

Council Chambers  
City Hall, Saskatoon, Sask.  
Monday, April 8, 2002  
at 7:00 p.m.

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

**PRESENT:** His Worship the Mayor, in the Chair;  
Councillors Atchison, Fortosky, Heidt, McCann, Paulsen, Penner,  
Roe, Steernberg, Swystun and Waygood;  
City Manager Richards;  
A/General Manager, Community Services Sully;  
General Manager, Corporate Services Veltkamp;  
General Manager, Infrastructure Services Uzelman;  
General Manager, Fire and Protective Services Hewitt;  
General Manager, Utility Services Munch;  
City Solicitor Dust;  
City Clerk Mann;  
A/Councillors' Assistant Long.

*Moved by Councillor Heidt, Seconded by Councillor Swystun,*

*THAT the minutes of the regular meeting of City Council held on March 25, 2002 be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Discretionary Use Application**  
**Applicant:** Verna Gallant  
**Intended Use:** Home Based Business – Type II  
**Legal Description:** Lot 59, Block 391, Plan 94S41242  
**Civic Address:** 202 Lavalee Court  
**(File No. CK. 4355-1)**

Report of the City Clerk:

“The purpose of this hearing is to consider the above-noted discretionary use application.

The City Planner has advised that the necessary notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 2**

Attached is a report of the Community Services Department dated March 5, 2002 recommending that the application submitted by Verna Gallant requesting permission to use Lot 58, Block 391, Plan 94S41242 (202 Lavalee Court) for the purpose of a Home Based Business – Type II be recommended for approval subject to the following:

- a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business – Type II; and
- b) the proposal being commenced within 24 months of the date of Council's approval.

Attached is a report of the Municipal Planning Commission dated March 20, 2002 advising that the Committee supports the above-noted recommendations.”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, advised Council that the notification poster was not placed on the site as required. He recommended that the matter be adjourned until the May 21, 2002 Council meeting.*

*Moved by Councillor Steernberg, Seconded by Councillor Waygood,*

*THAT the hearing be adjourned until May 21, 2002.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

- 1) Beth Weinbender, Volunteer Chairperson, Relay for Life Canadian Cancer Society, dated March 12**

Requesting permission to address Council with respect to the 2<sup>nd</sup> Annual Relay for Life. (Files CK. 205-1 and 185-2)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 3**

**RECOMMENDATION:** that Beth Weinbender be heard.

*The City Clerk advised that Ms. Weinbender would not be in attendance, and that she has requested that her letter be considered at the next meeting of City Council to be held on April 22, 2002.*

**2) Jim Earle  
3436 Ortona Street, dated April 3**

Requesting permission to address Council with respect to the South Circle Drive extension. (File No. CK. 6001-10)

**RECOMMENDATION:** that Jim Earle be heard.

*Moved by Councillor Fortosky, Seconded by Councillor Waygood,*

*THAT Jim Earle be heard.*

*CARRIED.*

*Mr. Jim Earle, 3436 Ortona Street, President, Montgomery Community Association, outlined some of the community's concerns with respect to the South Circle Drive extension and asked that Council table any further requests until all the information regarding the extension is made public. Mr. Earle provided Council with a copy of his presentation.*

*Moved by Councillor Atchison, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**3) Barb Biddle  
1210 Avenue Y North, dated April 3**

Requesting permission to address Council with respect to the South Circle Drive link. (File No. CK. 6001-10)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 4**

**RECOMMENDATION:** that Barb Biddle be heard.

*Moved by Councillor Fortosky, Seconded by Councillor Atchison,*

*THAT Barb Biddle be heard.*

*CARRIED.*

*Ms. Barb Biddle, 1210 Avenue Y North, indicated that she was speaking on behalf of concerned residents of Montgomery Place. She outlined some of the community's concerns with respect to the extension of Circle Drive on Dundonald Avenue. Ms. Biddle provided Council with a copy of her presentation.*

*Moved by Councillor Atchison, Seconded by Councillor Paulsen,*

*THAT the information be received.*

*CARRIED.*

**4) Norma Bovill, Administrative Assistant  
Quint Development Corporation, dated April 5**

Requesting permission for Laverne Szejvolt, Julie Untereiner and Eldon Baptiste to address Council with respect to Councillor Fortosky's motion regarding the Social Housing Capital Reserve. (File No. CK. 750-1)

**RECOMMENDATION:** that 6a) of Unfinished Business be brought forward and considered, and that Laverne Szejvolt, Julie Untereiner and Eldon Baptiste be heard.

*Moved by Councillor Waygood, Seconded by Councillor Steernberg,*

*THAT 6a) of Unfinished Business be brought forward and considered, and that Laverne Szejvolt, Julie Untereiner and Eldon Baptiste be heard.*

*CARRIED.*

**“UNFINISHED BUSINESS”**

**6a) Notice of Motion – Councillor Fortosky  
Transfer of Bid Deposit Forfeited by Saskatoon Cooperative Association Limited  
Into the Social Housing Capital Reserve  
(File No. CK. 750-1)**

---

REPORT OF THE CITY CLERK:

“Attached is an excerpt from the minutes of meeting of City Council held on June 4, 2001, at which time Council deferred the following motion made by Councillor Fortosky until after the Audit Report on the Social Housing Program is presented to City Council:

‘THAT Council transfer the \$790,952 bid deposit forfeited by the Saskatoon Cooperative Association Limited into the Social Housing Capital Reserve.’”

*Mr. Eldon Baptiste, indicated that he has been involved with the Quint Housing Cooperative program since 1997, and spoke about the positive impact it has had on his family and others. He asked that Council support funding for cooperative housing.*

*Ms. Laverne Szejvold, encouraged Council to ensure that housing stays in the forefront, and asked that the reserve not just be maintained, but increased.*

*Moved by Councillor Fortosky, Seconded by Councillor Waygood,*

*THAT Council transfer the \$790,952 bid deposit forfeited by the Saskatoon Cooperative Association Limited into the Social Housing Capital Reserve.*

**IN DEFERRAL**

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

*THAT the matter be deferred pending a report from the Administration and Finance Committee regarding other possible uses of the forfeited bid deposit.*

**THE DEFERRAL MOTION WAS PUT AND LOST.  
THE MAIN MOTION WAS PUT AND LOST.**

**COMMUNICATIONS TO COUNCIL - CONTINUED**

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

**1) James Knight, Chief Executive Officer  
Federation of Canadian Municipalities, dated March 15**

Acknowledging the City's membership renewal to the Federation of Canadian Municipalities.  
(File No. CK. 155-2)

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

*Moved by Councillor Heidt, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**2) David Bouley  
136 – 111<sup>th</sup> Street, dated March 25**

Submitting alternatives to building roads and highways (File No. CK. 6320-1)

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

*Moved by Councillor Penner, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

**3) Ray and Kelly Gaudet  
Gaudet Christmas Trees Ltd., dated March 25**

Submitting concerns with respect to proposed permit fee increases on Christmas tree lots. (File No. CK. 300-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 7**

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

*Moved by Councillor Steernberg, Seconded by Councillor McCann,*

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

*CARRIED.*

**4) Robert Trimble, CPM, President  
Business Owners and Managers Association, Saskatoon, dated March 25**

Advising Council that the members of the Business Owners and Managers Association (BOMA) Saskatoon have voted to dissolve the organization, and submitting his resignation from the Committee on Economic Growth. (File No. CK. 225-1)

**RECOMMENDATION:** that the information be received and a copy sent to the Committee on Economic Growth.

*Moved by Councillor Penner, Seconded by Councillor Atchison,*

*THAT the information be received and a copy sent to the Committee on Economic Growth.*

*CARRIED.*

**5) Debbie Murphy, Office Manager  
The Partnership, dated March 25**

Requesting permission for temporary closure of 23<sup>rd</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues on Tuesday, August 6, 2002, from 6:00 a.m. to 1:00 p.m. in connection with the 3<sup>rd</sup> Annual Media Charity Chili Cook Off. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to administrative conditions.

*Moved by Councillor Waygood, Seconded by Councillor Atchison,*

*THAT the request be approved subject to administrative conditions.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 8**

**6) Redl Cabinetry Inc., and Others, undated**

Nine letters expressing opposition to the resolution passed by a majority of municipalities at the Saskatchewan Urban Municipalities Association (SUMA) Convention which called for new municipal revenue streams, over and above property taxes and user fees. (File No. CK. 1910-1)

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

*Moved by Councillor Atchison, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

**7) Joanne Sproule, Secretary  
Saskatoon Development Appeals Board, dated March 25**

Submitting notice of Development Appeals Board hearing for property located at 328 – 10<sup>th</sup> Street East. (File No. CK. 4352-1)

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

*Moved by Councillor Heidt, Seconded by Councillor Sternberg,*

*THAT the information be received.*

*CARRIED.*

**8) Heidi Seida  
18 Rita Crescent, undated**

Expressing concerns with respect to a possible skateboard facility in Kinsmen Park. (File No. CK. 610-8)

**9) Brady Odell  
18 Rita Crescent, undated**

Expressing concerns with respect to a possible skateboard facility in Kinsmen Park. (File No. CK. 610-8)

**10) Landis Odell**



**18 Rita Crescent, undated**

Expressing concerns with respect to a possible skateboard facility in Kinsmen Park. (File No. CK. 610-8)

**RECOMMENDATION:** that the information be received and referred to the Administration.

*Moved by Councillor McCann, Seconded by Councillor Heidt,*

*THAT the information be received and referred to the Administration.*

*CARRIED.*

**11) Ron Arnold, Past District Governor**  
**Lions Clubs of Saskatoon, dated March 26**

Advising Council that the Lions Clubs of Saskatoon have collectively pledged to donate \$25,000 towards an outdoor skatepark, and requesting that they be given title sponsorship and that the facility be named "Lions Skatepark". (File No. CK. 610-8)

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

*Moved by Councillor Heidt, Seconded by Councillor Atchison,*

*THAT the information be received and referred to the Administration and Finance Committee for a report.*

*CARRIED.*

**12) Maurice Vellacott, M.P.,**  
**Saskatoon-Wanuskewin, dated April 2**

Submitting a copy of a letter sent to the Minister of National Revenue with respect to repositioning the municipal tax deduction so that it is applied right off of net taxable income, and requesting Council's feedback. (File No. CK. 1910-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 10**

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

*Moved by Councillor Atchison, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

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

**1) Clinton H. Weese, Secretary-Treasurer  
Sutherland Business Improvement District, dated March 25**

Submitting the Sutherland Business Improvement District's proposed Budget for 2002. (File No. CK. 1711-15) **(Referred to the Budget Committee.)**

**2) Sonnia Smithson, Association President  
"The Gardens" Condominium Association, dated March 21**

Submitting information with respect to concerns raised by residents of "The Gardens" Condominiums concerning Heritage Park. (File No. CK. 4205-1) **(Referred to the Administration.)**

**3) Chris Beavis, C.E.O.  
Saskatchewan Snowmobile Association Inc., dated March 19**

Submitting requests with respect to the annual Snowmobile Trade Show to be held on November 1, 2 and 3, 2002 at the Prairieland Exhibition. (File No. CK. 311-2) **(Referred to the Administration and Finance Committee.)**

**4) Joanne Cliff  
338 Cooper Crescent, dated March 24**

Submitting concerns with respect to the planned closure of 20<sup>th</sup> Street at Circle Drive. (File No. CK. 6320-1) **(Referred to the Administration.)**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 11**

- 5) **M.P. Haraldson**  
**101 – 311 Tait Crescent, undated**

Requesting that the City find a location for the Saskatoon Farmers' Market. (File No. CK. 205-7)  
**(Referred to the Planning and Operations Committee.)**

- 6) **David Spencer**  
**1512 Bradwell Avenue, dated March 27**

Submitting information with respect to the Kyoto Protocol. (File No. CK. 375-1) **(Referred to the Planning and Operations Committee.)**

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

*Moved by Councillor Penner, Seconded by Councillor Paulsen,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

- 1) **W.J. Hewitt, General Manager, Fire & Protective Services and**  
**Russell Sabo, Chief of Police, dated March 19**

Requesting that Council proclaim the week of April 29 to May 3, 2002 as Badge and Shield Week in Saskatoon. (File No. CK. 205-5)

- 2) **Sue Delanoy, Coordinator**  
**Saskatoon Communities for Children, dated March 25**

Requesting that Council change the proclamation of Stop the Sexual Exploitation of Children and Youth Awareness Week in Saskatoon to April 8 to 14, 2002. (File No. CK. 205-5)

- 3) **Charm Cottingham, National President and Marguie Nordman, Education and**  
**Development Coordinator, Canadian Hemochromatosis Society, dated March 25**

Requesting that Council proclaim the week of May 25 to 31, 2002 as Hemochromatosis Awareness Week in Saskatoon. (File No. CK. 205-5)

- 4) **Wayne Summach, Regional Vice President, Saskatchewan/Manitoba**

**Canadian Society of Safety Engineering, dated March 27**

Requesting that Council proclaim the week of May 5 to 11, 2002 as North American Occupational Safety and Health Week in Saskatoon. (File No. CK. 205-5)

**5) Jim Bitinsky, President  
Saskatoon and District Labour Council, dated March 26**

Requesting that Council proclaim April 28, 2002 as an Annual Day of Mourning in Saskatoon, in recognition of workers killed, injured or disabled on the job. (File No. CK. 205-5)

**6) Raylene Matlock, RN BScN, Executive Member, Saskatoon Health District Chapter  
Saskatchewan Registered Nurses' Association, dated March 28**

Requesting that Council proclaim the week of May 6 to 12, 2002 as National Nurses' 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 Paulsen, Seconded by Councillor Swystun,*

- 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 Swystun, member, presented Report No. 3-2002 of the Municipal Planning Commission;

A/General Manager, Community Services Sully presented Section A, Administrative Report No. 7-2002;

General Manager, Corporate Services Veltkamp presented Section B, Administrative Report No. 7-2002;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 13**

General Manager, Utility Services Munch presented Section E, Administrative Report No. 7-2002;

City Solicitor Dust presented Section B, Legislative Report No. 6-2002;

*Moved by Councillor Heidt, Seconded by Councillor Atchison,*

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

- a) Report No. 3-2002 of the Municipal Planning Commission;*
- b) Administrative Report No. 7-2002; and*
- c) Legislative Report No. 6-2002.*

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

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

*Committee arose.*

*Councillor Heidt 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. 3-2002 OF THE MUNICIPAL PLANNING COMMISSION”**

Composition of Commission

Ms. Colleen Yates, Chair  
Mr. John Waddington, Vice-Chair  
Councillor L. Swystun  
Mr. Dieter André  
Mr. Jack Billinton  
Mr. Michael Chyzowski  
Mr. Lloyd Hedemann  
Mr. Don Lloyd  
Ms. Jo-Anne Richter  
Mr. Terry Smith  
Mr. Nelson Wagner  
Mr. Vern Waldherr  
Mr. Jim Zimmer

1. **City of Saskatoon Development Plan Amendment  
Phasing Map – Marquis Industrial Area  
And  
Proposed Rezoning from IL1(H) and IH(H) to IL1 and IH Districts  
800 Block – 60<sup>th</sup> Street – Marquis Industrial Area  
Applicant: City of Saskatoon  
(File No. CK. 4351-1)**
- 

- RECOMMENDATION:**
- 1) that City Council approve the required advertising to amend the City of Saskatoon Development Plan Bylaw No. 7799 - Phasing Map to redesignate the land shown on Attachment 1 from Phase II to Phase I;
  - 2) that City Council approve the required advertising to rezone the land shown on Attachment 2 from an IL1(H) District to an IL1 District, and from an IH(H) District to an IH District;
  - 3) that the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendments;
  - 4) that the City Solicitor be requested to prepare the required

Bylaws; and

- 5) that at the time of the Public Hearing, City Council approve the amendments to the Development Plan and Zoning Bylaws.

*ADOPTED.*

Your Commission has reviewed the attached report of the Community Services Department dated March 18, 2002, regarding the above proposed Development Plan Amendment and proposed Rezoning. Your Commission supports the recommendations of the Community Services Department, as set out above.

**ADMINISTRATIVE REPORT NO. 7-2002**

**Section A - COMMUNITY SERVICES**

- A1) Easement Requirement - Shaw Cablesystems  
Hudson Bay Industrial Area  
Lots 30-33 incl., Block 863, Plan 01SA15097; and  
Lots 1-12 incl., Block 866, Plan 01SA15097  
(File No. CK 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to Shaw Cablesystems as outlined on the attached plan; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon, under the Corporate Seal, the appropriate agreement as prepared by *the City Solicitor*.

*ADOPTED.*

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

**MONDAY, APRIL 8, 2002**

**PAGE 16**

Sydney Martin, Real Estate Assistant, on behalf of Shaw Cablesystems's Legal Department, has requested the City's approval for an easement over part of lots 30-33 incl., Block 863, Plan 01SA15097, and lots 1-12 incl., Block. 866, Plan 01SA15097, as shown on the attached plan. The purpose of this easement is to provide service to the adjacent area.

Subdivision No. 21/01 was approved by the General Manager, Community Services Department, on April 4, 2001. The proposed easement was not required at the time of subdivision.

The Community Services Department has no objection to the granting of this easement to Shaw Cablesystems.

**ATTACHMENTS**

1. Part of Plan of Proposed Subdivision

**A2) Land-Use Applications Received by the Community Services Department  
For the Period Between February 28 and March 26, 2002  
(For Information Only)  
(File No. CK. 4000-5)**

---

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

*ADOPTED.*

The following applications have been received and are being processed:

**Condominium**

- Application No. 4/02: 3104, 3106, 3108, 3110 Louise Place  
Applicant: St. Volodymyr Villa Corporation  
Legal Description: Parcel YY, Block 632, Plan No. 86S32927 and  
Parcel X, Block 632, Plan 86S34927  
Current Zoning: M3 District  
Neighbourhood: Nutana Suburban Centre  
Date Received: February 28, 2002



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 17**

Rezoning

- Application No. Z9/02: 335 Avenue G South  
Applicant: Dwayne Roth for Metis Addiction Council of Sask.  
Inc.  
Legal Description: Lots 1 to 5 and S ½ 6, Block 23, Plan CE E5618  
Current Zoning: R2  
Proposed Zoning: M2  
Neighbourhood: Riversdale  
Date Received: February 21, 2002

Subdivision

- Application No. 16/02: 1035-1039 4<sup>th</sup> Street East  
Applicant: Wilf Peters for Rod Osborne  
Legal Description: Lots 1, 2, 3, and 4, Block 13, Registered Plan No.  
ER2  
Current Zoning: R2  
Neighbourhood: Haultain  
Date Received: March 1, 2002
- Application No. 17/02: 120 Robin Crescent  
Applicant: Webster Surveys for J. J. Barnicki  
Legal Description: Parcel AA, Registered Plan 02S00700  
Current Zoning: IL1  
Neighbourhood: Airport Industrial Area  
Date Received: March 8, 2002
- Application No. 18/02: Wright Crescent (Phase 1B)  
Applicant: Webster Surveys for Westland Properties Ltd.  
Legal Description: Parcel G, Registered Plan No. 96S28729  
Current Zoning: R1A  
Neighbourhood: Arbor Creek  
Date Received: March 19, 2002
- Application No. 19/02: Wright Crescent (Phase 2)  
Applicant: Webster Surveys for Westland Properties Ltd.  
Legal Description: Parcel G, Registered Plan No. 96S28729  
Current Zoning: R1A  
Neighbourhood: Arbor Creek  
Date Received: March 19, 2002

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

**MONDAY, APRIL 8, 2002**

**PAGE 18**

- Application No. 20/02: Wright Crescent (Phase 3)  
Applicant: Webster Surveys for Westland Properties Ltd.  
Legal Description: Parcel G, Registered Plan No. 96S28729  
Current Zoning: R1A  
Neighbourhood: Arbor Creek  
Date Received: March 19, 2002

**ATTACHMENTS**

1. Plan of Proposed Condominium No. 4/02
2. Plan of Proposed Rezoning Z9/02
3. Plan of Proposed Subdivision No. 16/02
4. Plan of Proposed Subdivision No. 17/02
5. Plan of Proposed Subdivision No. 18/02
6. Plan of Proposed Subdivision No. 19/02
7. Plan of Proposed Subdivision No. 20/02

- A3) Application for Registration of Condominium Plan  
3104, 3106, 3108, and 3110 Louise Place (M3 Zoning District)  
Lot YY, Block 632, Registered Plan 86S32927  
Lot X, Block 632, Registered Plan 86S34927  
Applicant: St. Volodymyr Villa Corporation  
(File No. CK. 4132-1)**

- RECOMMENDATION:**
- 1) that City Council waive the full requirements of Sections 3.3 and 3.4 of City Council Policy C09-004 (Condominium Approvals) due to the unique nature of this application;
  - 2) that the application submitted by St. Volodymyr Villa Corporation (3102 Louise Place, Saskatoon SK, S7J 4X4) to convert the existing special needs housing complex at 3104, 3106, 3108, and 3110 Louise Place to a condominium be approved; and
  - 3) that after the necessary building modifications have been

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

**MONDAY, APRIL 8, 2002**

**PAGE 19**

completed, to the satisfaction of the General Manger, Community Services Department, to correct the building code variances as noted in the architect's report submitted and any other variances that are encountered during the plan review and inspection process, the City Clerk be authorized to prepare and forward the certificate to the applicant.

*ADOPTED.*

An application has been submitted by St. Volodymyr Villa Corporation requesting approval for the registration of a condominium plan through the conversion of the existing special needs housing development containing four buildings, located on Lot YY, Block 632, Registered Plan 86S32927, and Lot X, Block 632, Registered Plan 86S34927 (3104, 3106, 3108, and 3110 Louise Place).

The applicant wishes to convert the existing special needs housing complex, which contains 146 units in four buildings, to condominium ownership. The units are currently held as life-lease units for seniors. The applicant has provided written assurances that the units will continue to be owned by the St. Volodymyr Villa Corporation, and the same life lease agreements will apply to each unit. If City Council provides approval, the applicant will undertake all building improvements in order to meet the building code prior to requesting final project approval.

Currently, the assessment rate for condominiums is substantially lower than the existing housing complex. The proposed conversion of this property to a condominium is an attempt to realize these tax savings. City Council has directed the Office of the City Assessor to review this situation and to reduce the discrepancy between condominiums and rental units. It is anticipated that within approximately ten years, the assessment rate will be the same for condominiums and rental dwellings. However, since condominium units will likely have a higher market value than rental units, the condominium units will be subject to a higher property tax. It is expected that when this occurs, St. Volodymyr Villa Corporation will terminate the condominium status.

This application has been reviewed in accordance with City Council Policy C09-004 (Condominium Approvals). The proposal is in conformance with City Council Policy C09-004 (Condominium Approvals), with the exception of Sections 3.3 and 3.4. It is the opinion of the Community Services Department that full compliance with these sections is not warranted, due to the unique nature of this condominium proposal.

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

**MONDAY, APRIL 8, 2002**

**PAGE 20**

Section 3.3 of City Council Policy C09-004 (Condominium Approvals) requires that written notice be provided to tenants of a building where the property owner is submitting an application for condominium conversion. The notice is required to advise the tenant of the condominium application three months prior to the application being submitted. The intent of this requirement is to provide the tenant with a reasonable opportunity to find alternative accommodation if they do not want to purchase their unit. The St. Volodymyr Villa Corporation has provided a written notification to all tenants of the property explaining the application for condominium conversion. However, the applicant did not provide the three-month waiting period.

In the case of this development, the buildings are owned by the St. Volodymyr Villa Corporation, and the units are occupied as life-lease units. If the condominium application is approved by City Council, the St. Volodymyr Villa Corporation has stated in writing that they will not sell the individual dwelling units. The St. Volodymyr Villa Corporation will continue to own the units, and the property will continue to operate with life-lease agreements. For this reason, the Community Services Department recommends that a waiver of the requirement for a three-month waiting period is warranted.

Section 3.4 of City Council Policy C09-004 (Condominium Approvals) requires that each tenant be given the option to purchase their respective unit upon condominium approval. In the case of this development, the Community Services Department recommends that a waiver of the requirement is warranted since the St. Volodymyr Villa Corporation will continue to own the units through their life-lease agreements.

### Compliance with the Zoning Bylaw

The site is zoned M3 District in the City of Saskatoon Zoning Bylaw No. 7800. There are 146 dwelling units contained in four buildings. The parking requirement for this special needs housing complex is 88 parking spaces. There are a total of 117 parking spaces provided on the site. The proposal complies with the Zoning Bylaw in all respects.

### Compliance with the National Building Code (UBAS Act)

On February 28, 2002, the applicant submitted an engineer/architect report addressing the building's critical life safety conditions to the Community Services Department. The engineer/architect report includes an assessment of the mechanical and electrical systems along with suggested repairs and upgrades as well as an assessment of the structural elements of the building. All upgrades required by the 1995 National Building Code will be identified at the time of the plan review for the new Building Permit. In the meantime, the Building Standards Branch has reviewed the engineer/architect report, and has no objection to this application going to Council for approval at this time.

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

**MONDAY, APRIL 8, 2002**

**PAGE 21**

It is the opinion of the Community Services Department that the proposal to convert the existing special needs housing complex at 3104, 3106, 3108, and 3110 Louise Place to a condominium complies with the City of Saskatoon Policy C09-004 (Condominium Approvals), and will not negatively affect the availability of rental accommodations or put undue hardship on the existing tenants.

Taking the preceding considerations into account, the Community Services Department advise that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval required under the Zoning Bylaw has been given in relation to separate occupancy of the units; and
- c) the building and the division of the building into units of separate occupancy will not interfere with the existing or likely future amenities of the neighbourhood.

**ATTACHMENTS**

1. City Council Policy C09-004 (Condominium Approvals)
1. Site Plan

**Section B - CORPORATE SERVICES**

**B1) Amendment to the Bank Account and Cheque Signing Bylaw  
(File No. CK. 1660-2)**

---

**RECOMMENDATION:** that City Council consider Bylaw No. 8112, The Bank Account and Cheque Signing Amendment Bylaw, 2002.

*ADOPTED.*

The City Treasurer receives authority from Bylaw 7266 to establish certain bank accounts and establishes the authorized signing authorities for these accounts. The bylaw also provides for other municipal employees to sign cheques on City of Saskatoon bank accounts when the Treasurer is away from the office or otherwise unavailable to sign cheques.

The City Treasurer requests that a new bank account, to be named *Saskatoon Police Services Revenue Account*, be established for use by Saskatoon Police Services. This new account will be set-up as a revenue account to record cash deposits and revenues arising from electronic transactions (i.e. InterAc). Saskatoon Police Services receives payments for conducting criminal record checks and for the towing, storage, and administration relating to seized vehicles. At each monthend, the credit balance for this account will be automatically transferred to the City of Saskatoon General Account. The City Treasurer believes that, by establishing a new bank account for Saskatoon Police Services, the monthly reconciliation process will become more streamlined.

**ATTACHMENT**

1. The Bank Account and Cheque Signing Amendment Bylaw, 2002, Bylaw No. 8112.

**Section E - UTILITY SERVICES**

**E1) Enquiry – Councillor Swystun (November 19, 2001)  
Incentives for City Staff to use Alternative Modes of Transportation  
(File No. CK. 7000-1)**

---

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

Councillor Swystun made the following enquiry at the meeting of Council on November 19, 2001:

“As a way to show leadership in our community, would the Administration please explore and report to City Council on options to provide incentives for city staff working downtown to use alternative modes of transportation (i.e.: discount on transit passes, car pooling rewards, using bikes, gas incentives.)

This type of incentive could be seen as a model for other corporations to use with their staff.”

Currently, Saskatoon Transit staff is supporting initiatives both locally and nationally which are aimed at increasing transit ridership. The concept of offering deep discounts or free transit services to civic employees presents some labour/management concerns in that the issue has, on occasion, been addressed with various union locals at the bargaining table. Transit Services has, however, been involved in discussions with the City Wellness Committee regarding cooperation in supporting civic health promotion programs.

## MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

MONDAY, APRIL 8, 2002

PAGE 23

Further, bulk discounts on bus passes for large businesses are being evaluated as a means of encouraging transit use and providing employers with an inexpensive employee benefit which can be accommodated through payroll deduction. As well, in conjunction with the Saskatoon Regional Economic Development Authority, plans are being developed wherein transit passes will be part of an incentive package for new and existing businesses. Proposals for a downtown workplace discount program, city-wide off peak discount rates, and free Sunday services in July will be presented in a report to the Planning and Operations Committee in April.

The objective of the Universal Bus Pass was to allow all University of Saskatchewan full time students unlimited access to all city buses on regular routes for one low mandatory fee of \$109 for the school year. A referendum held March 5, 6 and 7 was defeated and though the outcome of this joint effort was disappointing, Transit Staff will continue to work closely, and continue fostering a positive relationship, with the USSU.

The federal government is currently being lobbied by CUTA (Canadian Urban Transit Association) to allow for a tax exemption for employer-provided transit passes. This initiative has been in the works for several years and has been supported, in principle, by the government.

In regards to the using of gas tax incentives to assist in funding public transit, continued lobbying will be required at the Federal and Provincial levels. Provinces such as British Columbia and Alberta use a portion of their collected taxes to provide transit capital and operating funds.

Other incentive programs that the Transit Branch will be investigating evolve around speed, efficiency, and the cost-effectiveness to move people more quickly to their destinations. Successes will come especially in reduced traffic congestion in the downtown by way of a coordinated planning approach by all stakeholders. This may include projects such as express bus lanes that provide faster and/or direct service to transit users through the use of limited stops and alternative routings compared to regular line haul routes. As well Transit staff are working with the Planning Branch in the development of new transit friendly subdivisions.

Further research is being done on satellite terminals in the northeast section of the city. Transit Services is working with Prairieland Exhibition towards developing a park and ride system during the week of the Saskatoon Exhibition. The Federal Government has proclaimed June 5<sup>th</sup> as Clean Air Day, with a focus on "Youth and Sustainable Transportation" and Transit Services is working with the Public and Catholic School Boards and Saskatoon District Health in an artwork program to promote public transportation.

An ongoing project is the use of small buses. A twenty two-seat vehicle is currently in use on a variety of routes and a report will be tabled later this year.

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

**LEGISLATIVE REPORT NO. 6-2002**

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

**B1) The Capital Reserve Amendment Bylaw, 2002 (No. 2)  
(File No. CK. 4135-1)**

**RECOMMENDATION:** that City Council consider Bylaw No. 8110.

*ADOPTED.*

City Council at its meeting held on March 11, 2002, resolved that a Golf Course Capital Reserve be created for equipment replacement, course development and capital projects at civic golf courses. This Office was instructed to prepare the necessary amendment to The Capital Reserve Bylaw to create this reserve.

We are pleased to submit Bylaw No. 8110, The Capital Reserve Amendment Bylaw, 2002 (No. 2), for Council's consideration. The Bylaw establishes the Golf Course Capital Reserve and describes the funding and the authorized expenditures for the reserve.

**ATTACHMENTS**

1. Proposed Bylaw No. 8110.

*Moved by Councillor Heidt, Seconded by Councillor Swystun,*

*THAT the Committee of the Whole be adopted.*

*CARRIED.*

**UNFINISHED BUSINESS**

*DEALT WITH EARLIER. SEE PAGE NO. 4.*



**ENQUIRIES**

**Councillor D. Atchison  
Request for Four-way Stop – Cowley Road and Kenderdine Road  
(File No. CK. 6280-1)**

---

Would the Administration please look at making Cowley Road and Kenderdine Road into a four-way stop.

**Councillor P. Roe  
Feasibility of Closing St. George Street Exit from Freeway  
(File No. CK. 6295-1)**

---

Would the Administration please report on the feasibility of closing the St. George Street freeway exit which runs directly through a residential area creating major traffic and safety concerns for families in this area.

**Councillor L. Swystun  
Use of Forfeited Bid Deposit – Enterprise Zones  
(File No. CK. 750-1)**

---

Would the Administration please report on the potential use of a recently allocated amount of the Property Reserve Fund from the forfeited bid deposit by the Saskatoon Cooperative Association Ltd. in the amount of \$790,952 in the core neighbourhood of Saskatoon, as outlined in our newly developed Enterprise Zones. For example, this may be used to enhance funding for incentives of residential and commercial buildings and development of a grocery store.

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 8110**

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 8110, being “The Capital Reserve Amendment Bylaw, 2002 (No. 2)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.  
Moved by Councillor Heidt, Seconded by Councillor Roe,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 26**

THAT Bylaw No. 8110 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT Council go into Committee of the Whole to consider Bylaw No. 8110.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8110 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Penner,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT permission be granted to have Bylaw No. 8110 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 27**

THAT Bylaw No. 8110 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. 8112**

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 8112, being “The Bank Account and Cheque Signing Amendment Bylaw, 2002” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Bylaw No. 8112 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT Council go into Committee of the Whole to consider Bylaw No. 8112.

CARRIED.

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

Committee arose.

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, APRIL 8, 2002  
PAGE 28**

That while in Committee of the Whole, Bylaw No. 8112 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Penner,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT permission be granted to have Bylaw No. 8112 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT Bylaw No. 8112 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Heidt,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 8:15 p.m.

---

Mayor

---

City Clerk