the Minister of Agriculture

and Agri-Food Canada, Provincial Minister of Agriculture and Provincial Apiarists.

*Moved by Councillor Lorje, Seconded by Councillor Donauer,*

*THAT City Council approve the proclamation as set out above; and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.*

*CARRIED.*

**7) North Central Transportation Planning Committee, dated March 1**

Submitting annual Membership Fee of \$600.00 covering the term of April 1, 2013 to March, 2014. (File No. CK. 155-1)

**RECOMMENDATION:** that the invoice in the amount of \$600.00 for annual Membership Fee, North Central Transportation Planning Committee, be paid.

*Moved by Councillor Hill, Seconded by Councillor Loewen,*

*THAT the invoice in the amount of \$600.00 for annual Membership Fee, North Central Transportation Planning Committee, be paid.*

*CARRIED.*

**8) Steve Chisholm, Chair, Saskatoon Sports Tourism, dated March 7**

Requesting City of Saskatoon send a letter to the Minister of Government Relations asking that the Province establish a professional provincial athletics commission which would encompass all combative sports and/or allow changes to *The Cities Act* in order to allow municipalities to establish professional athletics commissions which would sanction various forms of combative sports including boxing and mixed martial arts. (File No. CK. 175-24)

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

*Moved by Councillor Loewen, Seconded by Councillor Donauer,*

*THAT the letter be referred to the Administration.*

*CARRIED.*

9) **Bernice LaFramboise, Social Coordinator, Holiday Park Community Association, dated March 11**

Requesting a temporary road closure of Avenue K South (1300 block) at Schulyer Street on Saturday, June 22, 2013, for a community event. (File No. CK. 205-1)

**RECOMMENDATION:** that the request for a temporary road closure of Avenue K South (1300 block) at Schulyer Street on Saturday, June 22, 2013, for a community event be approved subject to any administrative conditions.

*Moved by Councillor Hill, Seconded by Councillor Jeffries,*

*THAT the request for a temporary road closure of Avenue K South (1300 block) at Schulyer Street on Saturday, June 22, 2013, for a community event be approved subject to any administrative conditions.*

CARRIED.

10) **Jennie Weselowksy, dated March 11**

Requesting permission for a temporary closure of 23<sup>rd</sup> Street, between 3<sup>rd</sup> and 4<sup>th</sup> Avenues, for 2013 Saskatoon Earth Hour Campaign. (File No. CK. 205-1)

**RECOMMENDATION:** that the request for a temporary road closure of 23<sup>rd</sup> Street, between 3<sup>rd</sup> and 4<sup>th</sup> Avenues, for 2013 Saskatoon Earth Hour Campaign, March 23, 2013, be approved subject to any administrative conditions.

*Moved by Councillor Hill, Seconded by Councillor Jeffries,*

*THAT the request for a temporary road closure of 23<sup>rd</sup> Street, between 3<sup>rd</sup> and 4<sup>th</sup> Avenues, for 2013 Saskatoon Earth Hour Campaign, March 23, 2013, be approved subject to any administrative conditions.*

CARRIED.

11) **Lori Prostebby, dated March 12**

Commenting on traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

**RECOMMENDATION:** that the letter be considered with items A2, A3 and A4 of Communications to Council and Clause 3, Report No. 4-2013 of the Planning and Operations Committee.

*DEALT WITH EARLIER. SEE PAGE NO. 88.*

**12) Shellie Bryant, Secretary, Development Appeals Board, dated March 6**

Submitting Notice of Hearing of the Development Appeals Board respecting the property located at 635 Brand Court. (File No. CK. 4352-1)

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

*Moved by Councillor Hill, Seconded by Councillor Jeffries,*

*THAT the information be received.*

*CARRIED.*

**C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

**1) Joan Wyant, dated March 1**

Commenting on efficient snow removal. (File No. CK. 6290-1) **(Referred to Administration for information.)**

**2) Carolyn Fraser, dated March 4**

Commenting on cellphone cameras in civic facility change rooms. (File No. CK. 150-1) **(Referred to Administration for appropriate action.)**

**3) Lynndell Popoff, dated March 5**

Commenting on a pothole causing vehicular damage. (File No. CK. 6315-1) **(Referred to Administration for further handling.)**

**4) Dean Cook, dated March 5**

Commenting on a broken transit pass. (File No. CK. 7312-1) **(Referred to Administration to respond to the writer.)**

5) **David Kim-Cragg, dated March 6**

Commenting on contract for library workers. (File No. CK. 4720-1) **(Referred to Saskatoon Public Library for further handling.)**

6) **Mark Brolund, dated March 7**

Commenting on vehicle damage. (File No. CK. 6315-1) **(Referred to Administration to respond to the writer.)**

7) **Yang Pang, dated March 7**

Commenting on garden and garage suites. (File No. CK. 4350-63) **(Referred to Administration to respond to the writer.)**

8) **Marilyn Loken, dated March 9**

Commenting on ruts on city streets. (File No. CK. 150-1) **(Referred to Administration to respond to the writer.)**

9) **Judi Gurski, dated March 9**

Commenting on water service interruption. (File No. CK. 7500-1) **(Referred to Administration to respond to the writer.)** (Also attached is a response from Trent Schmidt, Infrastructure Services Department, and Ms. Gurski's subsequent reply.)

10) **Arvid Luhning, dated March 11**

Commenting on recycling in multi-unit dwellings. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)**

11) **Lloyd Ehrmantraut, dated March 13, 2013**

Commenting on food trucks. (File No. CK. 300-11) **(Referred to Administration for further handling.)**

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

*Moved by Councillor Donauer, Seconded by Councillor Iwanchuk,*

*THAT the information be received.*

*CARRIED.*

### **ENQUIRIES**

**Councillor P. Lorje  
Snow Grading and Removal Programs and Storage Capacity of Snow Dump Sites  
(File No. CK. 6290-1)**

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Will the Administration report on the snow grading and removal programs in other major Western Canadian cities, with particular reference to Calgary. In addition, will the Administration also report on various measures that may improve the storage capacity of the snow dump sites.

**Councillor T. Paulsen  
Enforcement – Street Sweeping Notices  
(File No. CK. 6120-6)**

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Could the Administration please report on their plans for enforcement action to be taken when cars are not removed in accordance with the street sweeping notices.

### **INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw 9085**

Moved by Councillor Hill, Seconded by Councillor Lorje,

THAT permission be granted to introduce Bylaw No. 9085, being “The Zoning Amendment Bylaw, 2013” and to give same its first reading.

CARRIED.

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The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 9085 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 9085.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 9085 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Clark,

THAT permission be granted to have Bylaw No. 9085 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Jeffries,

THAT Bylaw No. 9085 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 9086**

Moved by Councillor Hill, Seconded by Councillor Lorje,

THAT permission be granted to introduce Bylaw No. 9086, being "The Boulevard Lease (1304 Avenue D North) Bylaw, 2013" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 9086 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 9086.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 9086 was considered clause by clause and approved.



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Moved by Councillor Hill, Seconded by Councillor Iwanchuk,  
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Clark,  
THAT permission be granted to have Bylaw No. 9086 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Jeffries,  
THAT Bylaw No. 9086 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 9088**

Moved by Councillor Hill, Seconded by Councillor Lorje,  
THAT permission be granted to introduce Bylaw No. 9088, being "The Street Closing Bylaw, 2013 (No. 2)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Paulsen,  
THAT Bylaw No. 9088 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 9088.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 9088 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Clark,

THAT permission be granted to have Bylaw No. 9088 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Jeffries,

THAT Bylaw No. 9088 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**COMMUNICATIONS TO COUNCIL – CONTINUED**

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) Sue Barrett, Chairperson, Marr Residence Management Board dated March 1**

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Requesting permission to address City Council to present Annual Report for the operation of Marr Management Board. (File No. CK. 430-60)

**RECOMMENDATION:** that Sue Barrett be heard.

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Sue Barrett be heard.*

*CARRIED.*

*Ms. Sue Barrett, Chair, Marr Residence Management Board, presented the 2012 Annual Report and thanked Council for its continued support. She advised that she was stepping down as Chair and introduced Ms. Della Greer as the new Chair.*

*Moved by Councillor Clark, Seconded by Councillor Hill,*

*THAT the information be received.*

*CARRIED.*

**2) Robert Rudachyk, dated March 12**

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

**3) Helen Rempel, dated March 12**

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

4) Kara Kuemper, dated March 12

Requesting permission to address City Council with respect to traffic calming measures at Avenue C north of 33<sup>rd</sup> Street. (File No. CK. 6320-1)

**RECOMMENDATION:** that Clause 3 of Report No. 4-2013 of the Planning and Operations Committee, and item B11 of Communications to Council be brought forward and that Robert Rudachyk, Helen Rempel and Kara Kuemper be heard.

*DEALT WITH EARLIER. SEE PAGE NO. 88.*

*Moved by Councillor Hill,*

*THAT the meeting stand adjourned.*

*CARRIED.*

*The meeting adjourned at 10:17 p.m.*

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Mayor

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City Clerk