

Council Chamber
City Hall, Saskatoon, Sask.
Monday, April 22, 1996,
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

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

Moved by Councillor Langford, Seconded by Councillor McCann,

THAT the minutes of the regular meeting of City Council held on April 9, 1996, be approved.

CARRIED.

HEARINGS

- 2a) **Saskatoon Planning District Development Plan
Bylaw Amendment - Amend Section 4.2.2.3
Proposed Bylaw No. 7544
(File No. CK. 4240-5)**

REPORT OF CITY CLERK:

"Attached is a copy of Clause B2, Report No. 4-1996 of the City Commissioner which was adopted by City Council at its meeting held on February 12, 1996.

A copy of Notice which appeared in the local press under dates of March 23 and 30, 1996, is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment to the Saskatoon Planning District Development Plan, prior to its consideration of proposed Bylaw No. 7544, copy attached."

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

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The City Clerk verbally reported that she had not received any written correspondence regarding the matter.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the hearing be closed.

CARRIED.

Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT Council consider Bylaw No. 7544.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) His Worship the Mayor
Mayor's Task Force on Child Prostitution, dated April 16**

Requesting permission for representatives of the Task Force to address Council regarding the report of the Mayor's Task Force on Child Prostitution. (The report is marked "Confidential Until Tabled at a Meeting of City Council" and is only being distributed to members of City Council. A wider distribution will be effected at 7:00 p.m. on Monday, April 22, 1996.)

RECOMMENDATION: that representatives of the Mayor's Task Force on Child Prostitution be heard.

Moved by Councillor Roe, Seconded by Councillor Birkmaier,

THAT representatives of the Mayor's Task Force on Child Prostitution be heard.

CARRIED.

Mr. Don Evers, Trustee, Saskatoon Public Board of Education; Ms. Gale Kozun, Saskatoon Downtown Youth Centre; and Mr. Tom Morgan, President, Riversdale Home and School

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Association, addressed Council regarding the report of the Mayor's Task Force on Child Prostitution.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT the report be received, endorsed in principle, and referred to the Administration and Finance Committee for action.

CARRIED.

**2) Terry Boucher
4 - 1910 Main Street, dated April 11**

Requesting permission to address Council regarding rental accommodations. (File No. CK. 4131-1)

RECOMMENDATION: that Mr. Boucher be heard.

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT Mr. Boucher be heard.

CARRIED.

Mr. Terry Boucher addressed Council regarding rental accommodations in Saskatoon, and expressed concern regarding the condominium conversion policy.

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT the information be received.

CARRIED.

**3) Josh Langford, Chair, Board of Directors
3-R's Youth Co-op, St. John School, dated April 16**

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Requesting permission for a representative of the 3-R's Youth Co-op from St. John School to address Council. (File No. CK. 7830-5)

RECOMMENDATION: that a representative of the 3-R's Youth Co-op from St. John School be heard.

Moved by Councillor Langford, Seconded by Councillor Roe,

THAT a representative of the 3-R's Youth Co-op from St. John School be heard.

CARRIED.

Ms. Jennifer Margach and Ms. Sheena Yew, representing the 3-R's Youth Co-op and Credit Union, expressed appreciation to Council for assisting the group in their recycling project through the use of one of the City's vacant buildings. City Council members were invited to take part in a major recycling day on Saturday, May 25, 1996.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT the information be received and referred to the Planning and Operations Committee.

CARRIED.

**4) Tana Courchene
613 Eastlake Avenue, dated April 18**

Requesting permission to address Council regarding a Broadway Multi-Use Agreement. (File No. CK. 205-1)

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**5) Bill Holden and Rachel Gerein
623 10th Street East, undated**

Requesting permission to address Council regarding a Broadway Multi-Use Agreement. (File No. Ck. 205-1)

RECOMMENDATION: that Clause B8, Report No. 9-1996 of the City Commissioner and Item 6a) of "Unfinished Business" be brought forward for consideration and that the speakers be heard.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT Ms. Courchene be heard.

CARRIED.

Ms. Tana Courchene, 613 Eastlake Avenue, addressed Council regarding events on Broadway Avenue, and the affects on residents in the area.

Moved by Councillor Waygood, Seconded by Councillor Langlois,

THAT Mr. Holden be heard.

CARRIED.

Mr. Bill Holden, 623 10th Street East, addressed Council regarding concerns in the Broadway area, and urged Council to consider the proposed Broadway Multi-Use Agreement.

Moved by Councillor Waygood, Seconded by Councillor Birkmaier,

THAT the information be received, and that Clause B8, Report No. 9-1996 of the City Commissioner and Item 6a) of "Unfinished Business" be brought forward for consideration.

CARRIED.

"REPORT NO. 9-1996 OF THE CITY COMMISSIONER

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B8) Communication to Council

From: Faye Kunkel

718 Dufferin Avenue

Date: March 3, 1996

**Subject: Expressing Concerns regarding the Fringe on Broadway Festival
(File No. 205-25)**

- RECOMMENDATION:**
- 1) that the following information be received; and,
 - 2) that a copy of this report be sent to Ms. Faye Kunkel.

The attached March 3, 1996, letter from Ms. Faye Kunkel was received during Council's April 9, 1996 meeting, and was referred to the Administration for a report at the next Council meeting.

Report of the General Manager, Transportation Services, April 12, 1996:

"During special events within the Broadway Business Improvement District, the Transportation Department is often requested to close some or all of Broadway Avenue to vehicular traffic. During these times of closure, Broadway Avenue traffic is rerouted to Dufferin Avenue including the Transit buses that operate on Broadway Avenue.

The work that is involved in providing a closure of Broadway Avenue is quite extensive. Temporary signing is erected, temporary bus stops installed, traffic signal timings changed, temporary traffic controls installed and parking is removed along detour routes to allow the safe flow of vehicles. Dufferin Avenue is the most convenient and natural detour route available for use. It would be unreasonable to expect that southbound Broadway Avenue traffic would drive to the next southbound arterial roadway (Clarence Avenue) during a closure. In fact, if no special accommodation for higher traffic volumes and buses were made on Dufferin Avenue during a closure, many vehicles would attempt to use this route regardless. Victoria Avenue also carries a portion of the Broadway Avenue vehicle trips however mostly in the northbound direction.

Temporary 'No Parking' signing is installed along the detour route to ensure adequate lane widths for the volume and size of vehicles using the detour. Although Dufferin Avenue operates well as a local street with a parking lane, during detour operation the transit buses require additional lane width for passage and manoeuvring. To the best of our knowledge, the Saskatoon Police Service enforces these restrictions while in effect.

It should be noted that street closures are generally required to provide various needs. During events such as the Broadway Street Fair, merchants use the street to display merchandise and organizers plan entertainment on portions of the street. During the last Fringe Festival on Broadway Avenue, evening street closures were put into effect to provide safety for the public attending the festival. At many times on those evenings, the sidewalk capacity for pedestrian traffic was exceeded and consequently, pedestrians were walking on the street. There were no planned activities on the roadway surface of Broadway Avenue. All planned activities took place

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on private property or on the closed portion of 12th Street (west of Broadway Avenue).

The cost of providing road closures and detour routes for the Fringe Festival and other special events is funded by the City of Saskatoon through the Provision of Civic Services operating budget account.

Most of the events, where closure is requested, are one-day events with closure occurring during non-peak hour traffic flows (such as weekend days). During the last Fringe Festival on Broadway Avenue, the evening closures began after the PM peak hour traffic flow and was reopened upon the conclusion of planned activities that same evening. Closures were also in effect during the day on weekends. From past experience, it has been demonstrated that closure of Broadway Avenue is required to safely stage the Fringe Festival. It is considered that the safety benefits of the closure outweigh the impacts to the surrounding residential areas. It should be noted, however, that the impact to the residents in the area is significant not only from a traffic perspective but also due to additional problems such as excessive noise, vandalism and damage to private property.

Many times, City Council approves the closure of roadways subject to administrative conditions. For large events or events imposing significant disruption on city neighbourhoods, it may be more desirable that approval of the event be deferred until the administration can review the event impacts and report to Council. This would allow Council to balance the neighbourhood needs versus the event desirability."

Report of the City Solicitor, April 15, 1996:

"The City of Saskatoon's Noise Bylaw includes a provision which allows City Council to extend the hours during which a concert (which includes pre-recorded music) may be conducted. The regular hours are no later than 9:00 p.m. on Monday-Thursday; no later than 10:00 p.m. on Fridays and Saturdays; and no later than 6:00 p.m. on Sundays.

City Council has, in the past, extended the hours for concerts during the Fringe and has received complaints from the neighbourhood, similar to Ms. Kunkel's, as a result. Our recollection is that on at least one occasion in the past, the Fringe and the neighbourhood met to try to resolve the competing interests involved. Our understanding is that this year the Nutana Community Association has invited representatives of the Fringe to their annual general meeting on April 24, 1996."

With respect to Ms. Kunkel's questions as to profits from the Fringe, the City's Administration does not have this information nor is it our business to inquire. Ms. Kunkel may wish to direct her enquiry to the organizers of the Fringe.

ATTACHMENTS

1. March 3, 1996, letter from Ms. Faye Kunkel.

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UNEFINISHED BUSINESS

6a) Communications to Council

From: Heather Larson, Administrator

Broadway Business Improvement District

Date: March 23, 1996

**Subject: Requesting Council to extend the hours under the Noise Bylaw
for the 3rd Annual Broadway Comedy and Busking Festival to
be held on Friday, June 14 and Saturday, June 15, 1996**

(File No. CK. 185-9)

City Council, at its meeting held on April 9, 1996, deferred consideration of the above-noted letter until the next meeting of Council and resolved that the Administration provide a report at that time.

A copy of the above-noted communication is attached.

This matter is also being reported on under Clause B8, Report No. 9-1996 of the City Commissioner.

Council, at this meeting, is to consider the request from the Broadway Business Improvement District to extend the hours during which the 3rd Annual Broadway Comedy and Busking Festival may be conducted to 2:00 a.m. on Friday, June 14, 1996 and to 12:00 midnight on Saturday, June 15, 1996."

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT the matter be referred to the Planning and Operations Committee for review and report back to Council in a timely manner.

CARRIED.

COMMUNICATIONS - CONTINUED

6) Janis and Remi Cousyn

806 8th Avenue North, dated April 15

Requesting permission to address Council regarding property taxes. (File No. CK. 1930-1)

RECOMMENDATION: that the speakers be heard.

Moved by Councillor Waygood, Seconded by Councillor Roe,

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THAT Ms. Cousyn be heard.

CARRIED.

Ms. Janis Cousyn, 806 8th Avenue North, addressed Council requesting a revision in the taxes on a property they wish to acquire for their home, from commercial to residential.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT the matter be referred to the Administration for a report to Council at the next meeting.

CARRIED.

**7) Jack Scarfe
Low Income Tenants Association, dated April 22**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

RECOMMENDATION: that Clause B6, Report No. 9-1996 of the City Commissioner be brought forward for consideration and that Mr. Scarfe be heard.

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**8) Darrell Bourassa
5-2008-20th Street West, undated**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

RECOMMENDATION: that Mr. Bourassa be heard.

**9) Cathy Todd, Advocate and Mildred Kerr, Social Worker
Equal Justice For All, dated April 22**

Requesting permission for a representative of Equal Justice for All to address Council regarding condominium conversions. (File No. CK. 4132-1)

RECOMMENDATION: that a representative be heard.

**10) Grant Bryden
Kraus McKay Pederson, dated April 22**

Requesting permission to address Council regarding amendments to Condominium Conversion Policy. (File No. CK. 4132-1)

RECOMMENDATION: that Mr. Bryden be heard.

**11) Robert O. Millard, Vice President (External)
University of Saskatchewan Students' Union, dated April 22**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

RECOMMENDATION: that Mr. Millard be heard.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT Mr. Scarfe be heard.

CARRIED.

Mr. Jack Scarfe, on behalf of the Low Income Tenants Association representing tenants of Edmund Heights and Gladmer Park, addressed Council regarding condominium conversions. He expressed the hope that Council would not allow more condominiums in their area.

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Moved by Councillor Waygood, Seconded by Councillor Langford,

THAT Mr. Bourassa be heard.

CARRIED.

His Worship the Mayor noted that Mr. Darrell Bourassa was not present at the meeting.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT a representative of Equal Justice For All be heard.

CARRIED.

Ms. Mildred Kerr, Equal Justice For All, introduced Ms. Georgia Morrow and Ms. Grace Sanderson who would also be addressing Council regarding condominium conversions.

Ms. Mildred Kerr expressed concern that any proposal that decreases the availability of rental housing affects low income tenants in terms of access to safe and affordable housing. She urged Council to protect current rental accommodations, and provide an adequate amount of housing to reflect the number of citizens who are low income.

Ms. Georgia Morrow, Equal Justice For All, expressed concern regarding the conversion of existing apartments to condominiums, and noted that displaced tenants may then only have access to slum housing.

Ms. Grace Sanderson, Renters' Rights Advocates Action Group, indicated the importance of housing being available for low income tenants, and advised Council that there is a real fear that the availability of low income housing will be affected by companies wanting to make a profit. She urged Council to take into account that there will always be people with low incomes. Ms. Sanderson indicated that they are always working for better housing, education and employment.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT Mr. Bryden be heard.

CARRIED.

Mr. Grant Bryden, representing owners with applications for condominium conversions, addressed Council regarding concerns about the proposed amendment to the Condominium Conversion Policy. He suggested that condominium conversions should be approved as long as the owners of the buildings comply with the various bylaws and building codes.

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Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Mr. Millard be heard.

CARRIED.

Mr. Robert Millard, Vice President (External), University of Saskatchewan Students' Union, addressed Council regarding the proposed amendment to the Condominium Conversion Policy. He expressed concern that students may not be represented if the survey of residents was done during the summer when most students are away from the city. Mr. Millard urged Council not to support the amendment.

Moved by Councillor Langford, Seconded by Councillor Langlois,

THAT a representative of the Kelsey Student Association be heard.

CARRIED.

Ms. Shannon Blum, representative of the Kelsey Student Association, expressed opposition to the proposed amendment to the Condominium Conversion Policy. She indicated that students have a hard time finding affordable housing, and expressed concern regarding the conversion of apartment buildings to condominiums.

Moved by Councillor Postlethwaite, Seconded by Councillor Waygood,

THAT the information be received and that Clause B6, Report No. 9-1996 of the City Commissioner be brought forward for consideration.

CARRIED.

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"REPORT NO. 9-1996 OF THE CITY COMMISSIONER

**B6) Review of Policy C09-004 - Condominium Conversions
(File No. 4132-1)**

RECOMMENDATION: that Policy C09-004 - Condominium Conversions be amended to provide that when vacancy rates are below 3%, conversions may be permitted when 75% of the household units within the building do not object to the conversion.

Report of the General Manager, Planning and Building Department, April 15, 1996:

"Background

At its November 20, 1995 meeting, City Council adopted Clause 4, Report No. 8-1995 of the Planning and Operations Committee which had recommended that Policy C09-004 - Condominium Conversions be amended to limit the scope of the policy to privately-initiated rental apartments and row buildings with three or more self-contained units. In its report, the Planning and Operations Committee advised that the Administration had been requested to provide a further report on the 3% vacancy policy.

The purpose of Policy C09-004 - Condominium Conversions, a copy of which is attached, is intended to ensure orderly conversion to condominiums without significantly reducing the availability of rental accommodation or causing undue hardship on tenants'. This policy was recently amended by City Council on July 4, 1995, by incorporating the evaluation guidelines for condominium-conversion applications (i.e. conversions not to be approved for apartments when the C.M.H.C. vacancy rate is 3% by city and by survey zone). A further amendment was adopted on November 20, 1995, which limited the policy to apply to privately-initiated apartments and row buildings with three or more self-contained dwelling units.

The purpose of the current policy is to provide guidance to Council in its role as approving authority under Section 10(5) of *The Condominium Property Act, 1993* which states as follows:

On an application for a certificate pursuant to Clause (1)(b), the local authority shall direct the issue of the certificate if it is satisfied that:

- a) separate occupation of the proposed units will not contravene any development control or zoning bylaw;
- b) any consent or approval required pursuant to a zoning bylaw or an interim development control bylaw has been given in relation to the separate occupation of the proposed units;
- c) the construction of any buildings and the division of the buildings and lands into units for separate occupation will not interfere with the existing or likely

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future amenity of the neighbourhood, having regard to the circumstances of the case and the public interest;

- d) the requirement to designate parking spaces pursuant to Section 11 has been or will be complied with; and,
- e) where the application relates to the conversion of existing premises used for apartments, flats or tenements into units:
 - i) the conversion will not significantly reduce the availability of rental accommodation in the area;
 - ii) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and,
 - iii) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.'

A primary issue related to this matter is to what extent and in what manner should the City of Saskatoon fulfill its legal obligation to regulate condominium conversions.

In this regard, Saskatchewan Justice and Saskatchewan Municipal Government were contacted to determine if there was a provincial standard or expectation to be maintained in the administration of the condominium conversion provision of *The Condominium Property Act, 1993*. We have been advised that there are no suggested approaches, guidelines, or standards that have been developed by the Province with respect to the administration of condominium conversions. The regulation of condominium conversion was added to the relevant legislation in 1976 in an effort to prevent attempts to circumvent rent control legislation. Rent control legislation is no longer in effect in the province. The intent now appears to have been broadened to provide a more general protection of rental tenants.

Public Involvement

Staff of the Planning and Building Department consulted with a variety of stakeholders (i.e. Saskatoon Real Estate Association, Saskatoon Home Builders' Association, Social Housing Advisory Committee, University of Saskatchewan Students' Union, Social Planning Council, and other groups and individuals) who may be affected by the retention or any substantial change to the current policy.

Written responses, copies of which are attached, have been received from the following groups and individuals:

- University of Saskatchewan
- University of Saskatchewan Students' Union

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- Saskatoon Home Builders' Association Inc.
- Saskatoon Real Estate Board Inc.
- Mr. Neil Evans, Broadway Developments Inc.
- Mr. Harry Koehn
- Social Housing Facilitator, Social Housing Advisory Committee

All respondents, other than the University of Saskatchewan Students' Union suggested that the City limit its involvement in the matter and permit market forces to determine whether or not condominium conversions take place.

Condominium Conversion Policies in Other Jurisdictions

Staff of the Planning and Building Department obtained information from a number of Canadian Municipalities pertaining to their condominium conversion policies. This information is summarized as follows:

Victoria `When the rental apartment vacancy rate as provided by Canada Mortgage and Housing Corporation falls below 4% for Metro Victoria, no applications to convert existing residential rental buildings containing more than four rental dwelling units shall be accepted.

Any owner/developer denied the privilege to apply to convert existing residential buildings to strata lots for the reason outlined above has the right to appeal to City Council and a successful appeal is required before the City Engineer will accept a formal application to convert.

Any preliminary application to convert a building containing rental dwelling units shall be accompanied with a Tenant Plan which will set out:

- a. Certification that the owner/developer has notified the tenants of the building of the proposal to convert the building into strata units.
- b. A complete list of the tenants in the building.
- c. The type of choices such as a continued fixed-term tenancy, option to purchase rental unit, etc. offered to the tenants that would allow them to continue to occupy their units after the strata conversion has been completed.
- d. Any monetary assistance to be offered, such as rental-free period, moving expenses, etc.
- e. Formal notification that tenants have been advised of other agencies that may be of assistance.

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The Tenant Plan shall be submitted to Council for review at the preliminary application stage and the owner/developer shall certify that the Tenant Plan, as adopted by Council, has been carried out prior to final approval.'

Vancouver `For Council to give favourable consideration to an application for converting a previously occupied building to strata title or cooperative ownership:

- (a) At least two-thirds of the households occupying the building must have given their written consent to the conversion; and,
- (b) The interests of all tenants must have been adequately respected in the conversion process.

Council may refuse an application where in Council's opinion there appears to be an intent to circumvent these guidelines, or the interests of the rental tenants were not adequately respected in the change of occupancy.'

North `Unless the rental apartment vacancy rate determined by Canada Mortgage and Vancouver Housing Corporation is equal or greater than 4% for a minimum 12 month consecutive period, the City of North Vancouver will not approve applications for the conversion of rental apartments of three or more units to strata units.'

Calgary City Council passed a policy which prohibits condominium conversion if the vacancy rate drops below 3%.

Edmonton `The City shall, with respect to a building for which a building permit was issued on or after August 1, 1966, direct the issue of the certificate if it is satisfied that the building conformed to:

- (i) the development scheme, development control by-law, zoning by-law or land use by-law, as the case may be, and
- (ii) any permit issued under that scheme or by-law, that existed at the time the building permit was issued.

Provided that the condominium conversion meets this requirement, the conversion plan is endorsed by the City of Edmonton Subdivision Officer. There is no regard to the issue of vacancy rates for rental accommodation.'

Lethbridge `When evaluating an application, we do not consider apartment vacancy rates. In Lethbridge we check the development records for any outstanding deficiencies from the development approval and the building inspection section checks their inspection records for outstanding deficiencies in the building code requirements.'

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Regina 'The vacancy rate (as determined by C.M.H.C.'s biannual survey) must be 3% or higher for the City and the CMA zone in which the project is located. However, this requirement can be waived if 75% of the tenants do not object to conversion and no more than 10% of the tenants experience significant hardship as a result of the conversion. This latter point is determined through a survey of tenants conducted by the Planning and Building Department.'

Brandon *The Manitoba Condominium Act* does not require municipal approval for the condominium registration.

Kitchener 'The City of Kitchener's desired range for vacancy rates is between two and three percent. The benchmark or threshold we would use is approximately 2.5%. Applications would be recommended for approval if the vacancy rate is above this benchmark. Any application where the vacancy rate was below 2.5% would warrant considerable analysis. Staff would look at the following issues:

- Has there been numerous applications approved in the last little while? Have all the condominium approvals had a negative effect on the rental housing stock?
- Is there an abundant supply of other rental housing in close proximity to the subject property?
- Are the owners willing to supply alternative housing or house displaced tenants?
- What would be the impact on the tenants if this application was approved?'

Waterloo 'Council shall discourage the conversion of rental residential properties to condominium tenure. Council shall also discourage the conversion of rental residential property containing five or more units to cooperative tenure as defined in *The Rental Housing Protection Act* in order to ensure that an adequate supply of rental units is maintained.

When reviewing a proposal to convert a rental residential building to condominium or cooperative tenure, Council shall, in consultation with the tenants and owner(s), consider and examine the following factors prior to making a final decision:

1. at least 75% of the households renting units in the building agree to the conversion or have signed agreements to purchase their units or an interest or share in the building with a right to occupy a unit;
2. the owner(s) agrees to give all tenants of the building first right of refusal to purchase a unit or an interest or share with a right to occupy a unit in the

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converted building;

3. the current or latest vacancy rate for all rental units, as surveyed by Canada Mortgage and Housing Corporation is 3.0% or greater;
4. the City has issued building permits within the previous twelve month period for the construction of one or more residential buildings intended for rental occupancy and containing no fewer dwelling units than the number of units contained in the building for which conversion is proposed;
5. the building for which conversion is proposed meets the requirements of the property standards by-law and the requirements of the Ontario Building and Fire Code or is proposes to be upgraded in accordance with such standards and requirements; and,
6. the proposal satisfies any criteria contained in *The Rental Housing Protection Act* and other criteria established by the Provincial Government that may be applicable.'

Ottawa 'Faced with a low vacancy rate, the City of Ottawa and the regional Municipality of Ottawa-Carleton adopted, in 1976, a formal rental conversion policy under *The Planning Act*. The policy precludes the conversion of rental units to condominiums or other types of private ownership until the vacancy rate in Ottawa reaches 3%. In the inner-city wards, the City policy requires a 5% vacancy rate before conversion can be considered.'

In summary, most of the municipalities which were surveyed regulate condominium conversions in some manner. In general terms, municipalities apply a minimum vacancy rate consideration, ranging from 2.5% to 5%, or require the approval of the majority of current tenants or a combination of both requirements.

Impacts of Condominium Conversions

It is important to understand the advantages and disadvantages of condominium conversion. The advantages can generally be categorized as follows:

1. The possibility of home ownership to those who cannot afford or who do not want a traditional single-family home.
2. Improved levels of site and building maintenance because of infusion of capital and owner occupancy.
3. Greater neighbourhood stability because of integration and involvement of owner occupants in the community.

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4. Provides the marketplace with an enhanced range of ownership and investment options.

The disadvantages of condominium conversion can generally be categorized as follows:

1. Creation of hardship, particularly on students, seniors and others on low or fixed incomes, and tenants who may be subject to eviction.
2. Reduction of the number of available rental accommodation thereby exacerbating low vacancy rate conditions.

It should also be noted that all recent multiple-unit dwelling construction has been directed at the ownership market as opposed to the rental market. As a result, in the absence of substantial rental rate increases, the loss of rental accommodation to conversion will not likely be replaced by new rental unit construction.

Studies from the United States and other parts of Canada have found that rental buildings which have been converted tend to be well maintained buildings with sought after amenities in desirable locations. It is reasonable to expect that this would also be the case in Saskatoon.

Council should be aware that the net impact of conversions on the rental market is not as significant as initial analysis would indicate. A study commissioned in 1984 by Canada Mortgage and Housing Corporation of Condominium Conversion in the Halifax-Dartmouth area concluded that the net loss in rental housing stock due to condominium conversion is approximately 8%. The study found that condominium conversion provides multiple changes in the demand for and supply of owner-occupied and rental-housing units. Some tenants chose to buy a unit and some remained in the building as a renter. A number of renters and homeowners from elsewhere purchased units in the building while a number of former tenants purchased units elsewhere.

In summary, the impact of condominium conversions is rather complex. Conversions will result in expanded opportunities for reasonably-priced home ownership; however, there will likely be hardship on tenants who are not in a position to pursue ownership (i.e. students, seniors, and others on low or fixed incomes).

Options and Analysis

Any condominium conversion policy which is adopted by City Council should meet the following objectives:

1. respect the dynamics of the marketplace;
2. provide some measure of protection to renters; and,
3. comply with *The Condominium Property Act, 1993*.

Based on experience from other municipal jurisdictions and input from stakeholders, there appear to be four broadly-based options related to the establishment of a condominium conversion policy:

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Option 1. Establish a policy based on a minimum vacancy rate.

This option includes the current policy, the application of a minimum 3% vacancy rate before any conversion will be approved, or the application of some other vacancy rate (other municipalities range from 2.5% to 5%). This policy protects the interests of renters and complies with the requirements of *The Condominium Property Act, 1993*. With very low vacancy rates, this policy approach effectively amounts to a prohibition of conversions at this time and as such does not reflect any other appropriate marketplace considerations such as provision of affordable opportunities for home ownership.

Option 2. Establish a policy based on the approval of a majority of the tenants.

This option would require the approval of a significant majority of the tenants of a particular building in order to approve a condominium conversion. This policy protects the interests of existing tenants and generally complies with the requirements of *The Condominium Property Act, 1993*. This policy would provide the flexibility for building owners to structure approaches to obtain the consent of existing tenants in order to convert. This policy may not address the overall issue of the loss of rental accommodation as it may affect the overall rental stock. This approach may also be unduly onerous on building owners in times of high vacancy rates.

Option 3. Establish a policy based on a minimum vacancy rate or the approval of a majority of the tenants.

This option would permit condominium conversions if the vacancy rate is above a certain level, however, if the vacancy rate is below a certain level the approval of a significant majority of the tenants would be required. This policy protects the interest of existing tenants and complies with the requirements of *The Condominium Property Act, 1993*. This policy would provide the flexibility for building owners to structure approaches to obtain the consent of existing tenants in order to consent. This policy may not address the overall issue of the effect of the loss of rental accommodation as it may affect the overall rental stock.

Option 4. Establish a policy which regulates condominium conversions only on the basis of compliance with appropriate building code requirements.

This option would permit condominium conversions to take place irrespective of any considerations related to vacancy rates or tenant approval. This option would provide the greatest flexibility relative to marketplace considerations, however, this option would provide no protection to renters. This policy would not comply with the requirements of *The Condominium Property Act, 1993*, and as such, legislative amendments to the Act would likely be required. As a consequence, an interim policy that reflects the current legislative intent should be adopted if this option is

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selected.

Your Administration is of the opinion that Option 3 most adequately addresses the necessary objectives of a condominium conversion policy. More specifically, it is recommended that the existing policy be amended to provide that when vacancy rates are below 3%, conversions may be permitted where 75% of the tenants do not object to the conversion. This approach is similar to that used by the City of Regina, which reviews these matters under the same legislative provisions."

ATTACHMENTS

1. Policy C09-004 - Condominium Conversions
2. Letter from University of Saskatchewan
3. Letter from University of Saskatchewan Students' Union
4. Letter from Saskatoon Home Builders' Association Inc.
5. Letter from Saskatoon Real Estate Board Inc.
6. Letter from Mr. Neil Evans, Broadway Developments Inc.
7. Letter from Mr. Harry Koehn

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8. Letter from Social Housing Facilitator, Social Housing Advisory Committee"

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the matter be referred to the Planning and Operations Committee.

CARRIED.

COMMUNICATIONS - CONTINUED

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

- 1) **Gayle Saiville**
22 - 302 Berini Drive, dated April 3

Submitting comments regarding transit service. (File No. CK. 7300-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Roe, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

- 2) **Bruce Pearson, Area 4 Recreation Consultant**
Leisure Services Department, dated April 4

Requesting approval of the appointment of Mr. Francis Kreiser to the Leisure Services Advisory Board as the Nutana Suburban Program Advisory Committee's interim representative, to replace Ms. Judy Hawkes. (File No. CK. 175-4-2)

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RECOMMENDATION: that Mr. Kreiser be appointed to the Leisure Services Advisory Board as the interim representative of the Nutana Suburban Program Advisory Committee, to replace Ms. Judy Hawkes.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT Mr. Kreiser be appointed to the Leisure Services Advisory Board as the interim representative of the Nutana Suburban Program Advisory Committee, to replace Ms. Judy Hawkes.

CARRIED.

**3) Jean Lazar, Manager, Municipal Advisory Services
Saskatchewan Municipal Government, dated March, 1996**

Submitting copy of the Saskatchewan Municipal Audit Guidelines. (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Birkmaier,

THAT the information be received.

CARRIED.

**4) Noble Bill Pizzey, Chair
Saskatoon Shrine Circus, dated April 3**

Requesting exemption from amusement tax for the 1996 Saskatoon Shrine Circus to be held on May 16, 17 and 18, 1996. (Note: This has been done in the past.) (File No. CK. 1965-1)

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RECOMMENDATION: that the request from the Saskatoon Shrine Circus for exemption from amusement tax for the 1996 Shrine Circus to be held on May 16, 17 and 18, 1996, be approved.

Moved by Councillor Langford, Seconded by Councillor Waygood,

THAT the request from the Saskatoon Shrine Circus for exemption from amusement tax for the 1996 Shrine Circus to be held on May 16, 17 and 18, 1996, be approved.

CARRIED.

**5) Phyllis Hallatt, President/Chair
Child Find Saskatchewan, dated April 6**

Urging Council to support the Fifth Annual National Green Ribbon of Hope Campaign by wearing the "Green Ribbon" during the month of May, 1996. (File No. CK. 205-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**6) Isabel B. Anderson
AAI InfoServe, dated April 8**

Providing report on the Combined Business Group's Initiative "Financing K-12 Education: More for Less". (File No. CK. 1942-1)

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RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

**7) Honourable Carol Teichrob
Minister of Municipal Government, dated April 8**

Advising Council of the 1996 grant under the Urban Revenue Sharing Program. (File No. CK. 1860-4)

RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT the information be received.

CARRIED.

**8) Sheri McConnell, Project Director
Street Invaders, dated April 11**

Requesting Council to extend the hours under the Noise Bylaw for a concert to be held in conjunction with the Street Invaders rally on Sunday, August 18, 1996 in the band shell by the Delta Bessborough. (File No. CK. 185-9)

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RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT the request from the Street Invaders to extend the time during which a concert may be conducted to 10:00 p.m. on Sunday, August 18, 1996, in the band shell, by the Delta Bessborough, be denied.

IN REFERRAL

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT the matter be referred to the Planning and Operations Committee.

THE REFERRAL MOTION WAS PUT AND CARRIED.

**9) Beatrice Wilson
505 - 508 Main Street, dated April 14**

Submitting concerns regarding new buses and the condition of the 500 block of Main Street between Eastlake and Broadway Avenues. (File No. CK. 150-1)

- RECOMMENDATION:**
- 1) that the comments regarding the buses be received as information; and
 - 2) that the matter of the 500 block of Main Street be referred to the Administration for a report.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

1) that the comments regarding the buses be received as information; and

2) that the matter of the 500 block of Main Street be referred to the Administration for a report.

CARRIED.

10) Marlene Hall, Secretary

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Development Appeals Board, dated April 16

Submitting Notice of Development Appeals Board Hearing regarding property at 2515/2517 Hanover Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

**11) Marlene Hall, Secretary
Development Appeals Board, dated April 17**

Submitting Notice of Development Appeals Board Hearing regarding addition to front of existing one-unit dwelling at 473 Birch Crescent. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

**12) Marlene Hall, Secretary
Development Appeals Board, dated April 17**

Submitting Notice of Development Appeals Board Hearing regarding existing freestanding sign at 1821 Jackson Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT the information be received.

CARRIED.

**13) Laurie Harder, Indoor Program Co-ordinator
Kelsey Community Association, undated**

Requesting permission for the temporary closure of Valens Drive from Eby Street to Kusch Crescent from 9:00 a.m. to 4:00 p.m. on Saturday, May 11, 1996 in connection with a "Day in the Park" at Henry Kelsey Park. (File No. CK. 205-1)

RECOMMENDATION: that the request be approved subject to Administrative conditions.

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Moved by Councillor McCann, Seconded by Councillor Steernberg,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**14) D.B. Lloyd, Superintendent, Administrative Services
Saskatoon Catholic Schools, dated April 17**

Advising Council of a resolution passed by the Saskatoon Catholic Board of Education regarding the uniform mill rate to be levied for the year 1996. (File No. CK. 1905-5)

RECOMMENDATION: that the information be received.

**15) Ralph Paquin, Chief Financial Officer
Saskatoon Board of Education, dated April 17**

Submitting notification of the Saskatoon Board of Education's annual estimates for the 1996 fiscal year. (File No. CK. 1905-5)

RECOMMENDATION: that the information be received.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT the information be received.

CARRIED.

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**16) Councillor Donna L. Birkmaier
SUMA Director, dated April 16**

Submitting information regarding the SUMA Board of Directors Meeting held on April 12 and 13, 1996 in Saskatoon. (File No. CK. 155-3)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT the information be referred to the Administration and Finance Committee.

CARRIED.

**17) Rusty Chartier
1245 Avenue O South, dated April 15**

Submitting comments regarding the recycling initiative undertaken by the 3-R's Youth Co-op. (File No. CK. 7830-5)

RECOMMENDATION: that the information be received.

Moved by Councillor Langford, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Saskatchewan Urban Municipalities Association, dated March 28

Providing information regarding revenue sharing and The Service Districts Act. (Tabled by Councillor Birkmaier at the meeting of City Council held on April 9, 1996.) **Referred to the Administration and Finance Committee.** (File No. CK. 155-3)

2) Kathleen Hrytzak

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135 Avenue K South, dated April 4

Requesting Council to incorporate a bylaw to control drainage from neighbouring properties.
Referred to the Administration for a report. (File No. CK. 150-1)

**3) Stacey Karalash
203 - 710 Melrose Avenue, undated**

Urging Council to create a bridge exclusively for bicycle and pedestrian use and submitting similar notes from 70 other citizens. **Referred to the Planning and Operations Committee.** (File No. CK. 6050-1)

**4) George Turanich
Turanich Realty Ltd., dated April 18**

Requesting tax exemption on behalf of the Victory Church of Saskatoon for a portion of the property at 830/840 Idylwyld Drive North. **Referred to the Administration and Finance Committee.** (File No. CK. 1965-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

**1) Debbie Lim
Just Say No Club, dated April 19**

Requesting Council to proclaim the week of May 19 to 26, 1996 as Just Say No Club Week in Saskatoon. (File No. CK. 205-5)

**2) Morris T. Cherneskey, Q.C., President, Saskatoon Branch
Ukrainian Canadian Congress, dated April 15**

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Requesting Council to proclaim April 26, 1996 as a Day of Chernobyl in Saskatoon. (File No. CK. 205-5)

**3) Bonnie King, Chair, Special Events
Saskatoon & District Labour Council, dated April 4**

Requesting Council to proclaim April 28, 1996 as a Day of Mourning in Saskatoon in recognition of workers killed, injured or disabled on the job. (File No. CK. 205-5)

**4) R. Wayne Brimner
Saskatchewan Association of Hearing Instrument Specialists Inc., dated April 17**

Requesting Council to proclaim the month of May, 1996 as Better Hearing and Speech Month in Saskatoon. (File No. CK. 205-5)

**5) Gayle Mast, Program Director, Saskatoon Branch
Canadian Mental Health Association, dated April 11**

Requesting Council to proclaim the week of May 6 to 12, 1996 as Mental Health Week in Saskatoon. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C; and
 - 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

Moved by Councillor Heidt, Seconded by Councillor Langford,

- 1) that City Council approve all proclamations as set out in Section C; and*
- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

REPORTS

Councillor H. Langlois, Chair, submitted Report No. 2-1996 of the Budget Committee;

A/City Commissioner Gauthier submitted Report No. 9-1996 of the City Commissioner;

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Councillor Waygood, Chair, presented Report No. 7-1996 of the Planning and Operations Committee;

Councillor Birkmaier, Chair, presented Report No. 3-1996 of the Audit Committee; and

His Worship the Mayor, Chair, presented Report No. 5-1996 of the Executive Committee.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

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

- a) Report No. 2-1996 of the Budget Committee;*
- b) Report No. 9-1996 of the City Commissioner;*
- c) Report No. 7-1996 of the Planning and Operations Committee;*
- d) Report No. 3-1996 of the Audit Committee; and*
- e) Report No. 5-1996 of the Executive Committee.*

CARRIED.

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

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

Committee arose.

Councillor McCann, 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. 2-1996 OF THE BUDGET COMMITTEE

Composition of Committee

Councillor H. Langlois, Chair
Councillor P. McCann
Councillor M. Heidt

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Councillor J. Postlethwaite
Councillor K. Waygood
Councillor R. Steernberg
Councillor D. Atchison
Councillor D. L. Birkmaier
Councillor A. Langford
Councillor P. Roe

**1. Tax Levy Authorization Bylaw, 1996
(File No. CK. 1905-5)**

- RECOMMENDATION:**
- 1) that the 1996 Estimates of Revenues and Expenditures, as outlined in the attached document, be approved;
 - 2) that unexpended capital funds be allocated as outlined in the report of the General Manager, Finance Department, dated March 8, 1996;
 - 3) that the prior year's surplus of \$349,000 be allocated to the Insurance Deductible Reserve; and
 - 4) that Council consider Bylaw No. 7551.

The preliminary version of the 1996 Operating Budget Estimates was distributed on March 7, 1996 to Council members, public libraries and the media. The Budget Committee met publicly on March 18 and 19 and reviewed the document in detail.

Attached is a copy of the 1996 Operating Budget Summary, which reflects the recommendations of the Budget Committee. Also attached is a copy of Bylaw No. 7551, setting out the levies for the 1996 tax year.

Your Committee has also considered the matter of the allocation of unexpended capital funds, as outlined in the attached report of the General Manager, Finance Department, as well as the Insurance Deductible Reserve, as outlined in the attached report of the City Solicitor dated March 4, 1996.

Councillor Langlois, Chair, Budget Committee, gave the following presentation regarding the 1996 Operating Budget Estimates:

"Your Worship and Councillors, I am pleased to present the 1996 Operating Budget Estimates on behalf of the Budget Committee. I wish to express my appreciation to all Council members who provided their insights and proposals in the development of these estimates.

Introduction

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The 1996 budget process was improved to enable the Committee to provide early direction to the administration. In June, 1995, the Committee met to discuss budgetary issues and to provide general direction to the administration with respect to priorities to be considered as the estimates were developed. In the fall, the Committee held four public meetings to garner ideas and suggestions from the public at large. Subsequently, the Committee met again with the Administration to outline taxation targets and to address program issues with staffing implications. Finally, the Administration tabled its proposals with the Committee in two public sessions, at which time the Committee reviewed the proposals in detail and decided upon the estimates being presented tonight.

The 1996 budget document has been revised to reflect fully the organizational structure as adopted by City Council in 1995. The allocations have been adjusted to mirror the reorganization into nine departments. As well, payroll costs have been assigned to each department, thereby providing more useful financial data.

A Balanced Approach

The proposals being presented tonight represent a balanced response to the needs and aspirations of Saskatoon citizens. While operating costs are expected to increase by just under two percent, the Committee is proposing no municipal tax increases for the second year in a row. That has not happened since 1979. For the average homeowner with a house assessed at \$12,500, the annual municipal taxes remain at \$621 for 1996.

The major challenges confronted by the Committee included cost increases pertaining to staff such as revised contracts, Workers' Compensation and CPP, increased demands for services due to the growth of the city and some service improvements.

In addition, the Committee was confronted with a \$773,000 deficit in the transit utility in 1995. Even with selective fare increases, the transit utility will require a further \$420,000 from the property tax base in 1996 to balance the books. It is clear that this cannot continue and management has taken steps to improve this utility's financial results. Revenues have returned to levels prior to the strike and we are hopeful that Saskatoon residents will respond to the efforts made to improve the transit services by using them.

The cost of providing protective services, mainly police and fire, is projected to increase by \$1.2 million with most of the cost increases due to negotiated wage settlements and changes in service levels.

The Committee was able to meet these and other challenges without increasing the mill rate mainly because of the following factors:

Property assessment growth of 1.2%, resulting in increased tax revenues of about \$800,000.

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- *The allocation of about one-third of increased revenues from the electrical utility, yielding about \$1 million.*
- *Increased user fees to reflect actual costs of providing services or reducing tax subsidies for specific services.*

Changing Service Levels

In order to support the Strategic Plan and to respond to the changing needs of the citizens, several changes in service levels are being proposed:

- *In response to concerns about the potential infestation of Dutch Elm disease, an additional \$35,000 is being allocated to this program to reduce the tree pruning cycle from 15 years to 12 years. As well, \$30,000 has been added to increase the annual tree replacement program.*
- *On a 50-50 cost sharing basis with the Province, the number of buses available for transportation services for the disabled has been increased at a total cost of \$48,000.*
- *As a result of the elimination of the Canada Assistance Plan by the federal government, the Community Initiative grants program was left with a \$63,000 shortfall. These proposals backfill these federal cuts through local taxes.*
- *Earlier this spring, the expanded Sewage Treatment Plant was commissioned to provide secondary sewage treatment. An additional 9.5 staff years is required to operate and maintain the facility.*
- *Restructuring in the Police Services has allowed the department to place more constables on the street. The Fire Department is continuing negotiations with Transport Canada to assume responsibility for firefighting at the airport.*

At the same time, some service level reductions are being proposed:

- *While the control of the mosquito population remains an objective, aerial spraying was not deemed to be cost effective and is being discontinued. The funding for larviciding of ponds will continue.*
- *Funding for dust palliation has been reduced by 50 percent to \$31,000. A satisfactory level of service will still be provided to those residents living closest to unpaved roads.*
- *In 1995, funding was provided for the sweeping of downtown streets every*

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second day. While the cleanliness of our city remains a priority, there will be a reduction in the number of times this sweeping will take place.

Notwithstanding increased tax support and fare increases for the transit utility, reduced hours of service for some routes will be introduced where ridership is extremely low. However, no routes will be eliminated.

Your Worship, changing times require changes in priorities. In a modest way, these budget proposals do that.

1997 Challenges

Although no tax increases are proposed in these estimates, the City will face major financial challenges in 1997.

First, the City's infrastructure continues to deteriorate more rapidly than we are able to repair it. As a result, in 1996, an additional \$900,000 was allocated for the repair of local streets in the Capital budget. However, with changes in the provincial transportation systems, the demands on major roadways will increase dramatically. In her budget speech, the Minister of Finance has indicated some willingness to review this important issue with municipal governments. We cannot afford to meet these extra demands through property tax levies only. We need help from senior governments and this council will need to determine how to best get it.

Second, the City will be implementing the province-wide reassessment system recently approved by the Saskatchewan Assessment Management Agency. As the present assessment base is almost 30 years old, all property owners will have their assessments and, therefore their taxes adjusted in 1997. There will be both "winners" and "losers". The City is awaiting the provincial government's legislation and regulations which will determine how the City can best implement these major changes. The implementation of this change has been complicated by the provincial government's announcement that revenue sharing grants will be reduced by 25 percent next year. The provincial government's insensitivity to this situation is very difficult to understand.

Third, in its planning, the Committee developed budget estimates with a view to holding next year's municipal tax rate at 1996 levels while the reassessment was being implemented. However, this plan will be sorely tested as a result of the Minister of Finance's announced reductions in provincial revenue sharing grants to municipalities next year. This could result in a revenue loss of as much as \$2.8 million, equal to a 4.4 percent increase in local taxes. Council will need to consider its options early in order to deal with this change. The primary options include: a renegotiation of all provincial transfer programs to support growing communities; removal of the two mill hospital levy, Public Health levy and Social Aid levy by the provincial government; reduction of service levels and possible program eliminations; changes in service delivery mechanisms; and possible tax and user fee increases. Each of these options will involve difficult negotiations

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with other agencies and within the City itself.

Fourth, in the past year, efforts by management and union leaders to restore more harmonious labour relations within the City have been fruitful. Collective agreements to the end of 1997 have been reached with several employee groups and a more collaborative approach to decision-making is being established. In the face of potential revenue sharing losses, taxpayer resistance, and everchanging needs, it will be crucial to communicate clearly and effectively with staff to develop a good understanding of decisions that may have to be taken.

While 1997 will have many challenges, I am confident that this council, with the assistance of its staff and the support of Saskatoon citizens, will respond in such a way to protect the collective interest of Saskatoon citizens. Time and again, we hear individuals praising Saskatoon for its superior quality of life and excellent services. We will continue in that tradition.

Your Worship, this concludes my remarks. Again, I would remind everyone that these estimates are the result of a lot of work, spirited debates on specific issues, and a determination by Councillors and the administration to respond to identified community needs."

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

Moved by Councillor Langlois,

- 1) that the 1996 Estimates of Revenues and Expenditures, as outlined in the attached document, be approved.*

IN AMENDMENT

Moved by Councillor Atchison,

THAT the Communications Manager position be deleted from Vote 24.

THE AMENDMENT WAS PUT AND LOST.

IN AMENDMENT

Moved by Mayor Davdov,

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THAT the hiring of the Communications Manager be deferred until the Executive Committee has been allowed to review it.

THE AMENDMENT WAS PUT AND LOST.

IN AMENDMENT

Moved by Councillor Atchison,

THAT Vote 26.2 under the Environmental Services Department be amended by closing the landfill on Sundays from December 1 to April 1.

*THE AMENDMENT WAS PUT AND LOST.
THE MAIN MOTION WAS PUT AND CARRIED.*

Moved by Councillor Langlois,

- 2) that unexpended capital funds be allocated as outlined in the report of the General Manager, Finance Department, dated March 8, 1996;*

IN AMENDMENT

Moved by Councillor Waygood,

AND THAT under the list of proposed commitments, \$30,000 be added for allocation to Leisure Services Zone 7 to assist community associations in establishing local community youth centres for the year 1996 and that an evaluation of the pilot project be submitted through the assistance of the Leisure Services Department to Council.

*THE AMENDMENT WAS PUT AND LOST.
THE MAIN MOTION WAS PUT AND CARRIED.*

Moved by Councillor Langlois,

- 3) that the prior year's surplus of \$349,000 be allocated to the Insurance Deductible Reserve;*

CARRIED.

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Moved by Councillor Langlois,

- 4) *that Council consider Bylaw No. 7551.*

CARRIED.

**2. Request by Federation of Canadian Municipalities
Funding for Establishment of Centre for Municipal-Aboriginal Relations
(File No. CK.155-2)**

RECOMMENDATION: that the request from FCM for a grant of \$5,000 be denied.

Your Committee has considered the attached letter from the Federation of Canadian Municipalities requesting a donation of \$5,000 towards the possible establishment of a Centre for Municipal-Aboriginal Relations.

Although your Committee supports the goals of the FCM in this regard, it unfortunately cannot support providing any increased funding to that which it already provides FCM.

*IT WAS RESOLVED: 1) that the request from FCM for a grant of \$5,000 be denied; and
2) that the feasibility and opportunity of locating the
Centre for Municipal-Aboriginal Relations in Saskatoon
be investigated by the Mayor's Office.*

REPORT NO. 9-1996 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the following information be received.

ADOPTED.

SUBJECT

FROM

TO

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Schedule of Accounts Paid \$878,371.11	March 28, 1996	April 3, 1996
Schedule of Accounts Paid \$225,667.06	April 2, 1996	April 10, 1996
Schedule of Accounts Paid \$5,446,895.06	April 4, 1996	April 11, 1996
Schedule of Accounts Paid \$776,373.36 (File No. 1530-2)	April 11, 1996	April 16, 1996

**A2) Enquiry - Councillor Birkmaier (March 11, 1996)
Assessment Appeals on Freezers and Coolers
(File No. 1615-4)**

RECOMMENDATION: that the following information be received.

The following enquiry was made by Councillor Birkmaier at the meeting of City Council held on March 11, 1996:

"A recent decision of the Assessment Appeals Committee of the Municipal Board disagreed with a ruling dating back to 1988 of the Saskatoon Board of Revision that felt the City Assessor was correct in his judgement to assess freezers and coolers as a portion of the building. The decision of the Assessment Appeals Committee is being challenged at the Court of Appeal of Saskatchewan by the City Assessor. Should the Assessor not be successful in his appeal, the City of Saskatoon will be forced to remunerate the owners of the property in question. Has this decision been taken into account in preparation of the 1996 Budget?"

Report of the General Manager, Finance Department, April 4, 1996:

"With reference to the above, I would advise that the Stated Case before the Court of Appeal has not been scheduled yet and will probably be heard in the fall of 1996.

Therefore, any remuneration that the City might have to pay out will not occur until 1997.

The appeal cases are numerous and some start as early as 1987. If we lose these appeals, we are looking at a remuneration of approximately \$80,000. This amount may have to be included in the 1997 budget."

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

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**A3) Enquiry - Councillor D. L. Birkmaier (April 9, 1996)
Reduction in Revenue Sharing - 1997
(File No. 1785-1)**

- RECOMMENDATION:**
- 1) that the Administration continue discussions with the Provincial Government respecting the removal of health levies from the property tax base; and,
 - 2) that the Budget Committee, as part of an annual planning process, meet to assess the implications of a potential cut in our Revenue Sharing grant of \$2.8M.

The following enquiry was made by Councillor D. L. Birkmaier at the meeting of City Council held on April 9, 1996:

"The Saskatchewan Finance Minister recently announced in her budget address that although there would be no change in Revenue Sharing in 1996, there will be a 25% reduction in 1997. In that this would have a significant impact on the City's 1997 budget, would the administration please report prior to submission of the 1996 budget the financial impact this will have?"

Report of the General Manager, Finance Department, April 1, 1996:

"On March 28, 1996, the Provincial Government tabled its budget for the fiscal year 1996 - 1997. The budget reveals an operating surplus of \$8.0M, despite the cuts in transfer payments by the Federal Government.

For 1996, grants to municipalities in Saskatchewan will be at the same level as in 1995. Our Revenue Sharing grant has been confirmed at \$11.1M for 1996, the same as the previous year. The only other significant item in the budget affecting Saskatoon is that the Province has budgeted its grant to the Meewasin Valley Authority at last year's level, and as a result, the City's grant to the MVA will also be at the prior year's level. This is the amount included in our Operating Budget estimates.

In 1997, the grant levels are to be cut dramatically. The Minister of Finance announced a decrease in the urban and rural revenue sharing pool of \$20M for the fiscal year 1997 - 1998. The value of both pools is approximately \$80M, therefore the grant reduction is equivalent to 25%. At this point, it is not known how the urban or rural revenue sharing pools will proportionately share in the decrease.

If the City of Saskatoon's Revenue Sharing grant was cut by 25%, this would amount to a decrease in funding of \$2.8M. In terms of a mill rate increase, this would be equivalent to an increase in the mill rate of 4.4% for 1997. Should the City be required to absorb this cut, it would mean major service level reductions, including the elimination of programs and services.

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The Province did indicate in its budget that it is willing to continue discussions with respect to the three health levies presently on the mill rate. Specifically these levies are:

1. Two Mill Hospital Levy

All municipalities collect a two mill hospital levy which is provided to their respective Health Boards. In Saskatoon, this levy equals \$2.33M in 1996.

2. Public Health Levy

With the exception of Saskatoon and Regina, other municipalities in the Province pay a Public Health levy of .50¢/capita. In Saskatoon, in 1996, the City will pay approximately \$5.75/capita or \$1.10M. (Regina has a similar payment.) In 1997, these required payments, through negotiations with the Province, could increase to 2.33M, or \$11.75/capita. This is to be fully funded by the mill rate.

3. Social Aid Levy

Saskatoon and Regina both pay a share of the welfare costs in the city. Our cost in 1996 will be \$.67M.

Although we could potentially receive as little as \$8.32M in 1997 from the Province, through the various health levies, the property taxpayer will have to return \$5.33M of this money to the Province.

Administratively, we have held discussions with the representatives of the Provincial Government to explain the unfairness of the Public Health Levy, and to attempt to remove all health levies from the property tax base. It is well recognized that property taxation is a regressive tax, and the cost of health care is a Provincial responsibility and should be borne by all taxpayers in the Province."

- IT WAS RESOLVED: 1) that the Administration continue discussions with the Provincial Government respecting the removal of health levies from the property tax base;*
- 2) that the Budget Committee, as part of an annual planning process, meet to assess the implications of a potential cut in our Revenue Sharing grant of \$2.8M; and*
- 3) that the Administration and Finance Committee develop a submission on revenue sharing, provincial levies and infrastructure requirements to be considered by Council for presentation to the Provincial Government.*

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A4) Communications to Council

From: Bob Strelieff

410 Vancouver Avenue North

Date: December 12, 1995

**Subject: Expressing concern regarding the method
of advertising used by some businesses**

(File No. 150-1)

RECOMMENDATION: that the following information be received.

ADOPTED.

Report of the City Solicitor, March 28, 1996:

"A letter was received from Bob Strelieff of 410 Vancouver Avenue North on December 12, 1995, addressed to City Council, and was placed on Council's agenda for January 2, 1996. Mr. Strelieff expressed concern about the use, by some door-to-door commercial operations, of hanging door cards to indicate that they had visited the residence. Mr. Strelieff's concern focused on security and expressed his belief that these are an invitation to others to enter the home because the home owner is absent. Council referred the matter to the Administration for a report.

Currently, the City of Saskatoon has no bylaw to govern the use of door cards by commercial operations. We have also checked with Calgary, Edmonton, and Regina and they do not have bylaws governing the use of such cards.

Mr. Strelieff's complaint was the first one we have received about this type of activity. It is our recommendation that a bylaw is not needed at this time. We have been in touch with Schwan's Ice Cream Area Manager, Paul Robertson, who told us that company policy is to place the notices such that they are not visible from the street. Mr. Robertson has also contacted Mr. Strelieff to deal with his concerns. This Office contacted Mr. Strelieff and he felt satisfied that the problem has been solved.

Along a similar line, the City's Environmental Services Department, Water Treatment and Meters Branch, has been using door-hanging cards for some time. However, the Manager of this Branch, Mark Keller, has advised that they have decided to discontinue using door-hanging cards."

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**A5) Proposed Tax Tools - Reassessment
Department of Municipal Government
(File No. 1615-2)**

- RECOMMENDATION:**
- 1) that the following information be received; and,
 - 2) that the Administration provide further details, when the specific classes and percentage of values are determined.

ADOPTED.

Report of the General Manager, Finance Department, April 15, 1996:

"At the Annual Meeting of the Saskatchewan Assessment Management Agency on April 11, 1996, the Minister of Municipal Government provided the details of the proposed legislation that will deal with the tax tools affecting reassessment in 1997. The legislation is to be tabled in the Legislature during the week of April 15, 1996. The proposed changes do match the consensus documents which have been previously tabled with City Council. There are some changes and these will be noted in this report.

A. Mill Rate Factor (Variable Mill Rate)

The legislation will allow the use of mill rate factors to control tax shifts between property classes. This was expected, however, the Provincial Government has reserved the right to set a maximum factor. Your Staff does not anticipate any difficulties with a maximum factor, however, if this maximum figure is set too low there could be tax shifts that City Council could not control.

B. Classes of Property and Percentage of Value

City Council had determined that it preferred only two classes of property - residential and commercial, and that for reassessment they should both be valued at 100%.

The Government is proposing multi-classes of property, including the use of sub-classes, subject to approval of both City Council and the Provincial Government. Simply put, the more classes and sub-classes there are, the more complex the tax issues become and the more difficult the implementation of reassessment will be. Theoretically, with a large number of classes and sub-classes, depending on the value assigned to each class, the full impact of reassessment could be negated.

The Province has not determined the percentage of value that is to be assigned to each class, but plans to in the next six weeks.

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Your staff is unable to determine the impact of these proposals until both the classes and sub-classes are defined, and the appropriate percentage of value is assigned to each.

C. Business Tax

As proposed in the consensus documents, business tax is an optional tax and if a municipality chooses to have a business tax, it will be based on the property value. This effectively eliminates our present method of calculating business tax through the fair rental value system. City Council has adopted, in principle, the elimination of the business tax, and the legislation allows us to confirm this decision. The Province is presently determining regulations to deal with business vacancies, if a municipality does not have a business tax.

D. Minimum Tax

The option of having a minimum tax on the various classes of property is allowed. To date, City Council has not supported a minimum tax, but the option is available.

E. Phase In

As already outlined in legislation, City Council will be able to phase-in the tax changes over three years.

F. Assessment Appeals

There are amendments to the legislation controlling the Board of Revision, and the Saskatchewan Municipal Board. These amendments allow for the use of multiple boards to deal with a large number of appeals and generally tighten the evidence requirements for parties appealing their assessment.

G. Conclusion

Discussions will be ongoing with the Department respecting classes, sub-classes and appropriate percentage of value for each, and your administration will report when further details are available."

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A6) Communications to Council

**From: Susan Lamb, Executive Director
Tourism Saskatoon**

Date: November 2, 1995

**Subject: Asking Council to approve the Fee-for-Service Agreement
as drafted including the principle of a capital account**

(File No. 1870-10)

- RECOMMENDATION:**
- 1) that City Council approve the Agreement with Tourism Saskatoon in the form outlined in this report; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of The City of Saskatoon.

ADOPTED.

Report of the City Solicitor, April 16, 1996:

"In November, 1995, Tourism Saskatoon submitted a revised Fee-for-Service Agreement to Council. At its meeting of November 6, 1995, Council referred the matter to the Administration for a report. The Administration reported to Council on the matter as part of the budget process at which time the funding called for under the Agreement was approved. No formal resolution approving the Agreement itself was made during the budget process.

The Fee-for-Service Agreement is based on the original agreement entered into in 1991 between The City of Saskatoon and The Saskatoon Visitor and Convention Bureau. The revisions to the Agreement were placed before the Budget Committee as part of the Administration's report and have been reviewed by this Office. Attachment 'A' outlines the original agreement as well as the changes proposed by Tourism Saskatoon."

ATTACHMENTS

1. Comparison - past Agreement with The Saskatoon Visitor Convention Bureau and proposal for revised Agreement with Tourism Saskatoon.

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**A7) Investments
(File No. 1790-3)**

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

ADOPTED.

Report of the General Manager, Finance Department, April 15, 1996:

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

ATTACHMENTS

1. Schedule of Securities Transactions (April 1-15, 1996)

**A8) 1996 Prepaid Land Development Budget
(File No. 1815-8)**

RECOMMENDATION: that City Council approve the changes to the 1996 Prepaid Land Development Budget to reflect the adjustments to the Five-Year Development Program.

ADOPTED.

Report of the General Manager, Finance Department, April 17, 1996:

"On December 4, 1995, City Council approved the Prepaid Land Development Budget for 1996, which is included in the 1996 Capital Budget document. This budget was based on the Five-Year Land Development Program which was approved on August 14, 1995. It has been City Council's practice to review the Five-Year Program on a semi-annual basis and, on January 15, 1996, Council approved an amended program.

The attached appendix lists the Capital Budget revisions which will be required to reflect the financial impact of City Council's decision for the first two years of the revised development program."

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ATTACHMENTS

1. Prepaid Land Development Budget - Revisions to the 1996 Capital Budget

**A9) 1995 Contract Negotiations
Canadian Union of Public Employees, Local 59
(File No. 4720-4)**

- RECOMMENDATION:**
- 1) that City Council approve the proposed changes set out in the report of the General Manager of the Human Resources Department dated April 18, 1996, with respect to the 1995 contract with the Canadian Union of Public Employees, Local 59; and,
 - 2) that City Council authorize completion of the revised contract incorporating all the changes for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

ADOPTED.

Report of the General Manager, Human Resources, April 18, 1996:

"Attached is a copy of a report dated April 18, 1996, detailing conditions agreed upon by the bargaining team of the City and the Canadian Union of Public Employees, Local 59.

The report is marked 'Confidential Until Tabled at a Meeting of City Council' and is only distributed to members of City Council. A wider distribution will be effected at 7:00 p.m. on Monday, April 22, 1996."

ATTACHMENT

1. Report dated April 18, 1996.

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Section B - Planning and Operations

**B1) Garage Sale Signs - Information Campaign
Temporary Sign Bylaw
(File No. 4350-13)**

RECOMMENDATION: that the following information be received.

ADOPTED.

Report of the General Manager, Transportation Department, April 9, 1996:

"Each year in spring and summer, there is a proliferation of signs advertising garage sales posted within the road right-of-ways on many streets in the City. The posting of temporary signs within the right-of-way is of concern to the Transportation Department for public safety reasons. The presence of improperly placed signs tends to block motorists' sight lines and generally distracts drivers. The placement of all temporary signs is regulated by the City's Temporary Sign Bylaw. However, since the bylaw is new, the public is generally unaware of the requirements of the bylaw.

In order to inform and educate the general public of the regulations regarding the posting of garage sale signs within the right-of-ways, the Department will be carrying out an advertising campaign. The campaign will publicize the Temporary Sign Bylaw, as it pertains to the use and placement of garage sale signs. In general terms, this bylaw states when and where temporary signs can be placed. It is, therefore, the objective of the advertising campaign to inform and encourage members of the public to comply with this bylaw.

It is proposed to place advertisements with newspapers and radio stations. In addition, the advertisements will be presented as public service announcements. Informational flyers will be sent to all community associations for inclusion in their newsletters, and The StarPhoenix has agreed to include our pamphlets in their 'Garage Sale Packages' which they distribute to the public. For the campaign to be effective, it will have to be carried out prior to the beginning of the 'garage sale season'. The targeted newspapers, journals and flyers are listed in the attachment. The media outlet was chosen on the basis of reaching the largest number of people, at a reasonable cost. The cost estimate for the entire campaign is \$2,650.00. The expenditure will be funded from the Special Services Account of the Traffic Operations operating budget.

ATTACHMENTS

1. The proposed advertising budget broken down into the type of media.

**B2) Enquiry - Councillor Steernberg (March 25, 1996)
Traffic Concerns at the Intersection of
22nd Street & Circle Drive and**

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**22nd Street & Confederation Drive
(File No. 4125-3)**

RECOMMENDATION: that the West Access Study be received as information

The following enquiry was made by Councillor Steernberg at the meeting of City Council held on March 25, 1996:

"In light of the extremely high cost, approximately \$20 million, for a grade separation to deal with the extremely dangerous configuration of the intersections of 22nd & Circle and 22nd & Confederation.

Would the Administration investigate the viability of options other than grade separation i.e. the closure of Confederation between Laurier & 22nd or the re-routing of Fairlight to Circle Drive rather than 22nd?"

Report of the General Manager, Transportation Department, April 5, 1996:

"In response to Councillor Steernberg's enquiry, attached please find a copy of a previous Engineering Department report entitled 'West Access Study'. The Study was completed in 1985 as a result of numerous enquiries regarding general access into the Fairhaven subdivision. Investigation showed, that in order to answer the enquiries fairly, a more detailed study into general access into the west portion of the City was required; namely the six subdivisions consisting of Massey Place, Confederation Park, Fairhaven, Parkridge, Pacific Heights and Dundonald. Due to the limited number of copies available, only members of City Council are being supplied one. Copies are available for viewing by other interested parties at the Transportation Department.

The purpose of the study was to develop a functional plan and implementation program for improved access to the general area bounded by the six neighbourhoods mentioned above. The recommendations within the Study were far reaching and involved the construction of a number of interchanges, road widenings and new roadway construction. Although the report is somewhat dated, its scope and recommendations are still pertinent, and continue to represent what the Department envisages as the recommended transportation network improvements for the west sector of the City.

City Council will note that the recommended option within the Study actually incorporates the suggestion of Councillor Steernberg. That is, in order to fully address the traffic concerns at the intersections of 22nd Street/Circle Drive and 22nd Street/Confederation Drive, a realignment of Circle Drive, Confederation Drive and Fairlight Drive is required (refer to Figure 3.21 in the Study). A workable, interim solution, without the construction of a grade separation is not feasible, due to the proximity of the three intersections which would be created.

It is the intention of the Transportation Department to continue to pursue transportation system improvements in this area of the City as part of the Capital Budget process. In 1996, the Department will be reviewing traffic signal operation along this portion of 22nd Street, including

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the perimeter intersections along Laurier Drive. The area intersections will be brought 'on-line' with the City's Integrated Traffic Control System, with the Confederation Drive, Fairlight Drive and Diefenbaker Drive corridors married into the 22nd Street signal progression. Once complete, it is anticipated that present delays encountered at these intersections will be reduced."

ATTACHMENTS

1. West Access Study Report

IT WAS RESOLVED: that the information be received and referred to the Planning and Operations Committee for review.

**B3) Proposed General Loading Zone Installation
100 Pacific Avenue North
(File No. 6145-1)**

RECOMMENDATION: that a "General Loading Zone" be installed in front of 149 Pacific Avenue North.

ADOPTED.

Report of the General Manager, Transportation Department, April 4, 1996:

"The Transportation Department has received requests from two medical offices located at 149 Pacific Avenue and 255 - 23rd Street East to provide a 'General Loading Zone' at the north end of the 100 block of Pacific Avenue North.

There are two medical buildings, a private parking lot and a movie theatre located on the west block face of 100 Pacific Avenue North. Presently there are no loading zones located on Pacific Avenue between 22nd Street and 23rd Street. It is, therefore, recommended that a 'General Loading Zone' be installed in front of 149 Pacific Avenue North.

This loading zone conforms to City guidelines with respect to loading zones within retail business districts, in which case no fee is assessed for its installation."

ATTACHMENTS

1. Map of Pacific Avenue.

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**B4) Proposed Stop and Yield Sign Installations
Arlington Avenue at Fraser Crescent/Ling Street
(File No. 6280-2)**

- RECOMMENDATION:**
- 1) that a yield sign be installed westbound on Fraser Crescent at Arlington Avenue;
 - 2) that a yield sign be installed westbound on Ling Street at Arlington Avenue;
 - 3) that a yield sign be installed eastbound on Lindsay Place at Arlington Avenue; and,
 - 4) that a stop sign be removed eastbound on Oliver Crescent at Arlington Avenue and be replaced with a yield sign.

ADOPTED.

Report of the General Manager, Transportation Department, April 12, 1996:

“The Transportation Department has reviewed signing along Arlington Avenue between 8th Street and Main Street. This signing review has identified four deficiencies, one at Fraser Crescent, one at Ling Street, one at Lindsay Place, and the other at Oliver Crescent.

Arlington Avenue is a two-lane, minor collector roadway with an estimated average daily traffic volume of 5,400 vehicles. Fraser Crescent and Ling Street are two-lane local roadways with an estimated average daily traffic volume of 500 vehicles. There is no bus route on Arlington Avenue between 8th Street and Main Street.

Yield signs are warranted at all intersections. One location has an existing stop sign on one side; therefore, the replacement of the stop sign with a yield sign is required.

The purpose of the proposed sign installations is to assign the proper right-of-way to Arlington Avenue.

The proposed installations conform to City Policy C07-007 - 'Traffic Control - Use of Stop and Yield Signs'.”

ATTACHMENTS

1. Plan No. M9-9B (S.P.)

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**B5) Proposed General Loading Zones
200 Block Avenue D South
(File No. 6145-1)**

RECOMMENDATION: that two "General Loading Zones" be installed on the 200 Block of Avenue D South.

Report of the General Manager, Transportation Department, April 2, 1996:

"The Transportation Department has received a request from Star Egg Company located at 201 Avenue D South, for the installation of a 'General Loading Zone' on the west block face of the 200 block of Avenue D South.

Star Egg Company is an interprovincial distributor of eggs produced in the Province of Saskatchewan. The company has recently expanded its operations with the addition of computerized sorting and packaging equipment. Star Egg have also increased their building size by connecting 201 and 209 Avenue D South together, by way of a heated loading dock, which allows for the loading of two large transport trucks.

The Transportation Department reviewed parking on the 200 block of Avenue D South and has identified the need for two 'General Loading Zones', one for each of the east and west block faces of Avenue D South. These installations will service the needs of three businesses located on the east block face of Avenue D South, as well as servicing the needs of the Star Egg Company located on the west block face of Avenue D South. A number of residential houses separates these businesses from 20th Street, which facilitates the loading zones being installed closer to 21st Street.

These loading zones conform to City guidelines with respect to 'Loading Zones within Retail Business Districts' and no fee is assessed for their installation."

IT WAS RESOLVED: 1) that two "General Loading Zones" be installed on the 200 Block of Avenue D South; and

2) that the matter of guidelines with respect to a fee for installation be referred to the Administration and Finance Committee.

**B6) Review of Policy C09-004 - Condominium Conversions
(File No. 4132-1)**

DEALT WITH EARLIER. SEE PAGE NO. 9.

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**B7) Land-Use Applications Received by the Planning and Building Department
For the Period Between April 1, 1996 - April 12, 1996
(For Information Only)
(File Nos. 4300-2 and 4355-1)**

RECOMMENDATION: that the following information be received.

ADOPTED.

Report of the General Manager, Planning and Building Department, April 12, 1996:

"The following applications have been received, are being processed and will subsequently be submitted to City Council for its consideration:

Subdivision

Application #16/96:	611 - 9th Street East
Applicant:	City of Saskatoon - Land Branch
Legal Description:	Lot AA, Plan F5478(FT), N.E. 1/4 Sec. 19-36-5-W3M
Current Zoning:	I.D.1
Neighbourhood:	Nutana
Date Received:	March 29, 1996

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Discretionary Use

Application D2/96: 1635 Avenue D North
Applicant: George & Victoria Jabour
Legal Description: Lots 1, 2 and 3, Block D, Plan No. G215
Current Zoning: R.2
Proposed Use: Personal Care Home
Neighbourhood: Mayfair
Date Received: April 9, 1996."

B8) Communication to Council

From: Faye Kunkel

718 Dufferin Avenue

Date: March 3, 1996

**Subject: Expressing Concerns regarding the Fringe on Broadway Festival
(File No. 205-25)**

DEALT WITH EARLIER. SEE PAGE NO. 4.

B9) Enquiry - Councillor Postlethwaite (October 23, 1995)

Plastic Recycling

(File No. 7830-5)

RECOMMENDATION: that the following information be received.

ADOPTED.

The following enquiry was made by Councillor Postlethwaite at the meeting of City Council held on October 23, 1995:

“In view of the fact that:

- plastic waste comprises 7-10% by weight of land-fill garbage, but 20-30% by volume,
- possibilities for recycling all types of plastic as well as mixed plastics are being urgently researched,
- #2 plastic -- e.g. bulky milk jugs, bleach bottles and margarine containers -- is currently saleable if reduced in volume,
--would the administration research information for a pilot study of plastic recycling.

Further would the administration research the possibility of purchasing a shredding machine (est. cost \$15,000) or other compacting device, with the intention, initially

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of greatly reducing the volumes entering the landfill or storage facilities and ultimately reducing the transportation costs of #2 plastic to recyclers.”

Report of the General Manager, Environmental Services Department, April 15, 1996:

“With respect to the matter of shredding, experience at the landfill indicates that the compressed volume of plastic products does not take up a significant volume of the landfill. In fact, preliminary density investigations of solid wastes buried and compacted in the Spadina Landfill in 1995 are 3 to 4 times greater than generally accepted design values. Shredding, therefore, would not significantly change the volume of landfill dedicated to plastic materials. Cost estimates for a shredder sized to handle the existing waste streams of plastics were in the order of \$35,000. Current quotes indicate that there is very little difference between shipping costs per tonne for baled plastics and shredded plastics. In addition, some receivers refuse to accept shredded plastics.

With respect to researching the feasibility of a plastic recycling pilot, on March 11, 1996, Council received and discussed the 'Project Outline for the Preparation of A Solid Waste Management Master Plan'. The project will result in a comprehensive integrated solid waste management strategy. One of the main goals of the project is to implement 'A co-ordinated waste reduction, waste reuse and waste recycling program'. Task 3 of the Project Outline is defined:

'An in-depth review of recycling, reuse, reduce and other waste minimization options, including feasibility studies and pilot projects, will be carried out. Cost effective options will be implemented in a coordinated manner and monitoring protocols designed. The work will involve waste composition, capture rates, diversion levels and cost benefit studies. Educational and promotional programs will be designed and implemented.'

Work has begun in this regard. The City's Waste Minimization Coordinator has investigated a number of factors relating to plastic recycling which are summarized herein.

Types of Plastics

The Society of the Plastics Industry has developed a voluntary coding system for plastic containers that helps recyclers sort plastic containers by resin composition. Even with the coding system, all products with the same resin code may not be compatible in a process used by a reclaimer. For example, both High Density Polyethylene (HDPE) blow molded containers (bottles) and HDPE injection molded containers (tubes and jars) have the #2 code, yet a recycler may be able to handle blow molded bottles and not injection molded containers. Resins can be separated and reclaimed, however, in order to use these products in a manufacturing process the product must have a consistent purity to maintain the same product performance that comes from virgin materials.

Polyethylene Terephthalate (#1), primarily used for soft drink bottles, is the most commonly recycled household plastic material. Polyethylene (HDPE #2 or LDPE #4) is the most widely used plastic in the household. LDPE's largest use is film for bags. HDPE has a variety of uses such as milk, water and juice beverage bottles, bleach and detergent bottles, motor oil bottles, margarine

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tubs and grocery bags. HDPE represents over 50% of the plastic bottle market. Polyvinyl Chloride (#3) is used to manufacture products ranging from pressure pipes to crystal clear food packaging. Vinyl bottles make up less than 5% of the plastic containers typically found in the household. Polypropylene (#5) has applications ranging from fibres and films to food packaging such as screw-on caps and lids. For the last 30 years, this plastic has been used as the primary material for automotive batteries. Polystyrene (#6) is one of the least used plastics for household packaging. It is used in egg cartons, meat trays, disposable drinking cups, plates and cutlery, and foam cups. Other plastics and commingled plastics (#7) have been classified due to the fact that manufacturing processes that use these products as raw materials have developed recently. Products that are currently being manufactured include landscaping timbers, animal pens, roadside posts, pallets, benches, picnic tables, and pilings.

Existing Plastic Recovery Operations

Saskatchewan Environmental and Resource Management (SERM) is currently involved in developing a collection system for used oil and oil containers. The possibility of adding plastic milk jugs to the deposit system continues to be investigated. The Saskatchewan Association of Rehabilitation Centres (SARCAN) receives, processes, and markets the vast majority of #1 plastics in Saskatchewan. All ready-to-serve beverage containers are currently accepted. Cosmopolitan Industries has evaluated the possibility of adding plastics to its recycling business and concluded it was not economically viable. The main problem was the lack of a stable market that would cover the high cost of collection, separation, processing and transportation. Cosmo does, however, separate plastic bags and currently bales and stockpiles these products. Safeway stores also collect and recycle plastic bags. Allied Paper Savers, a local recycling firm, receives, processes and transports clean white #2 plastics to a parent company in Edmonton.

The City of Regina has experienced some difficulty with plastic recycling programs. The Cathedral Area Big Blue Box group attempted to run a mixed #1 and #2 recycling program, however, problems with contamination resulted in abandoning the project. Another group called Environmental Action has taken over the project and is selling plastic to Browning Ferris Industries. The City of Regina currently receives unsolicited mixed plastics in its paper recycling containers which are baled for disposal at the landfill.

The Town of Outlook has operated a multi-material recycling project since 1994. Plastic is one of 14 different materials collected. In 1995, 6.0 tonnes of plastic (1-7) and 3.2 tonnes of plastic bags were collected. All plastics are shredded and stored. None of this material has been sold as yet, however, negotiations are currently taking place with a buyer in British Columbia.

There are various small community multi-material recycling projects throughout Saskatchewan. Many of them collect only #1 plastics. Plastics are collected in the town of Kenaston with #1 plastics going to SARCAN and all other plastics separated by grade and baled for sale in Outlook. Approximately twice per year the plastic is hauled to Outlook and sold. The #1 and #2 plastics and paper/cardboard subsidize the rest of the grades. The labour component of these programs, however, is provided by volunteers.

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An examination of plastic recycling opportunities was carried out by the City of Calgary in 1995. The resulting report indicated that the market for post consumer plastics is still limited and given the high cost of collection and separation, it was concluded that it would not be cost effective to initiate a plastic collection program.

The City of Edmonton is currently collecting plastics commingled with other recyclable material by two methods: residential by a blue box system, and commercial and multi-family dwellings by depots. Plastics are separated by grade, baled, and sold to a processor in the City. All plastic grades except #1 and #2 were being sold to a firm making plastic wood products. The firm has recently ceased operations.

The City of Winnipeg has developed a waste minimization strategy. A local consultant was retained to carry out a study to identify policies and viable waste minimization initiatives which resulted in a report concluding:

'Two basic challenges exist in Manitoba which affect the development of required markets and establishment of viable long-term recycling activities in Winnipeg. Firstly, large dependable markets for recovered materials are usually remote from Manitoba; thus leading to high transportation costs to access these markets. Secondly, competition from municipalities closer to the markets makes it difficult to secure supply arrangements. Processing costs for plastics are relatively high, reflecting the input density of the raw material and the degree of sorting needed from traditionally a commingled waste stream. Most plastic markets across Canada are reported to be in a development stage. Transportation costs of low density recyclables are very costly. Therefore, targeting remote markets for recyclable plastic from Winnipeg is not expected to be fiscally sustainable over the long term.'

Waste Stream Composition

Currently it is difficult to accurately estimate the percentage of plastics by weight in the waste stream. There are markets for #1 and #2 plastics in Saskatoon and the extent to which recovery has occurred is not known. Thus the volume that plastics take up at the landfill is even more difficult to estimate. As part of Task 3 of the Solid Waste Management Master Plan, waste composition studies will be carried out throughout 1996 in order to accurately define the percentage of the waste stream that includes plastic products. Following that work, better estimates of the costs and impact of a plastic recovery program will be made.

Costs

Based on an assumption that 5% of the residential waste is recoverable plastic and the volume occupied by non-compressed plastics, it is estimated that a depot collection system would cost approximately \$600,000 or as much as \$200/tonne. The plastic products would then have to be separated and baled at a central processing facility. A building capable of handling approximately 3,000 tonnes of plastic per year and housing processing equipment such as shredders or balers and conveyors would be required. The labour costs for processing plus the annualized capital costs

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would add significantly to the \$200/tonne collection costs. Transportation costs for either 750 pound bales or 1,200 pound gaylords of shredded material have been estimated at approximately \$20/tonne.

It is not unreasonable to assume that a plastic recycling program would cost in the order of \$300/tonne. Based on 1995 tonnage, solid waste collection and disposal in Saskatoon currently costs approximately \$34/tonne. Clearly market prices and/or landfill replacement/decommissioning costs would have to be extremely high to realize a cost-effective plastic recycling program.

Local Markets and Prices

SARCAN pays the deposit on #1 plastic beverage containers. Allied Paper Savers pays approximately \$50/tonne for clean and separated #2 white plastics. Impact Products of Regina pays approximately \$66/tonne for mixed #2 and #5 plastics which are used in the manufacture of safety posts, landscaping ties, etc. The market prices are not high and currently are not considered to be stable.

Pilot Project

Based solely on economics, it would appear, at this time, that a plastic recycling pilot study should not be a first priority in the investigation of waste minimization options. The Waste Minimization Coordinator will, however, ensure that the plastic component of the existing solid waste stream is accurately determined, and that the information is used to determine the impact on the useful life of the landfill. Markets and/or opportunities for recycled plastics will be monitored on an ongoing basis.”

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REPORT NO. 7-1996 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor K. Waygood, Chair
Councillor M. Heidt
Councillor A. Langford
Councillor P. McCann
Councillor J. Postlethwaite

- 1. Request Permission to Use City-Owned Land
Lots 1, 2, 3 and 4, Plan G218
Sutherland Beach Area
Chippewa District of Scouts Canada
File No. CK. 4225-1**

RECOMMENDATION: that the Chippewa District of Scouts be granted permission to use the Sutherland Beach area from May 3-5, 1996 for a weekend camp and tree planting, subject to any administrative conditions that may apply to this area.

ADOPTED.

Your Committee has reviewed and supports the following report of the General Manager, Planning and Building Department, dated March 20, 1996:

"The Chippewa District of Scouts Canada has asked to use the Sutherland Beach area for its annual tree planting and camp. This organization has been given permission by City Council for the same activity in previous years.

Your staff has no objection to this request as the Boy Scouts have previously treated the property well. We recommend approval by City Council for the Boy Scouts to use the Sutherland Beach area for their tree planting and camp scheduled for May 3-6, 1996. Meewasin Valley Authority has reviewed and approved the tree planting activity in this area.

ATTACHMENTS

1. Plan showing City-owned land to be used by the Boy Scouts."
- 2. Enquiry - Councillor Atchison (April 9, 1996)
Stockpiling Site**

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**Circle Drive and Attridge Drive
(File No. CK. 6001-1)**

RECOMMENDATION: that, for future contracts, the Administration review the restrictions placed on the contractor during crushing operations in order to achieve more timely compliance with the shutting down of crushing operations during periods of wind directions from the west and northwest.

ADOPTED.

The following enquiry was made by Councillor Atchison at the meeting of City Council held on April 9, 1996:

"The stockpiling site at Circle Drive and Attridge Drive is causing some major concerns for the people who live in the area. The only land separating the homeowners from the city yard is Circle Drive. The homeowners have gone out and signed a petition asking that the City of Saskatoon move any future stockpiling to an area just east of the city on 8th Street. There are no homes in this area and it does not appear that the City will be expanding into this area.

There are 61 homes on Adolph Crescent, Way and Bay. The petition has 65 signatures from 49 homes. One homeowner declined to sign as he knows the present contractor that is doing the crushing. The 11 remaining homes were unaccounted for as no one was at home at the time the petition was taken.

Included in this enquiry is a video for the P&O Committee to view."

Your Committee has discussed this matter with the General Manager, Public Works Department, and it has been determined that while it is not impossible, there would be extensive operational and capital costs to move the existing stockpiling site at Circle Drive and Attridge Drive to the Nicholson Yards located east of the City on 8th Street.

The stockpiling site at Circle and Attridge consists of approximately 90,000 tonnes of material. The materials at this site include soil which has been removed from water and sewer repairs. The soil is dried and reused thereby eliminating the need to purchase additional soil. Likewise, this stockpile site is also used to store asphalt from existing streets and any concrete from curbs and sidewalks. The concrete is crushed and reused in place of crushed rock on job sites. The recycled asphalt is used as fill for maintenance and for back lanes.

Your Committee notes that the stockpile site at Circle Drive and Attridge Drive has been in existence since 1985 and the crushing process only takes place when there is sufficient material stockpiled, or about every three years. Prior to this year, the last crushing operation took place in

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1993. The crushing is carried out during the winter and usually lasts about six weeks. While the time to carry out the crushing process could be reduced, it is spread out over a longer period as the contractor has instructions not to work when the wind is blowing from the west or northwest. The west or northwest winds cause the dust to blow across Circle Drive to the neighbouring residential area.

As noted, during crushing operations, the contractor will shut down; however, it has been suggested that this only happens at the City's request. Your Committee therefore recommends that in future contracts, the Administration review the restrictions placed on the contractor during crushing operations in order to achieve more timely compliance with the shutting down of crushing operations during periods of wind directions from the west and northwest.

REPORT NO. 3-1996 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor D. Atchison
Councillor H. Langlois
Councillor P. McCann
Councillor R. Sternberg
His Worship the Mayor

**1. Corporate Audit Plan
(File No. CK. 1600-3)**

RECOMMENDATION: that the Corporate Audit Plan be approved, as outlined in the following report.

ADOPTED.

Your Committee has reviewed the report of the Auditor General dated April 3, 1996 and supports the following amendments to the Corporate Audit Plan:

- 1) that the following programs be included in the scope of the value-for-money audit of Sanitary Sewer Services, which is currently in progress:
 - a) Pollution Control Plant,
 - b) Sludge Drying,
 - c) Lift Stations,
 - d) Sewer Preliminary Engineering.

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- 2) that the value-for-money audit of the Storm Sewer Maintenance Program be moved to 1997.
- 3) that a value-for-money audit of the Human Resources Department be scheduled for 1996.
- 4) that the audit of the Employee Benefits Program be included in the audit of the Human Resources Department scheduled for 1996.
- 5) that the audit of the Woodlawn Cemetery be moved to 1996.
- 6) that the financial audit of the Water Utility Billing and Collection System be deleted from the 1996-99 Corporate Audit Plan.

Report of Auditor General, April 3, 1996:

"BACKGROUND

City Bylaw No. 7323 requires the City Auditor to annually prepare a Corporate Audit Plan for approval by City Council.

REPORT

The attached 5-Year Corporate Audit Plan covering the period 1995-1999, was approved by City Council at its meeting held on May 8, 1995. Pursuant to Bylaw No. 7323, I would respectfully request the Committee's and City Council's consideration of the priorities reflected in this Plan, particularly with regard to the calendar years 1996 and 1997.

I would also like to request the Committee's consideration of the following amendments to the Plan:

- a) Through a separate report on the status of audit projects, I have suggested amending the Plan to include the following programs as part of the scheduled value-for-money audit of Sanitary Sewer Services, in lieu of the Storm Sewer Maintenance Program: Pollution Control Plant, Sludge Drying, Lift Stations and Sewer Preliminary Engineering. The General Manager of Public Works has expressed interest in retaining the Storm Sewer Maintenance Program in the 5-Year Plan. My preference would be to re-schedule this program for audit in 1997.
- b) The 1995-1999 Corporate Audit Plan included provision to audit the Employee Benefits Program in 1996. I'd like to discuss the possibility of advancing the audit of the Woodlawn Cemetery to 1996 and incorporating the audit of the Employee Benefits Program into an overall audit of the Human Resources Department in 1997. An overall audit of the Human Resources Department would be more cost-efficient than separate audits of

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individual programs within the Department such as Employee Benefits, Labour Relations, and Affirmative Action.

- c) The 1995-1999 Corporate Audit Plan included provision to audit the Water Utility Billing and Collection System in 1996. Since steps are currently underway to design and implement a new utility billing system, there would be no value in assigning audit resources to an examination of internal controls in the current system. However, as per Terms of Reference tabled with the Audit Committee at its meeting held on March 11, 1996, we will proceed with a limited examination of systems, practices and controls designed to ensure that water line loss is minimized.

ATTACHMENT

1. Copy of 1995-1999 Corporate Audit Plan."

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REPORT NO. 5-1996 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

**1. Appointment to Leisure Services Advisory Board
(File No. CK. 175-4)**

RECOMMENDATION: that Ms. Veena Avinashi be appointed to the Leisure Services Advisory Board, as a replacement for Ms. Gerda Bloemraad, to the end of 1996.

ADOPTED.

**2. Economic Increase
City Commissioner, City Solicitor,
Auditor General, General Manager, Human Resources
(File No. CK. 4720-8)**

RECOMMENDATION: 1) that the following economic increases be made available to the City Commissioner; the City Solicitor; the Auditor General and the General Manager, Human Resources, subject to further discussions with each individual as to whether the increase is to be applied to wages or benefits:

July 1, 1995	1.0%
July 1, 1996	1.0%
July 1, 1997	1.0%; and

2) that the Administration and Finance Committee be requested to review the process by which economic

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increases are determined for out-of-scope employees who are not members of the Exempt Staff Association, as well as review the status of the classification study as it relates to General Managers.

ADOPTED.

City Council, at its meeting held on March 25, 1996, referred the matter of an economic increase for the Auditor General; the General Manager, Human Resources; the City Solicitor; and the City Commissioner to the Executive Committee.

UNFINISHED BUSINESS

6a) Communications to Council

From: Heather Larson, Administrator

Broadway Business Improvement District

Date: March 23, 1996

Subject: Requesting Council to extend the hours under the Noise Bylaw for the 3rd Annual Broadway Comedy and Busking Festival to be held on Friday, June 14 and Saturday, June 15, 1996

(File No. CK. 185-9)

DEALT WITH EARLIER. SEE PAGE NO. 4."

Moved by Councillor McCann, Seconded by Councillor Waygood,

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

CARRIED.

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ENQUIRIES

**Councillors Waygood and Roe
Relocation of Houses
(File No. CK. 150-1)**

- 1) Whenever houses are relocated from one site to another within the city, could the Administration please ensure that the immediate community association and local residents are notified.

Recent events in the Nutana area have demonstrated this lack of policy for community notification of 'exceptional construction practices'. For example, houses have been relocated from sites on Lansdowne Avenue to two different sites in Nutana. Each relocation has been disruptive to adjacent homeowners, including street closures, and temporary loss of utilities. Based on the fact that residents are affected by these relocations of existing houses, the neighbours should be notified as a matter of courtesy.

- 2) Would the Administration please report to City Council on the proposed plans for the sites now housing the relocated units. (Victoria Avenue and 10th Street, and Monroe and 8th Street).

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7544

Moved by Councillor McCann, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7544, being "*The Saskatoon Planning District Development Plan Amendment Bylaw, 1996*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7544 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT Council go into Committee of the Whole to consider Bylaw No. 7544.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7544 was considered clause by clause and approved.

Moved by Councillor McCann, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7544 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor McCann, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7544 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7551

Moved by Councillor McCann, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7551, being "*The Tax Levy Authorization Bylaw, 1996*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7551 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT Council go into Committee of the Whole to consider Bylaw No. 7551.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7551 was considered clause by clause and approved.

Moved by Councillor McCann, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7551 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor McCann, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7551 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

His Worship the Mayor advised Council that this was Gerry Klein's last Council meeting. He thanked Gerry for all the great work he has done for the city in terms of his reporting.

Moved by Councillor McCann,

THAT the meeting stand adjourned.

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CARRIED.

The meeting adjourned at 11:12 p.m.

Mayor

City Clerk