

Council Chambers
City Hall, Saskatoon, Sask.
Monday, May 5, 2008
at 6:00 p.m.

UNOFFICIAL MINUTES

PRESENT: His Worship the Mayor, in the Chair;
Councillors Clark, Dubois, Heidt, Hill, Lorje, Neault, Paulsen
Penner, Pringle, and Wyant;
City Manager Richards;
City Solicitor Dust;
General Manager, Corporate Services Bilanski;
General Manager, Community Services Gauthier;
A/General Manager, Fire and Protective Services Paulsen;
General Manager, Infrastructure Services Totland;
General Manager, Utility Services Wandzura;
City Clerk Mann; and
Council Assistant Mitchener

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on April 21, 2008, be approved.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

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

CARRIED.

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

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

Committee arose.

Councillor Dubois, 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. 4-2008 OF THE MUNICIPAL PLANNING COMMISSION

- 1. Predesignation of Site for First Home Ownership Opportunities
Proposed Amendment to Willowgrove Concept Plan and
Proposed Rezoning RMTN to RM3
12-acre site on Patrick Crescent
Willowgrove Neighbourhood
Applicant: City of Saskatoon
(File No. CK. 4351-08-5)**
-

RECOMMENDATION:

- 1) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendment to the Willowgrove Concept Plan as shown in Attachment 1 to the report of the General Manager, Community Services Department dated March 28, 2008;
- 2) that City Council approve the required advertising to amend the City of Saskatoon Zoning Bylaw No. 7800 to rezone Parcel A, Plan (not yet registered) on Patrick Crescent in Willowgrove from RMTN to RM3;
- 3) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendments to the Willowgrove Neighborhood Concept Plan and Zoning Bylaw be approved.

ADOPTED.

Attached is a report of the General Manager, Community Services dated March 28, 2008 with respect to proposed amendments to the Willowgrove Concept Plan and Zoning Bylaw to provide for the predesignation of a site on the Willowgrove Neighbourhood for the new First Home Ownership Program.

Your Commission has reviewed the proposal with the Administration and the following is a summary of the issues discussed and clarification provided by the Administration:

- The site is being targeted for entry-level family-oriented housing.

- A Request for Proposal process will be used for the sale and development of the site.
- With respect to parking and servicing issues, the road will be a bit wider to provide better access for servicing and parking. Only a small portion of Patrick Crescent will be maintained by the City. This will be a private site where they will do their own site design, garbage collection and street clearing. The Request for Proposal will include criteria for parking, density, and servicing.
- Provision for green space within the development will be included as part of the criteria for the Request for Proposal.
- Pre-designation of sites to accommodate this type of housing will be looked at in the planning of future neighbourhoods to ensure that servicing issues are addressed and that the site is close to transit routes.

Following review of this matter, the Commission supports the recommendations of the Administration, as outlined above.

ADMINISTRATIVE REPORT NO. 8-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between April 10, 2008 and April 23, 2008
(For Information Only)
(File Nos. PL. 4132, PL. 4355-D, PL. 4300 CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 9/08: 410 Stensrud Road (59 Units)
Applicant: Webb Surveys for North Prairie Developments Ltd.
Legal Description: Parcel D, Plan 101749248
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: April 18, 2008

Discretionary Use

- Application No. D2/08: 1323 Stensrud Road
Applicant: Sam and Olu Akinbolue
Legal Description: Lot 5, Block 536, Plan 101917762
Current Zoning: R1A

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Proposed Use: Residential Type II Care Home
Neighbourhood: Willowgrove
Date Received: April 17, 2008

Subdivision

- Application No. 32/08: 230/232 Wakabayashi Way
Applicant: Webster Surveys for Sheldon Gardiner
Legal Description: Lot 11, Block 169, Plan 79S45902
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: April 7, 2008

- Application No. 34/08: 818/820 Wollaston Crescent
Applicant: Webster Surveys for Sheldon Gardiner
Legal Description: Lot 409, Block 101, Plan 81S34002
Current Zoning: R2
Neighbourhood: Lakeview
Date Received: April 7, 2008

Subdivision

- Application No. 35/08: 4092/4094 Taylor Street
Applicant: Webster Surveys for Sheldon Gardiner
Legal Description: Lot 52, Block 131, Plan 80S00304
Current Zoning: R2
Neighbourhood: Lakeview
Date Received: April 7, 2008
- Application No. 36/08: 466/468 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 43, Block 224, Plan 84S48862
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
- Application No. 37/08: 462/464 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 44, Block 224, Plan 84S48862
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
- Application No. 38/08: 454/456 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 46, Block 224, Plan 84S48862

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- Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
- Application No. 39/08: 450/452 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 47, Block 224, Plan 84S48862
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
 - Application No. 40/08: 442/444 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 49, Block 224, Plan 84S48862
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
- Subdivision
- Application No. 41/08: 438/440 Berini Drive
Applicant: Webb Surveys for Stewart Property Holdings Ltd.
Legal Description: Lot 50, Block 224, Plan 84S48862
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: April 8, 2008
 - Application No. 42/08: Greary/Klassen/Hampton Circle/Dawson
Applicant: Webster Surveys for City of Saskatoon
Legal Description: NW ¼ Section 6-37-5-3 and NE ¼ 1-37-6-3, Parcel A and B, Plan 61S06049 and 73S06059
Current Zoning: R1A
Neighbourhood: Hampton Village
Date Received: April 14, 2008
 - Application No. 43/08: Coad Manor/Crescent
Applicant: Webster Surveys for Saskatoon Land Devco Ltd.
Legal Description: NW ¼ 6-37-5, Block 3
Current Zoning: R1A
Neighbourhood: Hampton Village
Date Received: April 14, 2008
 - Application No. 44/08: 419 and 421 Lenore Drive
Applicant: Webb Surveys for Robert Pelton
Legal Description: Lot 34, Block 912, Plan 77S41401

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Current Zoning: R2
Neighbourhood: Lawson Heights
Date Received: April 15, 2008

- Application No. 45/08: 770 and 772 Lenore Drive
Applicant: Webb Surveys for Kelvin and Bonnie Schwartz
Legal Description: Lot 14, Block 927, Plan 78S15186
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: April 18, 2008

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Condominium Development No. 9/08.
2. Plan of Proposed Discretionary Use No. D2/08.
3. Plan of Proposed Subdivision No. 32/08.
4. Plan of Proposed Subdivision No. 34/08.
5. Plan of Proposed Subdivision No. 35/08.
6. Plan of Proposed Subdivision No. 36/08.
7. Plan of Proposed Subdivision No. 37/08.
8. Plan of Proposed Subdivision No. 38/08.
9. Plan of Proposed Subdivision No. 39/08.
10. Plan of Proposed Subdivision No. 40/08.
11. Plan of Proposed Subdivision No. 41/08.
12. Plan of Proposed Subdivision No. 42/08.
13. Plan of Proposed Subdivision No. 43/08.
14. Plan of Proposed Subdivision No. 44/08.
15. Plan of Proposed Subdivision No. 45/08.

A2) Re-naming Request
File No. PL 4001-5-3 CK. 6310-1

RECOMMENDATION: that City Council approve the renaming of 'MacInnis Street' to 'MacInnes Street'.

ADOPTED.

BACKGROUND

The Administration recognized an error in the spelling of former City Councillor MacInnes's name, for which MacInnis Street was intended to be named. The Naming Advisory Committee (NAC) was notified of the error during the January 31, 2008 NAC Meeting. The NAC resolved to recommend that City Council approve the renaming. (See Attachment 1.)

REPORT

According to City of Saskatoon Policy C09-008 (Naming of Civic Property and Development Areas), all requests for renaming streets, neighbourhoods, parks, and municipally owned and controlled property require approval by City Council.

The NAC recommends that the spelling error be corrected. Further, the NAC recommends that the change be made before any further development occurs adjacent to this roadway, in order to keep the number of property owners who may be affected at a minimum.

Development has occurred on MacInnis Street, although no properties have MacInnis Street as a civic address. City of Saskatoon Policy C09-008 (Naming of Civic Property and Development Areas) requires all affected property owners to be contacted for comments before a roadway is renamed. Six property owners, whose property is located on or abuts the affected roadway, and the developer, Dundee Developments, were contacted for comments. The developer responded and supports the recommendation.

The City Planning Branch will notify the affected property owners of the outcome of City Council's decision.

OPTIONS

The alternative is to leave the street name as is. This option is not recommended because the street was named in honour of former City Councillor MacInnes's contributions.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The City of Saskatoon would provide new roadway signs, at a cost of approximately \$225 per sign, for the affected roadway. The cost of replacing the signs would be covered by an existing budget. The Administration would work with Dundee Developments to minimize the costs of amending subdivision plans and filing name changes with Information Services Corporation.

STAKEHOLDER INVOLVEMENT

All affected stakeholders have been consulted as noted above.

PUBLIC NOTICE

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

ATTACHMENT

1. Map of Stonebridge

A3) Municipal Enterprise Zone
Michelangelo Marble & Granite Company Ltd.
1302 17th Street West
File No. PL. 4110-34-88 CK. 3500-15

- RECOMMENDATION:**
- 1) that City Council approve a five-year tax abatement of the incremental taxes to the property at 1302 17th Street West for the construction of a new manufacturing facility by Michelangelo Marble & Granite Company Ltd. in the West Industrial Area;
 - 2) that the five-year tax abatement be effective in the next taxation year following completion of the project; and
 - 3) that the City Solicitor be requested to prepare the necessary Agreement.

ADOPTED.

BACKGROUND

On April 10, 2008 the Municipal Enterprise Zone Adjudication Committee considered an application from Michelangelo Marble & Granite Company Ltd. (Michelangelo) for assistance with its project at 1302 17th Street West in the West Industrial Area. (See Attachment 1.) Michelangelo is in the process of constructing a 10,000 square foot manufacturing facility on the site. (See Attachment 2.) The total project costs are estimated at \$1 million. Michelangelo intends to hire five additional full-time employees and one additional part time employee as a result of this expansion.

Michelangelo specializes in manufacturing granite and marble tables, countertops, window sills, floors, etc. Michelangelo sells and delivers top-quality marble and granite products to customers all over Canada, United States, and the Caribbean. The company has operated in Riversdale at 340

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Avenue A South since it was incorporated in 1985. It recently purchased the 17th Street West site and in 2007, it received Enterprise Zone incentives for the occupancy and renovation of the property. This report deals with a second application for a subsequent expansion at the site representing a substantial improvement to the property.

REPORT

Michelangelo's application for incentives under the Municipal Enterprise Zone was made through the Saskatoon Regional Economic Development Authority (SREDA). A thorough review of the application was conducted, and it has been determined that the project warrants consideration for incentives under the Municipal Enterprise Zone.

All required building, plumbing, and development permit fees will be automatically rebated to the applicant upon completion of the project. These fees are estimated to be \$2,015. Michelangelo is also applying for a five-year abatement of the incremental property taxes. According to the Office of the City Assessor, the incremental increase in annual property taxes for the property is estimated to be \$9,104. The value of this abatement over the five-year period is estimated to be \$45,520.

The Adjudication Committee considered the merits and value of the development to the Municipal Enterprise Zone. The Adjudication Committee agrees with the report from SREDA and its recommendation to approve this application. This development is a significant expansion of an existing business in the Enterprise Zone. It will also add a total of six new jobs in the area. This is consistent with the purpose of the City of Saskatoon Policy 09-031 (Municipal Enterprise Zone Policy). Therefore, the Adjudication Committee is recommending that City Council grant the five-year property tax abatement commencing in the next taxation year after completion of the project.

Summary of incentives pending City Council approval of a five-year incremental tax abatement:

Decision	Incentive	Estimated Value
Automatic	Building and Plumbing Permit Fee Rebate	\$ 2,015
Council	Property Tax Abatement (five years at \$9,104 per year)	\$ 45,520
	Total	\$ 47,535

SREDA will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any rebates or commencement of the abatement.

OPTIONS

1. City Council may approve the application from Michelangelo Marble & Granite Company Ltd. (recommended).
2. City Council may decide not to approve the request. This would represent a departure from precedent, which has seen projects in the Enterprise Zone with a similar level of expansion and investment receive approval for a five-year incremental property tax abatement.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The above application was considered by the Enterprise Zone Committee on April 10, 2008. As of April 21, 2008, there is approximately \$301,000 remaining in the Municipal Enterprise Zone account. The above application totals \$2,015 in automatic cash incentives and is within the means of the Municipal Enterprise Zone Program. The recommended property tax abatement does not impact the account balance.

PUBLIC NOTICE

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

ATTACHMENTS

1. Location map
2. Site plan

**A4) Municipal Enterprise Zone
Luna Metal Works Ltd.
1008 20th Street West
File No.: PL. 4110-34-80 CK. 3500-15**

- RECOMMENDATION:**
- 1) that City Council approve a five-year tax abatement of the incremental taxes to the property at 1008 20th Street West for the expansion of a manufacturing facility by Luna Metal Works Ltd. in the Riversdale neighbourhood.
 - 2) that the five-year tax abatement be effective in the next taxation year following completion of the project; and
 - 3) that the City Solicitor be requested to prepare the necessary agreement.

ADOPTED.

BACKGROUND

At its April 10, 2008 meeting, the Enterprise Zone Adjudication Committee considered an application for incentives from Luna Metal Works Ltd. (Luna) for the expansion of its manufacturing facility at 1008 20th Street West in the Riversdale neighbourhood (see

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Attachment 1). Luna is in the process of constructing an addition of 2,128 square feet to its existing building, increasing its workshop space to 5,128 square feet (see Attachment 2). The expansion cost is estimated to be \$100,000.

Luna manufactures decorative iron products, steel and aluminium fencing, security bars, streetscape products, structural steel, and other metal products. As a result of this expansion, Luna plans to hire two additional full-time employees and one additional part-time employee.

REPORT

Luna's application for incentives under the Municipal Enterprise Zone was made through the Riversdale Business Improvement District (RBID). A thorough review of the application was conducted, and it has been determined that the project warrants consideration for incentives under the Municipal Enterprise Zone.

All required building, plumbing, and development permit fees will be automatically rebated to the applicant upon completion of the project. These fees are estimated to be \$560. In September of 2007, as part of this application, Luna received approval for \$7,100 in cash incentives from the Enterprise Zone for assistance with the land assembly costs for purchase of the rear lane from the City. City Council approval is not required for these incentives.

Luna is also applying for a five-year abatement of the incremental property taxes. According to the Office of the City Assessor, the incremental increase in annual property taxes for the property is estimated to be \$3,236. The value of this abatement over the five-year period is estimated to be \$16,180.

The Adjudication Committee considered the merits and value of the development to the Municipal Enterprise Zone. The Adjudication Committee agrees with the report from RBID and its recommendation to approve this application. This development is a significant expansion of an existing manufacturing business in the Enterprise Zone and is expected to add three new jobs. This is consistent with the purpose of the City of Saskatoon Policy A09-031 (Municipal Enterprise Zone). Therefore, the Adjudication Committee is recommending that City Council grant the five-year property tax abatement commencing in the next taxation year after completion of the project.

Summary of incentives pending City Council approval of a five-year incremental tax abatement:

Decision	Incentive	Estimated Value
Automatic	Building and Plumbing Permit Fee Rebate:	\$ 560.00
Committee	Land Assembly Fees	7,100.00
Council	Property Tax Abatement (five years at \$3,236 per year)	16,180.00
Total		\$ 23,840.00

RBID will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any rebates or commencement of the abatement.

OPTIONS

1. City Council may approve the application from Luna Metal Works Ltd. (recommended).
2. City Council may decide not to approve the request. This would represent a departure from precedent, which has seen projects in the Enterprise Zone with a similar degree of expansion and level of investment receive approval for an incremental property tax abatement or a similar value in cash incentives.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The above application was considered by the Enterprise Zone Committee on April 10, 2008. As of April 21, 2008, there is approximately \$301,000 remaining in the Municipal Enterprise Zone account. The rebate for Land Assembly Fees was approved previously and is accounted for in this amount. Therefore, the above application totals \$560 in automatic cash incentives and is within the means of the Municipal Enterprise Zone Program. The recommended property tax abatement does not impact the account balance.

PUBLIC NOTICE

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

ATTACHMENTS

1. Location map
2. Site plan

**A5) Municipal Enterprise Zone
List of Approved Applications – November 2007 – April 2008
File No.: PL. 4110 – 34; CK. 3500-15 & 750-4**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The Municipal Enterprise Zone was established by City Council in 2002 to provide financial incentives to encourage more economic development in seven core neighbourhoods and two core industrial areas of Saskatoon. Among many incentives, the Municipal Enterprise Zone will provide automatic rebates for building, plumbing, sign permit fees, land use fees such as rezoning and discretionary use charges, tax abatements for up to five years, and one year grants in lieu of tax abatement. The program is temporary until the funds are spent. City Council provided \$500,000 of initial funding for the program in the spring of 2002, renewed the program funding with \$500,000 in March 2006, and again with \$500,000 on February 26, 2007.

REPORT

Between November 2007 and April 2008, the following applications not requiring City Council approval were approved by the Adjudication Committee on April 10, 2008:

1. Tasty Bouquets, 1017A 22nd Street West – Tasty Bouquets is a new independent business venture in Saskatoon, being the first business of its kind in the city. The company is located in the Pleasant Hill neighbourhood and creates decorative, edible fruit arrangements. The Enterprise Zone Committee approved a grant in lieu of property tax abatement for \$2,983.18 for the occupancy and improvement of the vacant space, as well as a façade appearance grant for \$2,119.70 for the rehabilitation of the deteriorated front awning. The total approved incentives for this application is \$5,102.88.
2. Saskatoon Farmers' Market, 414 Avenue B South – The Saskatoon Farmers' Market has occupied its current space on Avenue B South since completion of the rehabilitation of the old Electrical Garage in River Landing, Phase 2. The organization wishes to enhance the building's façade by adding attractive signage and artwork. The Enterprise Zone Committee approved a façade appearance grant in the amount of \$2,500 to assist with this project.

Follow-up inspections will be undertaken at both of the above locations. Only when it is clearly demonstrated that the projects are completed, will the committed funds be provided to the owner/applicant.

FINANCIAL IMPACT

As of April 21, 2008, there is approximately \$301,000 remaining in the Municipal Enterprise Zone account. This allows for all money spent on completed projects and committed to be spent on submitted applications. The above applications total \$7,602.88 and are within the means of the Municipal Enterprise Zone Program.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy C01-021, (Public Notice Policy), is not required.

A6) Application for Condominium Conversion
314 Tait Crescent – Mike McNinch for Urban Elements Development Corp.
(File No. PL. 4132 – 37/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 314 Tait Crescent to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
 - c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred to the speakers on the condominium conversion applications. See Page No.

A7) Application for Condominium Conversion
310 Tait Crescent – Mike McNinch for Urban Elements Development Corp.
(File No. PL. 4132 – 36/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 310 Tait Crescent to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:

- a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
- b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred to the speakers on the condominium conversion applications. See Page No.

**A8) Application for Condominium Conversion
400 4th Avenue North – Mike McNinch for 951097 Alberta Ltd.
(File No. PL. 4132 – 1/08 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for 951097 Alberta Ltd., to convert the existing apartment at 400 4th Avenue North to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;

- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred to the speakers on the condominium conversion applications. See Page No.

A9) Proposed Condominium Conversion
2326 Arlington Avenue – Paul Bacon for 1348623 Alberta Ltd.
(File No. PL. 4132 – 56/07 and CK. 4132-1)

RECOMMENDATION: that the direction of City Council issue with respect to the application for condominium conversion at 2326 Arlington Avenue.

IT WAS RESOLVED: that the matter be considered with the speakers on the matter. See Page No.

Section B – CORPORATE SERVICES

B1) Recycled Duplicating Paper
(File Nos. CS 1005-2 and 1000-1 CK. 1000-1)

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The tendering and acquisition of post-consumer recycled paper aligns with the guiding principles adopted in the Saskatoon Waste and Recycling Plan (SWARP). Requesting this material in a tender and making the commitment to purchase the more-sustainable alternative is a facet of the SWARP Guiding Principles of “Education and Awareness Building”, and shows the City is “Walking the Talk”. This action is essential to show leadership and influence marketing, supply and behaviour. The City works with local partners to recycle paper and purchasing recycled products supports our current recycling programs.

REPORT

On March 13, 2008, price quotations were received for duplicating paper with the option for the City to purchase non-recycled and/or 30% post consumer recycled duplicating paper. This option allowed Administration to compare the cost of non-recycled to recycled paper and select the best alternative while taking into account the pricing. Attachment No. 1 shows the prices based on the following three alternatives:

Alternative No. 1 (lowest price overall)

This combination of products included non-recycled paper and coloured recycled paper for a total cost of \$127,057.88 per year.

Alternative No. 2 (recycled paper for all duplicating paper products)

This combination of only recycled paper would cost \$151,390.58 per year.

Alternative No. 3 (recycled paper for all duplicating paper with the exception of Item 7B)

This combination allowed for increased use of recycled paper while keeping the cost reasonable. The yearly cost will be \$137,278.58. Although the cost is \$10,220.70 more than that of Alternative No. 1 (lowest cost overall), it provides for increased use of environmentally recycled paper.

In support of the SWARP guiding principles, your Administration selected Alternative 3 and has awarded the tender accordingly.

PUBLIC NOTICE

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

ATTACHMENT

1. Price List – Duplicating Paper.

**B2) 2008 Budget Approval Business Improvement Districts
(Files No: CS1680-2, CS1680-3, CS1680-4, CS1680-5
CK. 1711-12, CK. 1711-13 CK. 1711-14 CK. 1711-15)**

RECOMMENDATION:

- 1) that the 2007 Financial Statements from The Partnership, Broadway Business Improvement District, Riversdale Business Improvement District, and the Sutherland Business Improvement District be received as information;
- 2) that the 2008 Budget submissions from The Partnership, Broadway Business Improvement District, Riversdale Business Improvement District, and the Sutherland Business Improvement District be approved; and,
- 3) that City Council consider Bylaws No. 8674, 8675, 8676 and 8677.

ADOPTED.

REPORT

As required by The Business Improvement District (BID) Bylaws, attached for Council's information are the 2007 Financial Statements of each BID.

Also, each BID has submitted a copy of its 2008 annual budget for Council's approval. The 2008 levy request for each BID is as follows:

- a) The Partnership – The levy request remains at \$403,000, the same as the 2007 levy.
- b) Broadway Business Improvement District – The levy request is \$115,000, which is a \$15,000 increase from the 2007 levy.
- c) Riversdale Business Improvement District – The levy request is \$125,500, which is an \$8,000 increase from the 2007 levy.
- d) Sutherland Business Improvement District - The levy request remains at \$16,800, the same as the 2007 levy.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact to the City.

PUBLIC NOTICE

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

ATTACHMENTS

- 1. 2007 Financial Statements, Saskatoon Downtown BID.
- 2. 2007 Financial Statements, Broadway BID.
- 3. 2007 Financial Statements, Riversdale BID.
- 4. 2007 Financial Statements, Sutherland BID.
- 5. December 13, 2007, letter and 2008 proposed budget, The Partnership.
- 6. 2008 Proposed Budget, Broadway BID.
- 7. 2008 Proposed Budget, Riversdale BID.
- 8. 2008 Proposed Budget, Sutherland BID.
- 9. Proposed Bylaw No. 8674 – The Sutherland Business Improvement District Levy Bylaw, 2008, Proposed Bylaw No. 8675 – The Downtown Business Improvement Levy Bylaw,

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2008, Proposed Bylaw No. 8676 - The Broadway Business Improvement District Levy Bylaw, 2008, and Proposed Bylaw No. 8677 – The Riversdale Business Improvement District Levy Bylaw, 2008.

B3) 2008 City of Saskatoon Operating Budget
(File No. CS1704-1; CK. 1704-1)

RECOMMENDATION: that the 2008 Operating Budget as outlined in the attached summary document be approved.

REPORT

During the budget debate by the Budget Committee on the evenings of April 15-16, 2008, the Committee made a number of changes, which are outlined in the Budget Committee Report to City Council, May 5, 2008. These changes reduced the preliminary budget by \$1,683,200 thereby adjusting the preliminary Property Tax Levy increase to 6.95%.

Since that time, three other changes have been submitted that have reduced the preliminary budget by an additional \$1,635,500. This adjusts the levy increase to 5.42%.

The City of Saskatoon was advised April 25, 2008, that the Provincial Government is committing an additional \$1,521,300 in Revenue Sharing for 2008 which brings the total revenue sharing grant to \$20,541,400, or a 15.6% increase over 2007. The other two changes to the budget are identified under separate cover within the Correspondence section of the City Council Agenda. The Board of Police Commissioners reduced its budget by \$70,400 after the Budget Committee asked that the Police budget be sent back to the Police Board for further review. Also, the Credit Union Centre Board of Directors has cut its budget by \$43,800 as indicated in its correspondence to City Council.

Attached is a summary which reflects all changes including those by the Budget Committee, together with changes put forward by the Administration.

PUBLIC NOTICE

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

ATTACHMENT

1. 2008 City of Saskatoon Operating Budget Summary Schedules I-IX.

Items B2 and B3 of Communications to Council and Clause 1, Report No. 1-2008 of the Budget Committee were brought forward.

“B2) Irene Boychuk, Credit Union Centre, dated April 18

Advising that in addition to their \$50,000 contribution to the Civic Buildings Comprehensive Maintenance reserve, they will also fund the entire increase in the total fund contribution for 2008. (File No. CK. 1711-9)

B3) Joanne Sproule, Secretary, Board of Police Commissioners, dated April 23

Advising that the Board of Police Commissioners resolved that the Saskatoon Police Service 2008 Operating Budget be reduced in the amount of \$70,400 and that the Saskatoon Police Service make the determination as to where reductions totally that amount will be made. (File No. CK. 1711-2)”

REPORT NO. 1-2008 OF THE BUDGET COMMITTEE

1. 2008 Operating Budget
(File No. CK. 1704-1)

RECOMMENDATION:

- 1) that the Crescent Shuttle be cancelled effective June 1, 2008 for a reduction in 2008 of \$61,800 and a total reduction in future years of \$123,700;
- 2) that the Provincial Government be asked to provide an accounting of the levels of financial support provided to Saskatoon and to Regina;
- 3) that all of the additional revenue generated by the previously-approved parking meter rate increase from \$1.25 to \$1.50 be allocated to General Revenue in 2008 and future;
- 4) that there be an additional \$.25 increase in parking meter rates in all areas except Riversdale effective January 1, 2009, with the additional revenue generated by said increase being allocated to the Third Avenue Streetscape Project, with construction to commence in 2009 and be complete in 2011;
- 5) that the Administration hold discussions with the Riversdale Business Improvement District and report back to City Council on whether the additional \$.25 increase in parking meter rates should apply to Riversdale; and

- 6) that the Administration be requested to report to the Planning and Operations Committee on a strategy for implementing a separate category under the Assistance to Community Groups Cash Grants Program for non-profit Senior Citizen Clubs.

The preliminary version of the 2008 Operating Budget estimates was submitted to City Council on April 7, 2008 and referred to the Budget Committee for review. Your committee met publicly on April 15 and 16 and reviewed the document.

The budget submitted for the Saskatoon Police Service was referred back to the Board of Police Commissioners, and the Board will be reporting to this meeting.

The General Manager, Corporate Services Department will also be reporting to this meeting regarding the status of the 2008 Operating Budget.”

- IT WAS RESOLVED:*
- 1) *that the Crescent Shuttle be cancelled effective June 1, 2008 for a reduction in 2008 of \$61,800 and a total reduction in future years of \$123,700;*
 - 2) *that \$15,000 be added to the 2008 Operating Budget to be allocated to Access Transit;*
 - 3) *that the Provincial Government be asked to provide an accounting of the levels of financial support provided to Saskatoon and to Regina;*
 - 4) *that all of the additional revenue generated by the previously-approved parking meter rate increase from \$1.25 to \$1.50 be allocated to General Revenue in 2008 and future;*
 - 5) *that the Administration be requested to report to the Planning and Operations Committee on a strategy for implementing a separate category under the Assistance to Community Groups Cash Grants Program for non-profit Senior Citizen Clubs;*
 - 6) *that the matter of an additional \$.25 increase in parking meter rates be referred to the Administration for further discussion with the Business Improvement Districts; and*
 - 7) *that the 2008 Operating Budget as outlined in the attached summary document and including the \$15,000 addition to Access Transit Operating Budget, be approved.*

**B4) City of Saskatoon - 2008 Operating Budget
Tax Levy and Mill Rate Factors Bylaws
(File Nos. CS 1704-1 and CK. 1905-5)**

- RECOMMENDATION:**
- 1) that City Council consider Bylaw 8672, The Tax Levy Authorization Bylaw, 2008;
 - 2) that City Council consider Bylaw 8673, The Mill Rate Factors Bylaw, 2008;
 - 3) that the phase-in of taxes resulting from the 2005 reassessment continue, as planned, for commercial and industrial properties; and,
 - 4) that the previously approved 10-year tax shift continue as planned.

BACKGROUND

The final budget adjustments have been tabled with City Council. This report assumes City Council has passed the 2008 resolutions as tabled, thereby establishing the uniform mill rate requirements for the City and the Library. The Board of Education of St. Paul's Roman Catholic Separate School Division No. 20 of Saskatchewan approved its budget on April 28, 2008, and the Board of Education for Saskatoon Public Schools finalized its budget on April 29, 2008. Both have forwarded their 2008 uniform mill rate requirements to the City (Attachments 1 and 2). Based on these approvals, and other tax policy decisions previously approved by City Council (described in other sections of the report), the Administration has prepared the bylaws necessary to implement the 2008 tax levy.

REPORT

The 2008 tax levy includes the budget requirements, as noted above, for each taxing authority, as well as the eighth year effects of the 10-year tax shift. In addition, the Provincial Government is again providing an Education Tax Credit (ET) for 2008. For all classes with the exception of Agricultural land, the credit has increased from the 2007 rate of 10% to 12% of the 2008 School portion of the tax bill. The cap of \$2,500 for commercial and multi-residential properties and the credit for agricultural land has increased to 47% for 2008 from the 2007 rate of 38%.

The following tables, beginning with the 2007 tax levy build to the 2008 tax levy in dollars and percentage increased by property class for a property with a 2008 fair value assessment of \$100,000. The last column provides effective tax rates (ETRs) for each property class.

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Residential and Condominium

	2007 taxes	budget	shift	ET cr	2008 taxes	% change		ETR	
						budget	shift	2007	2008
Municipal	825	45	11		881	5.42%	1.38%		
Library	92	4	1		97	4.42%	1.38%		
Schools	<u>1,149</u>	46	16	-	<u>1,211</u>	3.98%	1.38%	-	-
Taxes before ET cr	2,066				2,189			2.066%	2.189%
ET credit	<u>(115)</u>	-	-	(30)	<u>(145)</u>	-	-	-	-
Taxes owing	1,951				2,044			1.951%	2.044%
Change per 100,000 assessment		95	28	(30)	93				
% increase, 2008 compared to 2007 taxes owing before Education Tax Cr						5.95%			
% increase, 2008 compared to 2007 taxes owing after Education Tax Cr						4.75%			

Multi-Unit Residential

	2007 taxes	budget	shift	ET cr	2008 taxes	% change		ETR	
						budget	shift	2007	2008
Municipal	1,077	54	(73)		1,058	5.42%	-6.76%		
Library	120	5	(8)		117	4.42%	-6.76%		
Schools	<u>1,500</u>	55	(101)	-	<u>1,454</u>	3.98%	-6.76%		
Taxes before ET cr	2,697				2,628			2.697%	2.628%
ET credit	<u>(150)</u>	-	-	(24)	<u>(174)</u>			-	-
Taxes owing	2,547				2,454			2.547%	2.454%
Change per 100,000 assessment		114	(182)	(24)	(93)				
% decrease, 2008 compared to 2007 taxes owing before Education Tax Cr						-2.55%			
% decrease, 2008 compared to 2007 taxes owing after Education Tax Cr						-3.66%			

Commercial and Industrial

	2007 taxes	budget	shift	ET cr	2008 taxes	% change		ETR	
						budget	shift	2007	2008
Municipal	1,570	83	(22)	-	1,630	5.42%	-1.43%		
Library	176	8	(3)		181	4.42%	-1.43%		
Schools	<u>2,186</u>	85	(31)	-	<u>2,240</u>	3.98%	-1.43%		
Taxes before ET cr	3,932				4,051			3.932%	4.051%

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ET credit	(219)	-	-	(50)	(269)				
Taxes owing	3,714				3,782			3.714%	3.782%
Change per 100,000 assessment		175	(56)	(50)	69				
% increase, 2008 compared to 2007 taxes owing before Education Tax Cr					3.03%				
% increase, 2008 compared to 2007 taxes owing after Education Tax Cr					1.84%				

Bylaw 8672 – The Tax Levy Authorization Bylaw, 2008

The Tax Levy Authorization Bylaw, 2008 is attached for consideration (Attachment 3). The Bylaw sets the Uniform Mill Rates established by each taxing authority. The table below indicates the uniform mill rate required for each taxing authority.

Uniform Mill Rates	2007 UMR Uniform Mill Rate	2008 UMR Uniform Mill Rate
Schools	18.0700	18.7800
City	12.9780	13.6720
Library	1.4538	1.5173
Total	32.5018	33.9693

Bylaw 8673 – The Mill Rate Factors Bylaw, 2008

Mill rate factors are required to balance the uniform levy between property classes. These factors are adjusted annually to reflect changes in the mix of assessment by property class and the impact of natural growth in assessment roll.

In addition, the mill rate factors are used to effect the existing Council tax policy that is shifting taxes from the commercial and multi-unit residential property rate classes to residential and condominium rate classes over a 10-year period. At the conclusion of that period, the commercial effective tax rate, excluding any contingency funding, would be 1.75 times the residential and condominium rate, while multi-unit residential property will be at the same rate as residential and condominium properties. 2008 is the eighth year of the ten-year tax shift.

Property Class	2007 Mill Rate Factor	2008 Mill Rate Factor
Residential	0.9081	0.9206
Condominium	0.9081	0.9206
Multi-unit Residential	1.1855	1.1054
Commercial & Industrial	1.2142	1.1968
Privately-owned light aircraft hanger	0.6357	0.6444

The Mill Rate Factors Bylaw, 2008 is attached (Attachment 4) for consideration.

The Municipal Tax Phase-In Plan

At its meeting held on February 21, 2005, City Council resolved that the tax shifts resulting from the reassessment (increases and decreases) be phased-in for the residential, condominium and multi-residential property classes over two years. For these classes of property, the phase-in was complete with the 2006 levy.

For commercial and industrial properties, the phase-in, by agreement with the Saskatoon Combined Business Group, is over a four-year period. The reassessment changes were phased-in at a rate of 15% in 2005, 20% in 2006, and 30% in 2007. The remaining 35% phase-in will be complete in 2008.

PUBLIC NOTICE

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

ATTACHMENTS

1. Copy of email from Dr. Donald Lloyd, Superintendent, Administrative Services, Board of Education of St. Paul's Roman Catholic Separate School Division No. 20.
2. Letter dated April 30, 2008, from Garry Benning, Superintendent of Finance and Administration, Saskatoon Public Schools.
3. Proposed Bylaw No. 8672 (The Tax Levy Authorization Bylaw, 2008).
4. Proposed Bylaw No. 8673 (The Mill Rate Factors Bylaw, 2008).

The City Clerk distributed copies of proposed Bylaw No. 8682, The Tax Levy Authorization Bylaw, 2008, to replace proposed Bylaw No. 8672, in light of the increased provision to Access Transit.

- IT WAS RESOLVED:*
- 1) *that City Council consider Bylaw 8682, The Tax Levy Authorization Bylaw, 2008;*
 - 2) *that City Council consider Bylaw 8673, The Mill Rate Factors Bylaw, 2008;*
 - 3) *that the phase-in of taxes resulting from the 2005 reassessment continue, as planned, for commercial and industrial properties; and,*
 - 4) *that the previously approved 10-year tax shift continue as planned.*

Section E – UTILITY SERVICES

**E1) Engineering Services
Capital Project 1154
Sludge Recovery and Disposal – Water Treatment Plant 2008 Capital Budget
(File No. CK. 7920-1)**

- RECOMMENDATION:**
- 1) that the upset limit of the Engineering Services Agreement with UMA Engineering Ltd., for Capital Project 1154 – Sludge Recovery and Disposal – Water Treatment Plant be increased by \$553,645.00; and,
 - 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

ADOPTED.

BACKGROUND

The Water Utility Capital Budget includes Project 1154 - Sludge Recovery and Disposal, with a total approved funding to date of \$14,043,000.

In 2002, the contract for detail design and engineering services during construction for this project was awarded to UMA Engineering Ltd. for a total upset fee of \$820,929.21 (including all applicable taxes).

REPORT

The construction phase of the project started in September 2004 with the planned completion for June 2006. During the course of construction, the General Contractor, Dominion Construction, encountered several problems which required additional engineering design support.

In December 2004, during the construction of the building foundation, numerous rocks were encountered preventing the Contractor from proceeding with their chosen method of construction. Following a detailed review, the decision was made to raise a portion of the building's basement floor elevation by one meter. As a result of this decision, the Consultant was required to revise the original building layout, involving the modification of several drawings and the provision of supplementary design services to overcome the problem.

During the following years, various construction problems and issues delayed the project and caused the consultant to incur additional time and expenses in administrating the contract, site meetings, inspections, and on-site residence engineering services. In December 2006, basement flooding resulted in further delay to the project.

The construction challenges as detailed above resulted in considerable added engineering services. The costs of the redesign, the ongoing review of construction change order requests and the requests for construction delay costs caused considerable extension to completion time of this project. The lengthy construction period of 2 1/2 years beyond the Contractor's original construction schedule has also had significant implications for the Consultant causing added project Resident Engineering Services costs and related project staff salary increases over this period. All of these factors have substantially increased the scope, complexity and cost of the consulting services beyond those initially proposed in the original engineering services contract.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications

FINANCIAL IMPACT

Based on the above, a review of the Consultant's extras was conducted. An agreement was reached requiring an additional funding of \$526,157 (plus applicable taxes) to cover the encountered expenses and to complete the construction and commissioning stage of this project.

The net cost to the City for the additional engineering services on this project will be as follows:

Additional Budget Required	\$526,157.00
PST (@5% on 30% of 78,677)	1,180.15
GST (@ 5%)	<u>26,307.85</u>
Total Additional Budget Required	\$553,645.00
GST Rebate (5%)	<u>(26,307.85)</u>
Net Cost to the City	<u>\$527,337.15</u>

There is sufficient funding in Capital Project 1154 – Sludge Recovery and Disposal – Water Treatment Plant to cover the additional cost for the engineering services requested by UMA Engineering Ltd., to complete the construction stage of the project.

ENVIRONMENTAL IMPACT

This project is required to recover and dispose sludge generated by the water clarification and filtration process. Currently, this material is being discharged into the river. This discharge will no longer be allowed under new regulatory requirements defined by Saskatchewan Environment and Environment Canada.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

Section F – CITY MANAGER

**F1) Changes to the Enterprise Zone and Downtown Housing Incentive Program
Proposed Amendments to C09-032 Downtown Housing Incentives and
A09-031 Enterprise Zone Policies
(File No. CC 4130-2 and SPR 4129-5; CK. 3500-15 & 750-4)**

RECOMMENDATION: that City Council approve changes to the Enterprise Zone and Downtown Housing Incentive Program as outlined in this report, and direct Administration to make the appropriate boundary amendments to C09-032 *Downtown Housing Incentives* and A09-031 *Enterprise Zone* policies.

ADOPTED.

BACKGROUND

Due to jurisdictional boundaries, River Landing is currently divided between two City of Saskatoon incentive programs. River Landing Phase II is in the Enterprise Zone, while Phase I is in the Downtown Housing Incentive Program – the dividing line being the Senator Sid Buckwold Bridge.

The Enterprise Zone includes various rebates and waivers designed to encourage targeted businesses to locate or expand their operations in order to create more economic activity. As well, incentives are targeted to encourage property owners and developers to invest in the renovation, expansion, or creation of new housing, and to increase consumer and investor confidence in the Zone.

The property tax abatement offered within the Zone allows any eligible use, with the exception of one or two-unit dwellings, to apply for a property tax abatement not to exceed five years. The abatement will apply to any increase in taxes as a result of development or significant improvements. One and two-unit dwellings receive an automatic 36-month tax abatement if improvements lead to an increase in assessed value.

Conversely, the Downtown Housing Tax Exemption Program is available for all new housing construction. The assistance provided is in the form of an exemption of the full value of the incremental property taxes each year for five years.

REPORT

While public investment has added considerable value to both the south downtown and core neighbourhoods, River Landing has always intended to be a single, waterfront development. To ensure fairness and consistency, Administration recommends that a single incentive program be applied to the entire River Landing project.

More residential development in River Landing remains a key municipal objective and the Downtown Housing Incentive Program provides the most appropriate incentive in this regard. The smaller rebates and fees offered by the Enterprise Zone were not intended for the types and scale of projects envisioned in River Landing. As such, Administration recommends that River Landing Phase II be removed from the Enterprise Zone, and that the Downtown Housing Incentive Program be extended to this same area.

However, the proposed EcoVillage project on Phase II has already built the other Enterprise Zone incentives into their business plan and should continue to be eligible for all Zone incentives. All future residential development within River Landing will be eligible for the five-year tax abatement.

These changes have been reviewed by the Enterprise Zone Steering Committee, who had no objections.

POLICY IMPLICATIONS

Approval of the recommendation will require the appropriate changes to the *Enterprise Zone Policy* A09-031 and the *Downtown Housing Incentives Policy* C09-032.

PUBLIC NOTICE

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

REPORT NO. 8-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

- 1. Traffic Problems on Witney Avenue
and Access to Circle Drive from 20th Street and 18th Street
(File No. CK. 6320-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

At its meeting held on October 3, 2005, City Council considered a communication from Howard and Retta Kreller regarding traffic problems on Witney Avenue and referred the matter to the Planning and Operations Committee. Your Committee requested and received a report at its meeting held on November 20, 2006, and asked for a further report to look at alternative measures for traffic calming on Witney Avenue and any measures that could be identified to address the traffic concerns in the area with respect to the impact of closing 18th Street and 20th Street at Circle Drive.

Attached is a report of the General Manager, Infrastructure Services Department dated April 17, 2008, outlining the details regarding further review of this issue and options looked at by the Administration for traffic calming devices, including the possibility of installing a diverter at Witney Avenue and 20th Street. As noted in the submitted report, a majority of residents who responded to a survey conducted by the Administration were not in favour of a proposed closure at this location and the Infrastructure Services Department is not recommending that a diverter be installed.

Your Committee was advised that further review will be undertaken in the next few months to determine if additional access points are required along this portion of Circle Drive and how best to facilitate this while maintaining the integrity of neighbourhood streets. Your Committee is forwarding the above report to City Council as information, along with a copy of the letter from Howard and Retta Kreller.

2. Application to Heritage Conservation Program
263 – 3rd Avenue South
(Files CK. 710-55 and PL. 907)

- RECOMMENDATION:**
- 1) that the owners of 263 3rd Avenue South receive a tax abatement through the Heritage Conservation Program to a maximum of \$9,750.00, amortized in equal installments over ten years commencing in the year following the satisfactory completion of the rehabilitation project, with the source of funding for the abatement being the Heritage Fund and with the satisfactory completion to be determined by the Manager, Development Services Branch, Community Services Department; and
 - 2) that the City Solicitor be requested to prepare the appropriate agreement regarding the tax abatement.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated March 17, 2008, regarding a proposed tax abatement through the Heritage Conservation Program for a rehabilitation project at the above-noted property.

Your Committee advised that the Municipal Heritage Advisory Committee reviewed the report with the Administration and the owner of the building and supported the recommendations with respect to this matter. Following review of this matter, your Committee also supports the recommendations from the Administration, as outlined above.

**3. A.L. Cole Pumphouse Adaptive Re-use –
River Landing Phase II Riverfront
(File No. CK. 4129-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the Municipal Heritage Advisory Committee dated April 15, 2008, which outlines the Committee's continued support for the adaptive re-use of the A.L. Cole Power Plant as part of River Landing Phase II Riverfront, and is forwarding the report to City Council as information.

**4. 2007 Annual Report
Cultural Diversity and Race Relations Committee
(File No. CK. 430-29)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is the 2007 Annual Report of the Cultural Diversity and Race Relations Committee, which was presented by the Chair, Dr. Shakeel Akhtar.

Your Committee has reviewed the report with the Chair and is forwarding the report to City Council as information.

**5. Development and Servicing Agreement
Dynamic Ventures Ltd. – Briarwood
Subdivision Application No. 58/07
(File No. CK. 4300-2-07-58)**

RECOMMENDATION: 1) that the Development and Servicing Agreement (Attachment 1 to the report of the General Manager, Infrastructure Services Department dated April 1, 2008) with Dynamic Ventures Ltd., for a portion of the Briarwood Neighbourhood to cover Lots 1 to 5, Block 117; and Lots 21 to 31, Block

114, registered Plan No. 96-S-13323, all in Section 19, Township 36, Range 4, West of the 3rd meridian, be approved; and

- 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of the City under the corporate seal.

ADOPTED.

Your Committee has reviewed and supports the recommendations of the Administration as outlined in the attached report of the General Manager, Infrastructure Services Department dated April 1, 2008.

**6. Capital Project 1512 – Neighbourhood Traffic Management
City Park Traffic Management Improvements
Pilot Intersection Control Infill Program
(File No. CK. 6320-1)**

- RECOMMENDATION:**
- 1) that a pilot intersection control program be conducted in the City Park neighbourhood;
 - 2) that yield signs be installed at 20 uncontrolled intersections in the pilot area, as shown on Plan 211-0039-001r001 (Attachment 2 to the report of the General Manager, Infrastructure Services Department dated April 1, 2008); and
 - 3) that the cost of implementation, estimated at \$4,000, be funded from Capital Project No. 1512 – Neighbourhood Traffic Management.

ADOPTED.

Attached is a report of the General Manager, Infrastructure Services Department dated April 1, 2008, with respect to the proposed pilot intersection control program in the City Park neighbourhood.

Your Committee has reviewed the matter with the Administration and supports the recommendations, as outlined above.

7. 2008 Prepaid Service Rates (Direct and Offsite)
(File No. CK. 4216-1)

RECOMMENDATION: that the 2008 prepaid service rates, as set out in Attachment 1 to the report of the General Manager, Infrastructure Services Department dated April 2, 2008, be approved

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Infrastructure Services Department dated April 2, 2008, with respect to the proposed 2008 prepaid service rates.

8. Policy – Trees on City Property
(File No. CK. 4139-4)

RECOMMENDATION: that the revised Policy C09-011, Trees on City Property, as set out in Attachment 1 to the report of the General Manager, Infrastructure Services Department dated April 17, 2008, be approved.

ADOPTED.

Attached is a report of the General Manager, Infrastructure Services Department dated April 17, 2008, with respect to proposed revisions to the above policy.

Your Committee has reviewed the matter with the Administration and supports the proposed revisions put forward by the Administration.

9. Proposed Rate Increase for Allotment Garden Program Plots
(File No. CK. 1720-1)

RECOMMENDATION:

- 1) that the rental fees for Allotment Garden Program plots be increased from \$45 per plot to \$70 per plot for the 2008 season; and
- 2) that the rental rates be reviewed annually and set accordingly in order to attain 100% cost recovery.

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Infrastructure Services Department dated April 17, 2008, with respect to the proposed rate increase for the Allotment Garden Program.

10. 2008 Planning Prepaid Service Rate
(Files CK. 4216-1 and PL. 4216-1)

RECOMMENDATION: that the planning levy component rate be set as follows for 2008:

Residential:	\$17.80
Institutional, Commercial, and School	\$17.80
Industrial	\$20.00.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated March 28, 2008, with respect to the above matter.

Your Committee has reviewed and supports the proposed increase to the planning levy rate, as outlined above.

11. Reserve and Rate Sufficiency Review
(Files CK. 4216-1 and LS. 4216-1)

RECOMMENDATION: 1) that the parks and recreation levy component rate for 2008 for residential lots be increased by 8.6 percent and the allocation of funds be distributed as follows:

Neighbourhood	\$176.65
District	\$75.05
Multi-District	<u>\$21.30</u>
Total	\$273.00

2) that the Community Centre reserve for 2008 on residential lots be set as follows:

Willowgrove	\$144.60
Hampton Village	\$141.90
Stonebridge	\$91.75

ADOPTED.

Your Committee has reviewed and supports the attached report of General Manager, Community Services Department dated April 1, 2008, with respect to the proposed 2008 rates for the parks and recreation levy for residential lots, as well as the community centre levy for residential lots in Willowgrove, Hampton Village and Stonebridge.

12. 2007 Saskatoon Municipal Golf Courses Annual Report
(Files CK. 430-34 and LS. 4135-1)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated April 1, 2008, with the Administration. The report is submitted to City Council as information.

13. 2007 Saskatoon Forestry Farm Park and Zoo Annual Report
(Files CK. 430-1 and LS. 4206-FO-12)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated April 11, 2008, with the Administration. The report is submitted to City Council as information.

14. Saskatchewan Housing Corporation – Affordable Rental Units
219 Avenue K South
(Files CK. 750-4 and PL. 951-55)

RECOMMENDATION: that funding of ten percent of the total project cost for the development of 55 affordable rental units by Saskatchewan Housing Corporation totalling \$1,271,777.70 from the Affordable Housing Reserve be approved.

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated April 10, 2008, with respect to the above project.

15. Broadway Five Corners Interpretive Installation
(Files CK. 710-43 and UD216-30)

RECOMMENDATION: that the purchase of the Broadway Five Corners Interpretive Installation, as outlined in the report of the General Manager, Community Services Department dated April 15, 2008, for location

at the intersection of 12th Street East and Broadway Avenue, be approved.

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated April 15, 2008, with respect to the above matter. The recommendation for this installation was put forward by the Visual Arts Placement Jury and the Steering Committee, which included the Heritage Coordinator, the Arts and Grants Coordinator, the Urban Design Manager, and the Executive Director of the Broadway Business Improvement District.

**16. Community Garden in Victoria Park
(Files CK. 4205-13 and LS. 4000-9)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated April 16, 2008, with respect to the above matter. Your Committee is forwarding the report to City Council as information.

REPORT NO. 6-2008 OF THE ADMINISTRATION AND FINANCE COMMITTEE

**1. 2008 Assistance to Community Groups – Cash Grants
Environmental Component
(File No. CK. 1871-3-1)**

RECOMMENDATION: that the Cash Grants be approved for the Environmental Component of the 2008 Assistance to Community Groups – Cash Grants Program, as outlined in the attached report.

ADOPTED.

Attached is a report of the General Manager, Utility Services Department dated April 14, 2008 forwarding recommendations regarding cash grants under the Environmental Component of the Assistance to Community Groups – Cash Grants Program. As will be noted, Attachment No. 3 on the last page of the report contains a table summarizing the applications and recommendations.

Your Committee has reviewed this report with the Administration, and supports the cash grants as outlined under the 'Final' column.

2. **Capital Project 2320 – Transit – DART System Improvement/IT
Capital Project 2099 – Transit – Planning and Scheduling System
Post Budget Adjustment
- and –
Communication to City Council
From: Robin East
Date: April 6, 2008
Subject: Calling Out Bus Stops
(File No. CK. 1402-1)**
-

- RECOMMENDATION:**
- 1) that the supply of a Transit Intelligent Transportation System be sole sourced to Trapeze Software Incorporated in the amount of \$828,000 (tax included);
 - 2) that the supply of a Traffic Signal Priority System be sole sourced to Trafco Canada in the amount of \$148,000 (tax included); and
 - 3) that additional funding of \$456,000 for Capital Project 2320 – Transit – System Improvement/IT be approved and that the funding source be the Federal Transit Funding.

ADOPTED.

Attached is a report of the General Manager, Utility Services Department dated April 9, 2008 forwarding information on the two capital projects involving IT system improvements, as outlined in Recommendation Nos. 1) and 2) above.

Your Committee has met with Administration to review this report and has determined that the initial installation will involve only the DART buses (approximately 30 in the fleet), with a proposed installation by the end of 2008, followed by a six-month trial period to ensure the integration is working, and then installation on the remainder of the fleet after that time.

Your Committee supports these acquisitions of innovative technologies, products, services and marketing strategies, to enhance and improve the Transit Services, as outlined in the report.

3. **Amendments to *The Animal Control Bylaw No. 7860*
Petting Zoos and The Keeping of Livestock
and Domesticated Farm Animals
(File No. CK. 151-15)**
-

RECOMMENDATION: that City Council consider Bylaw No. 8678

ADOPTED.

Attached is a report of the City Solicitor dated April 23, 2008 regarding proposed amendments to *The Animal Control Bylaw No. 7860* to provide for Petting Zoos and similar amusements and displays of livestock and domestic farm animals in the City under certain conditions.

This report was considered by the Advisory Committee on Animal Control and additional changes were requested to the conditions under which these animals can be harbored, one being the listing of the Saskatoon Health Region requirements, another being to add the requirement for liability insurance; and the third to clarify that no animal shall be harbored over night in an area not otherwise permitted (an example being a shopping mall).

Your Committee has reviewed a revised bylaw that incorporates these changes, and supports the bylaw amendment to permit petting zoos and similar amusements and displays of livestock and domestic farm animals in the City under the conditions as listed under Bylaw No. 8678.

4. 2007 Annual Report – Access Transit Advisory Committee
(File No. CK. 430-17-1)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the Access Transit Advisory Committee dated April 7, 2008 containing the Committee's 2007 Annual Report.

Your Committee has reviewed this report, and wishes to express its appreciation to the Advisory Committee for the many dedicated hours spent on the work of the Committee.”

His Worship the Mayor assumed the Chair.

Moved by Councillor Dubois, Seconded by Councillor Wyant,

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

CARRIED.

HEARINGS

- 4a) **Proposed Rezoning from RM4 and RM5 to RM3
Lot 7, Block 432, Plan No. 101648808 and
Lot 25, Block 433, Plan No. 101881571
142 and 143 Pawlychenko Lane, Lakewood Suburban Centre
Applicant: VJ Management Inc.
Proposed Bylaw No. 8667
(File No. CK. 4351-08-4)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8667.

Attached are copies of the following:

- Proposed Bylaw No. 8667;
- Report of the General Manager, Community Services Department dated March 25, 2008 recommending that the proposal to rezone Lot 7, Block 432, Plan No. 101648808 from an RM4 District to an RM3 District and Lot 25, Block 433, Plan No. 101881571 from an RM4/RM5 District to an RM3 District, be approved;
- Letter dated April 15, 2008, from the Municipal Planning Commission advising the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of April 19 and 26, 2008.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, reviewed the proposed rezoning and expressed the Department's support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support for the proposed rezoning.

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

Moved by Councillor Wyant, Seconded by Councillor Neault,

THAT the submitted report be received.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT Council consider Bylaw No. 8667.

CARRIED.

- 4b) Proposed Rezoning from R1A to R2, RM2, RM3, and RMTN
Lots 19A to 28B inclusive of Block 171
Block PP, Block QQ, Block KK, Block LL, Block SS, Block 170,
Portion H (N1/2 11-36-05 W5), and Portion S1/2 14-36-05 W3
Stonebridge Neighbourhood
Applicant: Dundee Developments
Proposed Bylaw No. 8668
(File No. CK. 4351-08-3)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8668.

Attached are copies of the following:

- Proposed Bylaw No. 8668;
- Report of the General Manager, Community Services Department dated March 3, 2008, recommending to rezone the following properties:
 - 1) Lots 19A to 28B inclusive of Block 171 from an R1A (One-Unit Residential District) District to an R2 District;
 - 2) Block LL from an R1A District to an RM2 District;
 - 3) Block QQ from an R1A District to an RM3 District; and
 - 4) Block PP, Block KK, Block SS, Block 170, Portion H (N1/2 11-36-05 W5), and Portion S1/2 14-36-05 W3 from an R1A District to RMTN District.
- Letter dated March 31, 2008, from the Municipal Planning Commission advising the Commission supports the above-noted recommendations; and
- Notice that appeared in the local press under dates of April 19 and 26, 2008.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, reviewed the proposed rezoning and expressed the Department's support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commissions support for the proposed rezoning.

Mr. Don Armstrong, Dundee Developments, indicated that this zoning application is part of Phase 7 in the Stonebridge neighbourhood and gave a brief update on the project.

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

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT the submitted report be received.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT Council consider Bylaw No. 8668.

CARRIED.

MATTERS REQUIRING PUBLIC NOTICE

- 5a) Proposed Closure of North-South Road Allowance
Between Hampton Green and the City Limits
(File No. CK. 6295-08-9)**
-

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department dated April 25, 2008:

- RECOMMENDATION:**
- 1) that City Council consider Bylaw No 8670;
 - 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;
 - 3) that upon closing the portion of north-south road allowance, as shown on Plan No. 240-0079-003r001 (Attachment 1), it be retained by the City of Saskatoon for re-subdivision; and
 - 4) that all costs associated with this closing be paid by the applicant.

REPORT

A request has been received from the Community Services Department, Land Branch to close a portion of north-south road allowance lying between Hampton Green and the city limits, as shown on Plan No. 240-0079-003r001. It is proposed that the right-of-way be consolidated with the properties in the Hampton Village area, as indicated on the Plan of Proposed Surface Subdivision as prepared by Webster Surveys Ltd. (Attachment 2).

Canada Post, SaskTel and SaskEnergy have granted permission for closure subject to easements being granted within the proposed subdivision.

Approval has been received from the Minister of Highways (Attachment 3).

PUBLIC NOTICE

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

- Advertised in *The StarPhoenix* and *Sun* on the weekends of April 26 and 27; and May 3 and 4, 2008;
- Posted on the City Hall Notice Board on Friday April 26, 2008; and
- Posted on the City's website on Friday, April 25, 2008.

ATTACHMENTS

1. Plan No. 240-0079-003r001;

2. Plan showing Proposed Surface Subdivision and Consolidation;
3. Copy of letter from Department of Highways, dated March 6, 2008;
4. Proposed Bylaw No. 8670; and
5. Copy of Public Notice.”

General Manager, Infrastructure Services Department Totland reviewed the application.

The City Clerk distributed copies of the following letters:

- *Norman Rebin, dated May 2, 2008, requesting permission to address Council;*
- *E. Janzen, dated May 4, 2008, submitting comments; and*
- *Yvonne Bauder & Phillip Best, dated April 28, 2008, submitting comments.*

It was noted that Mr. Norman Rebin was not present in the gallery.

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

Moved by Councillor Penner, Seconded by Councillor Wyant,

- 1) *that City Council consider Bylaw No 8670;*
- 2) *that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;*
- 3) *that upon closing the portion of north-south road allowance, as shown on Plan No. 240-0079-003r001 (Attachment 1), it be retained by the City of Saskatoon for re-subdivision; and*
- 4) *that all costs associated with this closing be paid by the applicant.*

CARRIED.

5b) Proposed Closure of Road Allowance
Lying East of Keedwell Street and Lamarsh Road
(File No. CK. 6295-08-10)

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department dated April 25, 2008:

- RECOMMENDATION:** 1) that City Council consider Bylaw No 8671;

- 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;
- 3) that upon closing the portion of right-of-way as shown on the Plan Showing Proposed Closure of Part of Road Allowance, prepared by Webster Surveys Ltd., dated February 5, 2008 (Attachment 1), it be retained by the City of Saskatoon for re-subdivision; and
- 4) that all costs associated with this closing be paid by the applicant.

REPORT

A request has been received from the Community Services Department, Land Branch to close a portion of right-of-way lying east of Keedwell Street and Lamarsh Road, as shown on Plan Showing Proposed Closure of Part of Road Allowance, as prepared by Webster Surveys Ltd. It is proposed that the parcel of land created be retained by the City of Saskatoon for the development of the Willowgrove Subdivision.

Canada Post, SaskPower and City of Saskatoon, Infrastructure Services Department, have granted permission for closure subject to easements being granted within the proposed subdivision.

Approval has been received from the Minister of Highways (Attachment 2).

PUBLIC NOTICE

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

- Advertised in *The StarPhoenix* and *Sun* on the weekends of April 26 and 27; and May 3 and 4, 2008;
- Posted on the City Hall Notice Board on Friday, April 26, 2008; and
- Posted on the City's website on Friday, April 25, 2008.

ATTACHMENTS

1. Plan Showing Proposed Closure of Part of Road Allowance;
2. Copy of letter from the Ministry of Highways dated February 7, 2008;
3. Proposed Bylaw No. 8671; and

4. Copy of Public Notice.”

General Manager, Infrastructure Services Department Totland reviewed the application.

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

Moved by Councillor Dubois, Seconded by Councillor Heidt,

- 1) *that City Council consider Bylaw No 8671;*
- 2) *that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;*
- 3) *that upon closing the portion of right-of-way as shown on the Plan Showing Proposed Closure of Part of Road Allowance, prepared by Webster Surveys Ltd., dated February 5, 2008 (Attachment 1), it be retained by the City of Saskatoon for re-subdivision; and*
- 4) *that all costs associated with this closing be paid by the applicant.*

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Clark,

THAT Council hear from the speakers on general matters before the regular agenda continues.

DEFEATED.

ADMINISTRATIVE REPORT NO. 8-2008 – continued

**A6) Application for Condominium Conversion
314 Tait Crescent – Mike McNinch for Urban Elements Development Corp.
(File No. PL. 4132 – 37/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 314 Tait Crescent to a condominium; and

- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
 - c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Urban Elements Development Corp., requesting approval for a condominium conversion involving an apartment building containing eight residential units. This building is located at 314 Tait Crescent in the Wildwood neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000;

- 3) City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to rear yard set back, parking and landscaping.

The building was constructed with a rear yard setback deficiency of 0.5 metres. The applicant may apply for a Development Appeal if they choose to remedy this minor deficiency.

The building met the Zoning Bylaw requirements for parking and landscaping at the time it was constructed. Therefore, the current parking and landscaping arrangements are considered to be legal Non-Conforming.

Submission of a surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.5 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.8 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 3,490 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 1,655 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of eight units. Since January 1, 2007, 1,348 units have been approved for conversion city wide and 91 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant has advised that the building was vacant at the time of application. No notice or Offer to Purchase has been given.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

COMMUNICATIONS PLAN

This building is currently vacant, as such, notice of this application was not posted in the subject building.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 314 Tait Crescent to a condominium be approved subject to the following conditions:

- a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and*
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A7) Application for Condominium Conversion
310 Tait Crescent – Mike McNinch for Urban Elements Development Corp.
(File No. PL. 4132 – 36/07 CK. 4132-1)

RECOMMENDATION:

- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 310 Tait Crescent to a condominium; and
- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and

- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Urban Elements Development Corp., requesting approval for a condominium conversion involving an apartment building containing eight residential units. This building is located at 310 Tait Crescent in the Wildwood neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached (see Attachment A6), is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to rear yard setback, parking, and landscaping.

The building was constructed with a rear yard setback deficiency of 0.5 metres. The applicant may apply for a Development Appeal if they choose to remedy this minor deficiency.

The building met the Zoning Bylaw requirements for parking and landscaping at the time it was constructed. Therefore, the current parking and landscaping arrangements are considered to be legal Non-Conforming.

Submission of a surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.5 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.8 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 3,490 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 1,655 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of eight units. Since January 1, 2007, 1,348 units have been approved for conversion city wide and 91 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant has advised that the building was vacant at the time of application. No notice or Offer to Purchase has been given.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

COMMUNICATIONS PLAN

This building is currently vacant, as such, notice of this application was not posted in the subject building.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATION

None.

FINANCIAL IMPACT

None.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachment A6)

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 310 Tait Crescent to a condominium, be approved subject to the following conditions:

- a) *completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*

- b) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and*
- c) *that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A8) Application for Condominium Conversion
400 4th Avenue North – Mike McNinch for 951097 Alberta Ltd.
(File No. PL. 4132 – 1/08 CK. 4132-1)

RECOMMENDATION:

- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for 951097 Alberta Ltd., to convert the existing apartment at 400 4th Avenue North to a condominium; and
- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;
 - c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for 951097 Alberta Ltd., requesting approval for a condominium conversion involving an apartment building containing 43 residential units. This building is located at 400 4th Avenue North in the City Park neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached (See Attachment A6), is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM5 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to rear yard setback, front yard setback, canopy setback, amenity space, parking, and landscaping.

The building met all of the Zoning Bylaw requirements at the time it was constructed. Therefore, the existing rear yard setback, front yard setback, canopy setback, amenity space, parking, and landscaping arrangements are considered to be legal Non-Conforming. The applicant may apply for an Encroachment Agreement if they intend on maintaining the current canopy location.

Submission of a surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 1.0 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 2.1 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 4,335 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 2,517 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 43 units. Since January 1, 2007, 1,348 units have been approved for conversion city wide and 412 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), and is subject to the recent amendments to the Policy made on November 19, 2007. The applicant provided six months written notice to tenants on November 29, 2007, at which time the tenants were advised of their rights under the Policy to continue in occupancy for six months with no rent increases or construction being undertaken, which is disruptive to the tenants.

Each tenant in occupancy as of the date of application for conversion will have the right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly. Each tenant has been provided with this Option to Purchase.

A total of 39 of the 43 suites were occupied at the time the tenants were presented with their six month written notice and Option to Purchase.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on May 5, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachment A6)

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of the following letters:

- *Mike McNinch, Colliers McClocklin Real Estate Corp., dated April 30, 2008, submitting comments; and*
- *Tri Tran, dated April 30, submitting comments.*

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Items A7 and B4 to B7 of Communications to Council be brought forward and that Bill Knight be heard.

CARRIED.

“A7) Bill Knight, dated April 29

Requesting permission to address City Council with respect to the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)

B4) Ruby McAdam, dated April 28

Commenting on the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)

B5) Audrey Adelman, dated April 28

Commenting on the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)

B6) Stephanie Polegi, dated April 29

Commenting on the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)

B7) Howard Anson, dated April 29

Commenting on the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)”

Mr. Bill Knight, proponent, advised that he was available to answer questions of Council.

Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT consideration of the matter be deferred for two weeks and that the Administration hold discussions with the owner and report back regarding the possibility of incorporating a two year lease for current tenants.

CARRIED.

A9) Proposed Condominium Conversion
2326 Arlington Avenue – Paul Bacon for 1348623 Alberta Ltd.
(File No. PL. 4132 – 56/07 and CK. 4132-1)

RECOMMENDATION: that the direction of City Council issue with respect to the application for condominium conversion at 2326 Arlington Avenue.

BACKGROUND

City Council, at its meeting held on April 7, 2008, resolved:

“that City Council approve the application submitted by Paul Bacon for 1348623 Alberta Ltd. to convert the existing apartment building at 2326 Arlington Avenue to a condominium subject to the following conditions:

- 1) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
- 2) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;
- 3) confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:
 - a) tenant to have the right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);
 - b) the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;
 - c) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act.; and
- 4) that final approval be granted to the applicant once conditions 1), 2), and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.”

Since that time, the Administration has become aware of actions by the applicant that may be in contravention of City Council's Policy and City Council's approval of April 7, 2008.

REPORT

Following is a summary of events related to the condominium conversion application for 2326 Arlington Avenue:

October 29, 2007: Tenants received notice of the proposed condominium conversion application. This application for condominium conversion was made under City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. Section 3.11 of the applicable Policy provides for the protection of existing tenants.

Section 3.11 of the applicable Policy states:

“Any tenant may continue in occupancy of the premises occupied on the date of the application for conversion for a period of two years after the date of the application.

During such term:

- a) The rent for the premises, charged to each tenant who wishes to continue in occupancy of the premises, shall not exceed the rent charged for comparable residential premises in the same general area in which the premises are located; and
- b) Any dispute between the landlord and the tenant as to the rent charged for the premises shall be resolved through arbitration under The Arbitration Act.”

January 29, 2008: This represents the effective date of the application, being three months after the initial notice was received by the tenants.

February 4, 2008: During the week of February 4, 2008, Administration received a tenant complaint alleging that representatives of the owner's property management company had communicated to tenants that they may have to vacate the building in the near future, due to the pending conversion. Upon hearing of this communication, the Administration immediately advised the applicant, Mr. Paul Bacon, to stop any improper communications, and that if they were to continue in this manner, that they should withdraw the application.

February 15, 2008: The Administration received a letter (see Attachment 1) from ResCom Realty Group Ltd., the owner's agent, advising that some miscommunications did take place, and that all future communication would be in accordance with City Council's Policy and in writing.

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April 7, 2008: City Council approved the condominium conversion application subject to conditions as noted above in the Background Section.

April 16, 2008: The Administration received complaints from several tenants in the building noting that new verbal communication had come from the building management to the effect that eviction notices would be coming in the near future. These complaints were followed by a petition received by the Administration on April 17 (see Attachment 2). In response, the Administration called the owner's agent, Mr. Bacon, to clearly advise that any such communications were unacceptable, and that a letter be sent to the tenants advising of the protection offered under City Council Policy C09-004 (Condominium Approvals).

April 17, 2008: The Administration forwarded a copy of a draft lease agreement to the owner's agent, Mr. Paul Bacon. This agreement (see Attachment 3) reflects City Council's conditions of approval. The Administration advised that this agreement be given to each tenant with a period of seven days to respond. The Administration also asked for copies of all signed leases, and documentation of who may have declined and why.

April 24, 2008: It came to the attention of the Administration that residents of the building at 2326 Arlington Avenue received a written notice, dated April 23, 2008, from Mr. Paul Bacon, ResCom Realty Group Ltd., the agent for the owner (see Attachment 4).

This notice advised the tenants as follows:

1. All tenants must vacate the building June 1, 2008 because of substantial disruption to building utilities and the overall scope of construction work being undertaken;
2. The owner is offering tenants a 24-month lease of a unit in the building when the remodelling is complete, which is estimated to be in September 2008. The rent to be charged is estimated to be \$1,100 to \$1,300 per month; and
3. The tenants have until April 30, 2008 to advise the landlord if they will sign this lease. The lease being offered requires the tenants to pay rent for the entire 24-month period of the lease.

The Administration advised the owner's agent to immediately retract the eviction notice as it contravenes both City Council's Policy and City Council's approval of April 7, 2008.

April 25, 2008: The Administration was advised that the notices dated April 23, 2008 are to be rescinded.

April 28, 2008: The Administration met with Mr. Tom Shumlich (owner) and Mr. Paul Bacon (his agent). At that time the Administration advised of our three main concerns:

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1. The tenants were not provided with 24 months of continuous occupancy from the date of the application, and in fact, were asked to leave by June 1, 2008. The effective date of the application is January 29, 2008;
2. The rents proposed to be charged appear to be inconsistent with the market rents required by City Council's Policy; and
3. The proposed lease terms offered by the owner required tenants to pay rent for all 24 months.

The applicants advised that they misunderstood the Policy and felt they were acting in the tenant's best interest to protect them from pending construction activity. They advised that they had issued a retraction dated April 23, 2008 (see Attachment 5) of the eviction notice, although the exact date of delivery is not certain. They also advised that they will comply with all terms of City Council's Policy and approval moving forward.

Conclusion:

In the view of the Administration, the notice sent to the tenants on April 23, 2008 did not provide the opportunity for continuous 24-month occupancy at reasonable rents, with an option to vacate on one-month's notice. These terms were not consistent with the draft lease that we sent to the applicant, and in fact, contravene City Council's Policy and City Council's approval conditions. In our view, City Council may now rescind its original approval and deny the application, if it so desires.

OPTIONS

If City Council is of the view that the applicant will now comply with the Policy, and wishes the application to move forward, the Administration would suggest that City Council consider letting the existing approval stand, and further direct the Administration to take all appropriate time and measures (which may be up to six months or more) to ensure full understanding of the terms of the approval by all tenants, ensuring that proper leases are offered and that complete documentation is provided, that full cost recovery by the Administration be included as part of a final approval, and that final approval be given by City Council only after receipt of the appropriate reports from the Administration.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The financial impact to the Administration is dealt with in the Conclusion to the report.

STAKEHOLDER INVOLVEMENT

The Administration has distributed copies of this report to the owner, Mr. Shumlich, and to the owner's agent, Mr. Bacon. A notice has been placed in the lobby of the subject building advising when the matter will be considered by City Council, and that any person may address Council by submitting a request to the City Clerk's Office.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter dated February 15, 2008, from Mr. Paul Bacon.
2. Petition dated April 16, 2008, from residents at 2326 Arlington Avenue.
3. Draft tenant lease agreement, prepared by City Administration.
4. Letter dated April 23, 2008, from Mr. Paul Bacon.
5. Letter dated April 23, 2008, from ResCom Realty Group Ltd.

The City Clerk distributed copies of a letter from Tom Shumlich, dated April 30, 2008, requesting permission to address Council.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Items A5, B8 and B9 of Communications to Council be brought forward and that Jeff Rempel and Tom Shumlich be heard.

CARRIED.

“A5) Jeff Rempel, dated April 28

Requesting permission to address City Council with respect to the proposed condominium conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

B8) Audrey Wiberg, dated April 28

Commenting on proposed condominium conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

B9) Hugh Smart, dated April 25

Commenting on proposed condominium conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)”

Mr. Jeff Rempel indicated that he was representing the tenants at 2326 Arlington Avenue. He reviewed the matter with Council and expressed concern that if Council rescinds its motion, the developer could then provide one-month’s notice to the tenants under Section 60 of the Residential Tenancy Act.

Mr. Tom Shumlich apologized to Council for his actions taken after the condominium conversion approval of 2326 Arlington Avenue. He indicated that he has taken the following actions to date:

- *will personally administer the condo approval;*
- *has rescinded both the notice to vacate and the property manager’s standard lease agreements in favour of the City’s lease agreement;*
- *has met with a number of the tenants, Ward Councillor and City Administrators to discuss the matter;*
- *is in the process of re-phasing construction to accommodate those tenants in the building; and*
- *will invite a third party arbitrator to determine rental rate.*

Moved by Councillor Wyant, Seconded by Councillor Penner;

- 1) *that the information be received; and*
- 2) *that the Administration be instructed to take all appropriate time and measures to ensure full understanding of the terms of the approval by all tenants, ensuring that proper leases are offered and that complete documentation is provided, that full cost recovery by the Administration be included as part of a final approval, and that final approval be given by City Council only after receipt of the appropriate reports from the Administration.*

CARRIED.

REPORT NO. 8-2008 OF THE EXECUTIVE COMMITTEE

5. Backyard Fire Pits
(File No. CK. 2500-1)

- RECOMMENDATION:** 1) that the *Fire and Protective Services Bylaw* be amended to provide for a midnight curfew for fire pits;

- 2) that the City Solicitor be requested to report to the Executive Committee regarding the appropriate level of fines for repeat offenders; and
- 3) that the effectiveness of the curfew be reviewed in April 2010.

Your Committee has carefully considered reports of the General Manager, Fire and Protective Services Department dated April 3, 2008 and January 26, 2008, as well as submissions by various individuals in the community, copies of which are enclosed.

Your Committee has also heard presentations from the following individuals, all of whom expressed concern regarding the health impact from burning wood in open fires:

- Mr. Morgan McClellan
- Ms. Brenda Baker
- Mr. Paul Van Loon, Lung Association of Saskatchewan

Your Committee is not convinced that a complete ban is necessary, but does support a midnight curfew for fire pits. Moreover, your Committee is prepared to substantially increase the amount of fines levied to people who consistently contravene the *Fire and Protective Services Bylaw* relating to fire pits, and is requesting the City Solicitor to report on that issue.

The City Clerk distributed copies of the following letters:

- *Lois Bradley, dated May 1, 2008;*
- *Audrey Enns, dated May 1, 2008;*
- *Sandra Zakerson, dated May 5, 2008;*
- *Ernie Finley, dated May 5, 2008;*
- *Neil Miller, dated May 4, 2008;*
- *Wade Butler, dated May 5, 2008;*
- *Kara Kuemper, dated April 30, May 1, and May 5, 2008;*
- *Paul Van Loon, Health Educator, Lung Association of Saskatchewan, dated May 5, 2008, requesting permission to address Council.*

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Items B12 to B24 of Communications to Council be brought forward and that Paul Van Loon be heard.

CARRIED.

“B12) Herb Burback, undated

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B13) Michelle Butler, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B14) Cheryl Southam, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B15) Jeffrey Drake, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B16) Mark Southam, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B17) Joseph Blatz, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B18) Elli Paraszczynec, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B19) Chad Uzelman, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B20) Art Burkart, dated April 28

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B21) Shelly Wolf-Lake, dated April 29

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B22) David Mickalishen, dated April 29

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B23) Alexandre Akoulov, dated April 29

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)

B24) Armand Berube, dated April 29

Commenting on proposal to limit fire pit use. (File No. CK. 2500-1)''

Mr. Paul Van Loon, Health Educator, Lung Association of Saskatchewan, spoke regarding the health effects from wood smoke and asked for a total ban of outdoor fires in residential areas.

Moved by Councillor Lorje, Seconded by Councillor Neault,

- 1) that the Fire and Protective Services Bylaw be amended to provide for a midnight curfew for fire pits;*
- 2) that the City Solicitor be requested to report to the Executive Committee regarding the appropriate level of fines for repeat offenders; and*
- 3) that the effectiveness of the curfew be reviewed in April 2010.*

IN AMENDMENT

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the following recommendations be added:

- 4) *that the Administration undertake an appropriate communications plan throughout the summer months regarding open fires; and*
- 5) *that the Administration report back to the Administration and Finance Committee the parameters of the review that will be undertaken in 2010.*

THE AMENDMENT WAS PUT AND CARRIED.

The main motion, as amended, was voted on separately as follows:

- 1) *that the Fire and Protective Services Bylaw be amended to provide for a midnight curfew for fire pits;*

YEAS: Councillors Clark, Heidt, Lorje, Neault, and Penner 5

NAYS: His Worship the Mayor, Councillors Dubois, Hill, Paulsen, Pringle, and Wyant 6

DEFEATED.

- 2) *that the City Solicitor be requested to report to the Executive Committee regarding the appropriate level of fines for repeat offenders; and*
- 3) *that the matter of backyard fire pits be reviewed in April 2010.*
- 4) *that the Administration undertake an appropriate communications plan throughout the summer months regarding open fires; and*
- 5) *that the Administration report back to the Administration and Finance Committee the parameters of the review that will be undertaken in 2010.*

YEAS: His Worship the Mayor, Councillors Clark, Heidt, Hill, Lorje, Neault, Paulsen, Penner, Pringle, and Wyant 10

NAYS: Councillor Dubois 1

CARRIED.

REPORT NO. 8-2008 OF THE EXECUTIVE COMMITTEE - continued

1. Appointment to Municipal Planning Commission
(File No. CK. 175-16)

RECOMMENDATION: that Ms. Janelle Hutchinson be appointed to the Municipal Planning Commission to the end of 2009 to replace Mr. Bruce Cory.

The above appointment is required due to the resignation of Mr. Bruce Cory.

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT the recommendation be adopted.

CARRIED.

2. Appointment to Traffic Safety Committee
(File No. CK. 225-8-1)

RECOMMENDATION: that Mr. Mark Sadoway be appointed to the Traffic Safety Committee to the end of 2009 to replace Mr. Lone Knihniski.

The above appointment is required due to the resignation of Mr. Lorne Knihniski.

Moved by Councillor Dubois, Seconded by Councillor Wyant,

THAT the recommendation be adopted.

CARRIED.

3. Building Code Enforcement – Backlog of Building Code Deficiencies
(File No. CK. 301-1)

RECOMMENDATION: that the Community Services Department discontinue any further enforcement action on the 173 outstanding files and proceed to close the files with a letter to the owner, as outlined in the report of the General Manager, Community Services Department dated April 16, 2008.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department dated April 26, 2008.

Moved by Councillor Dubois, Seconded by Councillor Hill,

THAT the recommendation be adopted.

CARRIED.

4. Mayfair Pool
(File No. CK. 613-7)

RECOMMENDATION: that the Administration be authorized to proceed with the public consultation process as outlined in the report of the General Manager, Community Services Department dated April 14, 2008.

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated April 14, 2008.

The City Clerk distributed copies of a letter from Deb Hopkins, dated May 5, 2008, submitting comments on the matter.

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT the recommendation of the Executive Committee be adopted.

5. Backyard Fire Pits
(File No. CK. 2500-1)

DEALT WITH EARLIER. SEE PAGE NO.

6. Station 20 West
(File No. CK. 4131-28)

RECOMMENDATION: that the deadline for the requirement for Station 20 West Inc. to obtain a foundation certificate for Site 2 be extended to September 3, 2009 and that the City have until February 27, 2010 to purchase back the site if no foundation certificate is obtained.

Your Committee is pleased to put forward the above recommendation to support the proposed Community Enterprise Centre.”

Items B26 – B30 of Communications to Council was brought forward.

“B26) Stephanie Bone, dated April 25

Commenting on Station 20 West Project. (File No. CK. 4131-28)

B27) Nayda Veeman, dated April 25

Commenting on Station 20 West Project. (File No. CK. 4131-28)

B28) Anne Neufeld, dated April 25

Commenting on Station 20 West Project. (File No. CK. 4131-28)

B29) Gerald Harrison, dated April 28

Commenting on Station 20 West Project. (File No. CK. 4131-28)

B30) Shelly Wolf-Lake, dated April 30

Commenting on Station 20 West Project. (File No. CK. 4131-28)”

Moved by Councillor Dubois, Seconded by Councillor Lorje,

THAT the recommendation of the Executive Committee be adopted.

CARRIED.

UNFINISHED BUSINESS

**9a) Condominium Conversions
(File No. CK. 4132-1)**

REPORT OF THE CITY CLERK:

“Attached is an excerpt from the minutes of meeting of City Council held on April 21, 2008 regarding the above matter. Council did not unanimously vote to extend the hour of the April 21st meeting beyond 11:00 p.m. resulting in the matter not being completed.

Also attached is a letter dated April 30, 2008 from Councillor Gordon Wyant asking City Council to rescind the amendment which was passed at the April 21, 2008 meeting.

The following is the motion and amendments thereto:

Moved by Councillor Heidt, Seconded by Councillor Penner,

- 1) *that Policy C09-004 (Condominium Approvals) be amended as follows: If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, is below 1.5%, no application for condominium conversion shall be received, considered or approved by the City unless:*
 - (a) *the building that is proposed to be converted into condominiums has been continuously vacant for the 12 months immediately preceding the date of the submission of the application for conversion; or*
 - (b) *the application for condominium conversion:*
 - (i) *relates to a building that, at the time of the application, is subject to an order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003 to repair or demolish the building because of its condition; and is, in the opinion of the Fire Chief or his designate, in a ruinous or dilapidated state such that the building is dangerous to the public health or safety or substantially depreciates the value of other land or improvements in the neighbourhood;*
 - (ii) *is submitted by a person other than the person to whom the order to repair or demolish the building was directed, or a person related to or affiliated with that person; and*
 - (iii) *contains the corrective measures to be taken to remedy the deficiencies in the building as identified in the order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003.*
- 2) *that the application fee for a condominium conversion be \$500, with an approval fee of \$80 per unit;*
- 3) *that the application fee for a new condominium be \$500; and*
- 4) *that the Condominium Approvals Policy be reviewed by City Council the first meeting of January 2009 after the release of the CMHC figures in mid December.*

IN AMENDMENT

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the motion be amended by adding a new exception c) as follows: the owner has the consent of the number of tenants equalling 75% of the number of units in the building.

*YEAS: His Worship the Mayor, Councillors Dubois, Heidt, Neault,
Paulsen, Penner and Wyant* 7

NAYS: Councillors Clark, Hill, Pringle and Lorje 4

THE AMENDMENT WAS PUT AND APPROVED IN PRINCIPLE SUBJECT TO A REPORT FROM THE ADMINISTRATION CONTAINING DETAILS ON IMPLEMENTATION.

IN AMENDMENT

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the motion be amended by adding a new exception d) as follows: the owner enters into a formal agreement with the City that upon conversion all of the units will be retained in the rental market at market rates while the average vacancy rate is below 1.5% unless, pursuant to the existing policy, the existing tenant purchases the unit.

YEAS: Councillors Heidt, Neault and Wyant 3

*NAYS: His Worship the Mayor, Councillors Clark, Dubois, Hill, Lorje,
Paulsen, Penner, Pringle* 8

THE AMENDMENT WAS PUT AND LOST.

IN AMENDMENT

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT the motion be amended by adding the words "in any zone" before the words "in the Saskatoon Census Metropolitan Area" and by adding the words "for a building in that zone" after the words "no application for condominium conversion."

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The City Clerk distributed copies of the following letters:

- Ryan Walker, dated May 5, 2008, submitting comments;
- Dave Denny, Pelican Properties, dated May 5, 2008, submitting comments; and
- Dorothea Funk and Wendy Weseen, undated, submitting comments regarding the Candlewood Apartments.

Items C14 – C24 of Communications to Council were brought forward.

“C14) Bernice Shih, dated April 21

Commenting on condominium conversions. (File No. CK. 4132-1)

C15) Cecil Granat, dated April 21

Commenting on condominium conversions. (File No. CK. 4132-1)

C16) Susan Pederson-Bradbury, dated April 21

Commenting on condominium conversions. (File No. CK. 4132-1)

C17) Frances Thauberger, dated April 22

Commenting on condominium conversions. (File No. CK. 4132-1)

C18) Kelly Harington, dated April 22

Commenting on condominium conversions. (File No. CK. 4132-1)

C19) Stacy Samantha Boehler, dated April 24

Commenting on condominium conversions. (File No. CK. 4132-1)

C20) Tammy Alexander, dated April 25

Commenting on condominium conversions. (File No. CK. 4132-1)

C21) Bruce Van Goozen, dated April 25

Commenting on condominium conversions. (File No. CK. 4132-1)

C22) Catherine Brown, dated April 26

Commenting on condominium conversions. (File No. CK. 4132-1)

C23) Melissa Korol, dated April 26

Commenting on condominium conversions. (File No. CK. 4132-1)

C24) Terry Ryan, undated

Commenting on condominium conversions. (File No. CK. 4132-1)”

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT City Council rescind the following amendment that was approved in principle at its meeting held on April 28, 2008:

“THAT the motion be amended by adding a new exception c) as follows: the owner has the consent of the number of tenants equalling 75% of the number of units in the building.”

CARRIED WITH THE NECESSARY SIX VOTES.

Moved by Councillor Wyant, Seconded by Councillor Neault,

THAT the motion be amended by adding an exception (c) as follows: “The owner having the consent of 75% of the Tenants in occupation of the premises at the time of application. It shall be a pre-condition to any approval granted pursuant to this exception that to the extent any compensation is given or arrangement is made with any Tenant to secure such consent, such compensation shall be equal among all Tenants without exception whether any such Tenant consented to the conversion or not. The Applicant shall be required to file with the Administration a sworn statement as to such compensation together with evidence satisfactory to the Administration as to the legal enforceability of any such compensation arrangement. In addition to any other compensation or arrangement made with such Tenants, the Applicant shall provide confirmation to the Administration that enforceable Lease Agreements have been offered to all such Tenants who, as of May 5, 2008, are in occupancy of the premises and have

not been given notice to move, and entered into for those which accept a Lease on the following terms:

- a) *Tenant to have right to a Lease for two years from the effective date of the application (three months after written notice to the Tenant of the proposed conversion);*
- b) *The rent charged under the Lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located; and*
- c) *Any dispute between the Landlord and the Tenant as to the rent charge under the Lease to be resolved through arbitration under the Arbitration Act.*

YEAS: His Worship the Mayor, Councillors Dubois, Heidt, Neault, Paulsen, and Wyant 6

NAYS: Councillors Clark, Hill, Lorje, Penner, and Pringle 5

THE AMENDMENT WAS PUT AND APPROVED IN PRINCIPLE SUBJECT TO A REPORT FROM THE ADMINISTRATION CONTAINING DETAILS ON IMPLEMENTATION.

Councillor Heidt and Councillor Neault withdrew the following amendment which was on the table for discussion from the April 28, 2008 meeting:

“THAT the motion be amended by adding the words “in any zone” before the words “in the Saskatoon Census Metropolitan Area” and by adding the words “for a building in that zone” after the words “no application for condominium conversion.””

IN AMENDMENT

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT the motion be amended by adding an exception d) as follows: “the building that is proposed to be converted into condominiums is located in a rental market zone, as outlined in the most current CMHC rental market survey, which has a rental vacancy rate of 1.5% or greater for that zone.”

YEAS: *Councillors Heidt, Neault, Penner, and Wyant.* 4

NAYS: *His Worship the Mayor, Councillors Clark, Dubois, Hill, Lorje, Paulsen, and Pringle.* 7

THE AMENDMENT WAS PUT AND LOST.

IN AMENDMENT

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT the 1.5% variance be changed to a 3% variance.

YEAS: *Councillors Clark, Hill, Lorje, and Pringle* 4

NAYS: *His Worship the Mayor, Councillors Dubois, Heidt, Neault, Paulsen, Penner, and Wyant* 7

THE AMENDMENT WAS PUT AND LOST.

The main motion, as amended, was voted on separately as follows:

- 1) *that Policy C09-004 (Condominium Approvals) be amended as follows: If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, is below 1.5%, no application for condominium conversion shall be received, considered or approved by the City unless:*
 - (a) *the building that is proposed to be converted into condominiums has been continuously vacant for the 12 months immediately preceding the date of the submission of the application for conversion; or*
 - (b) *the application for condominium conversion:*
 - (i) *relates to a building that, at the time of the application, is subject to an order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003 to repair or demolish the building because of its condition; and is, in the opinion of the Fire Chief or his designate, in a ruinous or dilapidated state such that the building is dangerous to the public health or safety or substantially depreciates the value of other land or improvements in the neighbourhood;*

- (ii) *is submitted by a person other than the person to whom the order to repair or demolish the building was directed, or a person related to or affiliated with that person; and*
 - (iii) *contains the corrective measures to be taken to remedy the deficiencies in the building as identified in the order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003.*
- (c) *The owner having the consent of 75% of the Tenants in occupation of the premises at the time of application. It shall be a pre-condition to any approval granted pursuant to this exception that to the extent any compensation is given or arrangement is made with any Tenant to secure such consent, such compensation shall be equal among all Tenants without exception whether any such Tenant consented to the conversion or not. The Applicant shall be required to file with the Administration a sworn statement as to such compensation together with evidence satisfactory to the Administration as to the legal enforceability of any such compensation arrangement. In addition to any other compensation or arrangement made with such Tenants, the Applicant shall provide confirmation to the Administration that enforceable Lease Agreements have been offered to all such Tenants who, as of May 5, 2008, are in occupancy of the premises and have not been given notice to move, and entered into for those which accept a Lease on the following terms:*
 - (i) *Tenant to have right to a Lease for two years from the effective date of the application (three months after written notice to the Tenant of the proposed conversion);*
 - (ii) *The rent charged under the Lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located; and*
 - (iii) *Any dispute between the Landlord and the Tenant as to the rent charge under the Lease to be resolved through arbitration under the Arbitration Act.*

YEAS: *His Worship the Mayor, Councillors Dubois, Heidt, Neault, Paulsen, Penner, and Wyant* 7

NAYS: *Councillors Clark, Hill, Lorje, and Pringle* 4

THE MOTION AS AMENDED WAS PUT AND CARRIED.

- 2) *that the application fee for a condominium conversion be \$500, with an approval fee of \$130 per unit;*

YEAS: His Worship the Mayor, Councillors Clark, Dubois, Heidt, Lorje, Neault, Paulsen, Penner, Pringle, and Wyant 10

NAYS: Councillor Hill 1

CARRIED.

- 3) *that the application fee for a new condominium be \$500; and*

YEAS: His Worship the Mayor, Councillors Clark, Dubois, Heidt, Lorje, Neault, Paulsen, Penner, Pringle, and Wyant 10

NAYS: Councillor Hill 1

CARRIED.

- 4) *that the Condominium Approvals Policy be reviewed by City Council the first meeting of January 2009 after the release of the CMHC figures in mid December.*

YEAS: His Worship the Mayor, Councillors Clark, Dubois, Heidt, Lorje, Neault, Paulsen, Penner, Pringle, and Wyant 10

NAYS: Councillor Hill 1

CARRIED.

COMMUNICATIONS TO COUNCIL

A. REQUESTS TO SPEAK TO COUNCIL

2) Brian Graham, Saskatoon Neighbourhoods Advocating Positive Public Policy dated April 3

Requesting permission to address City Council with respect to contamination in St. Mary's Playground. (File No. CK. 4205-1)

RECOMMENDATION: that Brian Graham be heard.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Brian Graham be heard.

CARRIED.

Mr. Brian Graham, President, Saskatoon Neighbourhoods Advocating Positive Public Policy (SNAPPP), spoke regarding contamination in the St. Mary's playground and requested that a protocol be developed for the revitalization of any area which will become public access or residential. He provided Council with copies of his presentation.

Moved by Councillor Lorje, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

4) **J.M. (Joan) Steckhan, HMCS Saskatoon Liaison Committee, dated April 21**

Requesting permission for L Cdr Dave Botting to address City Council with respect to report on the activities of the HMCS Saskatoon. (File No. CK. 205-1)

RECOMMENDATION: that Dave Botting be heard.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Dave Botting be heard.

CARRIED.

LCdr Dave Botting, Commanding Officer of the HMCS SASKATOON, verbally reported on the activities of the ship and opportunities to promote the city of Saskatoon on the West Coast of North America.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

5) **Jeff Rempel, dated April 28**

Requesting permission to address City Council with respect to the proposed condominium conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO.

6) **Frank Quennell, MLA, dated April 29**

Submitting a petition with approximately 160 signatures with respect to zoning in McNab Park and requesting permission to address City Council in this regard. (File No. CK. 4131-1)

RECOMMENDATION: that Frank Quennell be heard.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT Minister Frank Quennell be heard.

CARRIED.

Minister Quennell spoke regarding a petition containing approximately 149 signatures from residents of McNab Park in support of maintaining the current R2 zoning for the area. He quoted from a letter from Gilbert Dobroskay, President, Guardian Commercial Real Estate regarding rent increases. He provided Council with a copy of this letter as well an additional petition containing approximately 12 more signatures.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT the matter be referred to the Administration for a report.

CARRIED.

7) **Bill Knight, dated April 29**

Requesting permission to address City Council with respect to the proposed condominium conversion at 400 4th Avenue North. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO.

UNOFFICAL MINUTES
MONDAY, MAY 5, 2008
PAGE 81

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the hour of the meeting be extended beyond 11:00 p.m.

NOT CARRIED UNANIMOUSLY.

Moved by Councillor Heidt,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:10 p.m.

UNOFFICIAL