

Council Chambers
City Hall, Saskatoon, Sask.
Monday, September 29, 2008
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

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

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT the minutes of meeting of City Council held on September 15, 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 Penner as Chair of the Committee of the Whole.

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

Committee arose.

Councillor Penner, 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:

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“ADMINISTRATIVE REPORT NO. 18-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between September 4, 2008, to September 17, 2008
(For Information Only)
(File Nos. CK. 4000-5 PL 4132, PL 4115, PL 4355-D, PL 4350, PL 4300)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 16/08: 205 – 2nd Avenue North
(130 New Condominium Units)
Applicant: Webb Surveys for 101051911 Saskatchewan Ltd.
Legal Description: Lot 23, Block 167, Plan 99SA32572
Current Zoning: B6
Neighbourhood: Central Business District
Date Received: September 3, 2008
- Application No. 17/08: 405 Cartwright Street
(30 New Condominium Units)
Applicant: Webster Surveys for ViewPoint Devs. Corp.
Legal Description: Parcel 104B, Plan 101904757
Current Zoning: DCD4
Neighbourhood: The Willows
Date Received: September 10, 2008

Development Plan

- Amendment No. DPA 35/08: Rosewood Neighbourhood
Applicant: City of Saskatoon and Boychuk Investments
Legal Description: Parcels AA, Part BB, and CC in
NE ¼ Sec. 18-36-4-W3M
Current Land Use Designation: Phase II and No Phasing designation
Proposed Land Use Designation: Phase I and Phase II
Neighbourhood: Rosewood
Date Received: August 25, 2008

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Discretionary Use

- Application No. D10/08: 323 Avenue V South
Applicant: Logan Lacelle
Legal Description: Lot 19, Block 27, Plan G4995
Current Zoning: R2
Proposed Use: Secondary Suite
Neighbourhood: Pleasant Hill
Date Received: September 4, 2008

Rezoning

- Application No. Z36/08: Rosewood Neighbourhood
Applicant: City of Saskatoon and Boychuk Investments
Legal Description: Parcels AA, Part BB, and CC in
NE ¼ Sec. 18-36-4-W3M
Current Zoning: FUD
Proposed Zoning: Light Industrial
Neighbourhood: Rosewood
Date Received: September 5, 2008

Subdivision

- Application No. 88/08: 301 Cruise Street
Applicant: Digital Mapping Systems for Jay Ketler
Legal Description: Lot 1, Block 14, Plan G171
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: September 4, 2008
- Application No. 89/08: 210 Grant Street
Applicant: Digital Mapping Systems for Jay Ketler
Legal Description: Lot 14, Block 8, Plan A7429
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: September 4, 2008
- Application No. 90/08: 414 Packham Avenue
Applicant: Webb Surveys for 101022891
Legal Description: Lane L3, Block 524, Plan 65S02405 and
Parcel A, Block 524, Plan 77S26886
Current Zoning: IH
Neighbourhood: Sutherland Industrial
Date Received: September 15, 2008

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- Application No. 91/08: 446/448 Lenore Drive
Applicant: Webb Surveys for William Robert Pelton
Legal Description: Lot 16, Block 943, Plan 78S11222
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: September 16, 2008

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Condominium No. 16/08
2. Plan of Proposed Condominium No. 17/08
3. Plan of Proposed Development Plan Amendment No. DPA 35/08
4. Plan of Proposed Discretionary Use D10/08
5. Plan of Proposed Rezoning No. Z36/08
6. Plan of Proposed Subdivision No. 88/08
7. Plan of Proposed Subdivision No. 89/08
8. Plan of Proposed Subdivision No. 90/08
9. Plan of Proposed Subdivision No. 91/08

**A2) Request For Encroachment Agreement
203 2nd Ave North
Lot 23, Block 167, Plan 99SA32572
(File No. CK. 4090-2 PL 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 203 2nd Avenue North (Lot 23, Block 167, Plan 99SA32572);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the Agreement with respect to this encroachment.

ADOPTED.

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The owner of the property located at 203 2nd Avenue North has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached sketch, a portion of the building encroaches onto City property on the lane side by 0.13 metres and the canopy encroaches onto City property on the 23rd Street and on 2nd Avenue North sides by 3.11 metres. There is currently an Encroachment Agreement in place that included both the properties at 203 2nd Avenue North and 255 2nd Avenue North, which was registered under one owner. These two properties are now under separate ownership and a new Agreement is required by the new owner of this property. The total area of encroachment is approximately 407.77 square metres and will, therefore, be subject to an annual charge of \$659.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the owner, dated August 28, 2008
2. Copy of the sketch indicating encroaching areas received September 4, 2008

**A3) Proposed Direct Sale – 140 4th Avenue North
Lighthouse Supported Living Inc.
File No.: PL 951-5 CK. 4215-1 x CK. 750-4**

- RECOMMENDATION:**
- 1) that the direct sale of a portion of Lot 43, Block 159, Plan 99SA32572 (140 – 4th Avenue North – Police Station Parking Lot), as shown on Attachment 1, to Saskatchewan Housing Corporation for a total purchase price of \$1, plus development charges, for the development of a mixed housing project in accordance with the project description and sales conditions contained in this report, be approved; and
 - 2) that the City Solicitor be instructed to prepare the necessary Sales Agreement.

This matter is being dealt with under Matters Requiring Public Notice. See Page No. 44.

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**A4) Proposed Amendment to City of Saskatoon Policy C09-004
(Condominium Approvals)
File No.: PL 4132-0 CK. 4132-26**

RECOMMENDATION: that City Council approve the amendment to City of Saskatoon Policy C09-004 (Condominium Approvals) to include only residential structures containing more than two legal dwelling units.

ADOPTED.

BACKGROUND

City Council recently amended the City of Saskatoon Policy C09-004 (Condominium Approvals). The Policy is intended “to ensure the orderly conversion to condominiums without significantly reducing the availability of rental accommodation or causing undue hardship to tenants.” The current City of Saskatoon Policy C09-004 (Condominium Approvals) is summarized as follows:

- applications for conversions containing more than 100 units must be approved by City Council, while applications of 100 units or less may be approved by the Administration;
- applicants for condominium conversion must provide existing tenants with six-month notice prior to an application being approved;
- during the six-month notice period, rents may not be increased, and no major construction may be undertaken in the building;
- each tenant residing in the building must receive a reasonable opportunity to purchase a converted unit;
- when the vacancy rate for rental accommodation is between 1.5 percent and three percent, and the conversion involves more than 100 units, City Council will review the application to determine whether the conversion would significantly reduce the amount of rental accommodation in the city; and
- if the vacancy rate is below 1.5 percent, no application for conversion shall be considered for approval unless certain criteria set out in the Policy can be met (i.e. obtaining consent to the conversion from 75 percent of the tenants).

REPORT

The Community Services Department is requesting an amendment to the City of Saskatoon Policy C09-004 (Condominium Approvals) to include only residential structures containing more than two dwelling units. The purpose of the amendment is to clarify the applicability of the Policy in regard to the current subdivision application process.

At the time the current policy was adopted, the Community Services Department was of the view that the Policy would not apply to subdivisions of existing two-unit dwellings (duplexes) being subdivided by a Bareland Condominium Plan. Since that time, the City Solicitor’s Office has

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advised that a subdivision of this nature would constitute a condominium conversion under the current provisions of the Policy if both units were being rented.

Historically the City of Saskatoon has treated the subdivision of an existing two-unit dwelling by a Bareland Condominium Plan in the same manner as a subdivision of an existing two-unit dwelling by conventional subdivision. A subdivision of an existing two-unit dwelling by a Bareland Condominium Plan is typically undertaken when an owner wants to subdivide their property but is unable to do so by way of a conventional subdivision as a result of the manner in which the building was originally orientated on the property (i.e. the common wall between the two units runs the width of the property as opposed to the length of the property). By having the option of subdividing with a Bareland Condominium Plan, the owner is able to meet the requirements of the zoning bylaw and create separate unit titles for each half of the two-unit dwelling. In doing so the owner ends up with essentially the same result as an owner who is able to subdivide their existing two-unit dwelling by way of a conventional subdivision, with the difference being that the registration of the Bareland Plan results in the creation of condominium unit titles, whereas the registration of the conventional subdivision results in fee simple titles.

In the view of the Community Services Department, there are several reasons why subdivisions of existing two-unit dwellings by Bareland Condominium Plan should continue to be processed in the same manner as conventional subdivisions of existing two-unit dwellings. First, the number of subdivisions of existing two-unit dwellings by Bareland Plan is somewhat of a rare occurrence, with only five Subdivision Applications of this nature received since 2003. This reflects that this form of subdivision is utilized only as an option when a conventional subdivision can not be used for some technical reason. Secondly, the City of Saskatoon Policy C09-004 (Condominium Approvals) does not apply to conventional subdivisions of existing two-unit dwellings that may be operating as rentals. It is reasonable that all subdivisions of existing two-unit dwellings be treated consistently, regardless of the form of the subdivision. Lastly, Canadian Mortgage and Housing Corporation (CMHC) currently reports the vacancy rate for the city based on a survey of private structures containing three or more units. It is reasonable that the City of Saskatoon Policy C09-004 (Condominium Approvals) is consistent with this reporting format.

By amending the Policy to include only residential structures containing more than two dwelling units, subdivisions of existing two-unit dwellings with a Bareland Condominium Plan would be continue to be processed as they have been in the past - as a conventional subdivision application.

OPTIONS

1. Make no amendments to the City of Saskatoon Policy C09-004 (Condominium Approvals). This option is not being recommended for the reasons outlined in this report.
2. Make the amendment as recommended.

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POLICY IMPLICATIONS

The above-noted recommendation will result in amendments to City of Saskatoon Policy C09-004 (Condominium Approvals).

FINANCIAL IMPACT

None.

STAKEHOLDER INVOLVEMENT

None.

PUBLIC COMMUNICATION PLAN

None.

ENVIRONMENTAL IMPACT

None.

PRIVACY IMPACT

None.

SAFETY [Crime Prevention Through Environmental Design (CPTED)]

Not applicable.

PUBLIC NOTICE

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

ATTACHMENT

City of Saskatoon Policy C09-004 (Condominium Approvals)

Section D – INFRASTRUCTURE SERVICES

D1) Post Budget Increase
Capital Project 1890 – Expressway Road Preservation
Idylwyld Drive Maintenance
File No. 6315-11-3 CK. 6315-1

RECOMMENDATION: that a post budget increase of \$460,000 to Capital Project 1890 – Expressway Road Preservation be approved, with funding to be provided from Receipts and Suspense.

ADOPTED.

BACKGROUND

For a number of years, Saskatchewan Highways and Transportation has been negotiating with the City of Saskatoon on the responsibility of maintenance activities on designated highways within city limits. Negotiations on two locations have been finalized, College Drive from Central Avenue to Cumberland Avenue; and Idylwyld Drive from 39th Street to 51st Street. Maintenance agreements were executed for both locations.

The Idylwyld Drive Maintenance Agreement included a monetary transfer of \$920,000 from Saskatchewan Highways and Transportation to the City of Saskatoon. It was the intent that this money be set aside and used for future rehabilitation work on this roadway.

REPORT

In 2008, rehabilitation work was completed on Idylwyld Drive as follows:

- Resurfacing/Ultra Thin Overlay of the exit ramp from 42nd Street/Circle Drive Northbound to the point at the 51st Street Exit ramp.
- Ultra Thin Overlay of Idylwyld Drive from 39th Street to the 51st Street overpass (excluding the exit ramp from Idylwyld Drive northbound to 42nd Street/Circle Drive).

This rehabilitation work is within the scope of the Idylwyld Drive Maintenance Agreement and, therefore, qualifies to use a portion of the funding received from Saskatchewan Highways and Transportation.

The Administration is, therefore, requesting a post budget transfer of funding from Receipts and Suspense to Capital Project 1890 - Expressway Road Preservation, to cover the costs of this project.

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OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

As of July 31, 2008, the balance of funding earmarked in Receipts and Suspense under this agreement was \$1,307,661.99 (including interest). The costs associated with this project are estimated at \$460,000.

PUBLIC NOTICE

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

**D2) Proposed Yield Sign Installation
35th Street and Avenue B North
(File No. 6280-2 CK. 6280-1)**

RECOMMENDATION: that yield signs be installed for westbound and eastbound vehicles at the intersection of 35th Street and Avenue B North as illustrated in attached Plan No. 210-0030-004r002 (Attachment 1).

ADOPTED.

BACKGROUND

Infrastructure Services has received a request to review the traffic controls at 35th Street and Avenue B North. The request was the result of a number of vehicle collisions observed at the intersection.

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REPORT

Infrastructure Services has completed a review of the intersection of 35th Street and Avenue B North. Both streets are classified as local roadways with a speed limit of 50 kph carrying a traffic volume of approximately 500 vehicles per day. This is a four-legged intersection which is currently uncontrolled, resulting in the right-of-way rule being in effect.

A site visit to this location determined that there are no obstructions blocking the drivers' view of the intersection or stopping sight distance.

A speed study was also conducted on 35th Street, between Avenue B and Avenue C. A speed study determines the 85th percentile speed (the speed at which 85 percent of vehicles are travelling at or less than). The 85th percentile speed at this location is 40 kph, well within the 50 kph posted speed limit.

The five-year collision history reports that there have been nine right angle collisions at this intersection, in which four failed to yield in the westbound direction and three failed to yield in the eastbound direction. The twelve month collision history indicates six reported collisions, five of which are classified as right angle collisions.

According to Policy C07-007 - Traffic Control – Use of Stop and Yield Signs, a yield sign is warranted at an intersection where there has been “at least three collisions in the preceding twelve months resulting from conflict between intersecting traffic streams not susceptible to correction by other less restrictive means.”

Infrastructure Services is, therefore, recommending that yield signs be installed for westbound and eastbound vehicles on 35th Street, as illustrated in attached Plan No. 210-0030-004r002.

OPTIONS

No other options were considered.

POLICY IMPLICATIONS

The installation of yield signs at the intersection of 35th Street and Avenue B North is in accordance with Policy C07-007 – Traffic Control – Use of Stop and Yield Signs.

FINANCIAL IMPACT

There is sufficient funding within the operating budget.

PUBLIC NOTICE

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

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ATTACHMENTS

1. Plan No. 210-0030-004r002.

**D3) Enquiry – Councillor B. Pringle (January 14, 2008)
Traffic Flow
Circle Drive and Preston Avenue South
(File No. CK. 6320-1)**

RECOMMENDATION: that the information is received.

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Pringle at the meeting of City Council held on January 14, 2008:

“Would the Administration please look at the traffic flows at the corner of Circle Drive and Preston Avenue, with the view to adjust the traffic lights, if necessary, for smooth flow both north and south, and east and west.”

REPORT

Infrastructure Services has completed a review of the intersection of Circle Drive and Preston Avenue South. A hand count was completed on March 6, 2008 during the morning peak (AM), lunch peak (OFF) and afternoon peak (PM) hours of operation. The results of the count are shown in Figures 1 through 3 below. The southbound and westbound right turn movements are accommodated via dedicated exit/entrance ramps and, therefore, do not affect vehicle operations at this intersection.

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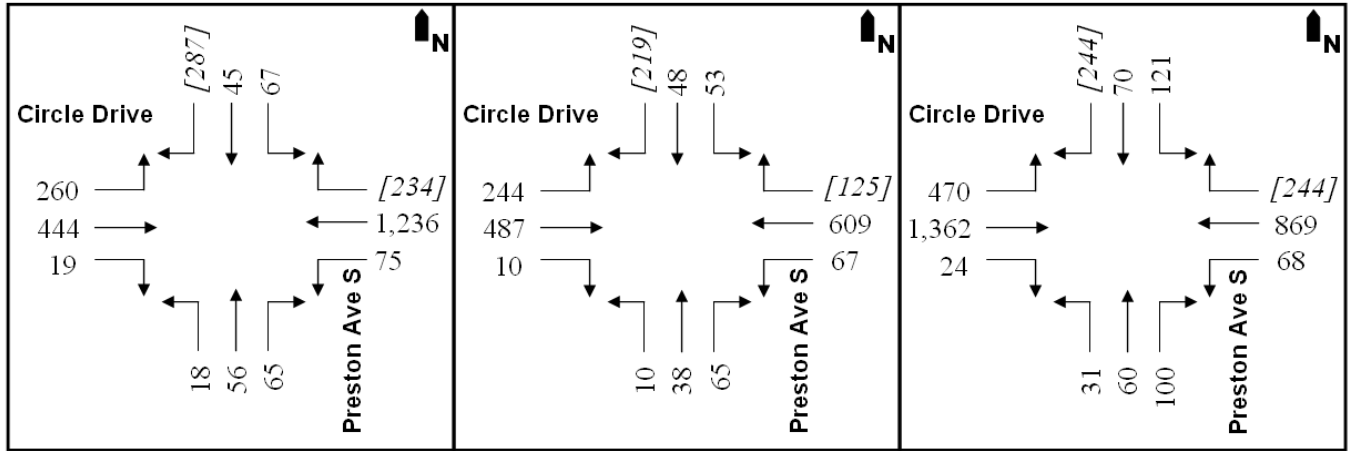


Figure 1: AM Peak Hour
(07:45 to 08:45)

Figure 2: OFF Peak Hour
(12:30 to 13:30)

Figure 3: PM Peak Hour
(16:30 to 17:30)

The total number of vehicles entering the intersection during each peak hour is:

- AM Peak: 2,285 vehicles per hour, of which 11% are from Preston Ave;
- OFF Peak: 1,631 vehicles per hour, of which 13% are from Preston Ave; and
- PM Peak: 3,175 vehicles per hour, of which 12% are from Preston Ave.

The intersection lane configuration currently consists of:

- Eastbound: a 300 metre left-turn bay, one dedicated through lane and one combined through/right-turn lane;
- Westbound: a 135 metre left-turn bay and two dedicated through lanes;
- Northbound: one combined left-turn/through/right-turn lane; and
- Southbound: one combined left-turn/through lane.

The intersection of Circle Drive and Preston Avenue South is isolated from other signalized intersections, with the nearest set of traffic signals located 500 metres to the north at Preston Avenue and Arlington Avenue. Due to its isolation from other signalized intersections, coordination is not required and the intersection is left to operate freely.

Preston Avenue South is the minor street at its intersection with Circle Drive and is, therefore, reliant on in-road vehicle detectors to obtain a green light. Once actuated, the Preston Avenue green light stays on for a minimum of 10 seconds, with the potential for extension up to 50 seconds pending the detection of additional vehicles by the in-road sensors. Circle Drive through phases always receive a minimum of 40 seconds of green light prior to Preston Avenue receiving the green light.

Intersection operations are assessed using a qualitative measurement called Level of Service (LOS) which characterizes operating conditions using factors such as speed and average vehicle delay. Six LOS are defined with letter designations ranging from A to F, with A representing the best

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operating conditions and F the worst. A LOS of C to D is considered acceptable during times of extreme traffic demand, such as the afternoon peak rush hour.

Based on the existing traffic demand and signal timing plan, the intersection of Circle Drive and Preston Avenue South was found to operate as follows:

- LOS C during the AM peak hour, with an overall average intersection vehicle delay of approximately 20 to 30 seconds. Some congestion was noted for the combined southbound through and left-turn movements with potential delays of approximately 40 seconds.
- LOS B during the OFF (noon) peak hour, with an overall average intersection vehicle delay of approximately 10 to 20 seconds.
- LOS C during the PM peak hour, with an overall average intersection vehicle delay of approximately 30 to 40 seconds. The southbound approach was found to have a reduced LOS due to the combined through and left-turning movements.

The construction of an overpass is planned for this location preferably within the next five years. To address intersection capacity and safety concerns in the interim, Infrastructure Services is planning on adding a southbound left-turn lane from Preston Avenue onto Circle Drive, and a deceleration/right-turn lane on Circle Drive eastbound for entrance into the Stonebridge neighbourhood. The southbound left-turn lane will be added either this fall or in the spring of 2009 to separate the left-turn movement from through traffic and to clarify lane designation at the southbound approach. The eastbound deceleration/right-turn lane will be constructed in 2009 subject to funding approval for Capital Project 2235 – Major Intersection Improvements.

The Administration does not recommend changes to the existing signal timing plan as it is providing balanced service during peak hours, and adding more time to east/west left-turning or north/south movements would adversely affect service to the primary traffic movements.

PUBLIC NOTICE

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

**D4) Administrative Policy
Civic Vehicles – Operating Protocol
(File No. IS-1390-0; CK. 1390-1)**

RECOMMENDATION: that the information be received.

REPORT

At its meeting held on July 16, 2007, Council received a report from the General Manager, Utility Services Department, responding to an enquiry from former Councillor Alm requesting a report on anti-idling programs that are currently operating in other Canadian Municipalities and to bring forward recommendations to implement a vehicle anti idling program to reduce exhaust pollution in Saskatoon.

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The Environmental Services Branch undertook a comprehensive analysis of idle reduction policies in other jurisdictions including Canadian and American municipalities and American universities, as well as Canadian and American federal government organizations. It was determined that it would be appropriate to establish an administrative policy establishing idling guidelines for all owned or leased municipal vehicles and equipment. Limiting idling times reduces air pollution and greenhouse gas emissions, and contributes to healthier work environments and the efficient use of city resources.

During development of the policy, it was recommended that other guidelines be included to prohibit City employees from smoking and using electronic communication devices in city-owned or leased vehicles and equipment, or private vehicles used for City business.

Attached, for Council's information, is a copy of the new Civic Vehicles – Operating Protocol Policy.

PUBLIC NOTICE

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

ATTACHMENT

1. Administrative Policy – Civic Vehicles – Operating Protocol.

IT WAS RESOLVED: that the information be received and be forwarded to the Board of Police Commissioners for information.

Section E – UTILITY SERVICES

- E1) Capital Project #2100
Access Transit Additional Buses
(File No. CK. 1402-1)**

RECOMMENDATION: that the source of funding for Capital Project #2100 - Access Transit Additional Buses 2008 purchases be changed from the Access Transit Reserve and Provincial Transit for Disabled Funding (TDF) to the Transit Federal Funding.

ADOPTED.

REPORT

Capital Project 2100 – Access Transit Additional Buses, involves the 2008 purchase of three additional lift-equipped buses used in the Access Transit system, estimated at \$110,000 each for a total of \$330,000. This project was approved by Council, but was subject to funding from the

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Provincial Transit for Disabled Funding (TDF) in the amount of \$55,000 and \$275,000 from the Access Transit Reserve. The operating provision to the Access reserve was reduced in the final operating budget approval and as a result, the Access Transit Reserve is not in a position to fund this purchase.

As well, Saskatoon Transit did not receive any funding from the Provincial Transit for Disabled Funding (TDF). Therefore no funding currently exists to pay for the access buses.

Access Transit currently has a fleet of 23 buses. The intent of these additional buses is to extend the life of the overall fleet. Currently each bus in the fleet travels between 50,000 to 70,000 km per year. With this level of utilization it is important to expand the fleet size to ensure the estimated useful life of the vehicles is achieved.

OPTIONS

It could be decided not to order these buses at this time, however, due to the condition of the fleet and the number of kilometres being put on the buses, the Administration is recommending that we continue with the plan to purchase the three buses and that the Transit Federal Funding be used as the funding source for this project.

FINANCIAL

The source of funding for the three buses will be from Transit Federal Funding in the amount of \$330,000.

PUBLIC NOTICE

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

**E2) Interior/Exterior Bus Advertising Contract
(File No. CK. 1402-3 x CK. 7300-1)**

- RECOMMENDATION:**
- 1) that the five year contract for interior and exterior bus advertising be awarded to Rawlco Radio Ltd., in the amount of \$2,950,000 for the period October 1, 2008 to September 30, 2013; and,
 - 2) that the City Solicitor be requested to prepare the necessary contract documents.

ADOPTED.

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BACKGROUND

Saskatoon Transit Services' current agreement is with Rawlco Radio Ltd. for the exclusive right to sell and install advertising on the Transit fleet. The terms of this contract allow for minimum guaranteed revenue to Saskatoon Transit Services of \$230,000 per year or 40% of gross advertising sales, whichever is greater. The contract also provides to the Transit Branch, at no cost, creative marketing strategies and creative services, advertising and/or promotion on Rawlco Radio and station promotions valued at \$71,170 per annum.

With the current agreement expired at the end of July, 2008, Saskatoon Transit Services, in cooperation with the Purchasing Services Branch, issued a Request for Proposals (RFP) in early June, 2008.

In addition to the advertising space for interior and exterior advertising space, the RFP also included creative partnering benefits and reserved advertising space.

REPORT

Proposals were received from three companies, namely Rawlco Radio Ltd. (current supplier), Pattison Outdoor Advertising, and Lamar Transit Advertising. Administration considered the following matrix in applying the evaluation criteria. The proposal with the highest total score, was deemed to be the preferred proposal.

<u>Rated Criteria Evaluation</u>	<u>Maximum Available Points</u>
1. Creative Partnering Benefits	25
2. Qualifications of project personnel and relevant experience.	5
3. Proposer's performance and experience on similar projects references.	10
4. Use of local personnel in advertising, sales, support staff and installation/maintenance	5
5. Price - Financial benefit to Saskatoon Transit.	50
6. General quality of Proposal, including completeness, readability and layout.	<u>5</u>
Total maximum available points	100

OPTIONS

No other options.

POLICY IMPLICATIONS

There are no policy implications.

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FINANCIAL IMPACT

The following is a financial summary of the three companies' proposals for a five-year contract:

Name of Company	Interior/Exterior Advertising Guarantee	Creative Partnering Benefits	Total Value of Proposal
Rawlco	\$ 2,000,000	\$ 950,000	\$ 2,950,000
Pattison	\$ 1,700,000	\$ 500,000	\$ 2,200,000
Lamar	\$ 1,298,524		\$ 1,298,524

Based on the evaluation criteria, Administration recommends entering into a contract with Rawlco Radio Ltd. Rawlco Radio Ltd. is offering a minimum of \$590,000 per annum – a total value of \$2,950,000 over five (5) years. This proposal consists of a cash guarantee plus a unique mix of advertising space designed to support Saskatoon Transit including a guaranteed transit advertising space, radio advertising airtime, radio station website advertising, and radio station promotions. This represents an increase of 74% over the revenue guarantee currently in place.

PUBLIC NOTICE

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

REPORT NO. 15-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor G. Wyant, Chair
Councillor B. Dubois
Councillor P. Lorje
Councillor C. Clark
Councillor B. Pringle

**1. Proposed Traffic Control Changes
Eastlake Avenue and Main Street and Eastlake Avenue and 11th Street
(File No. CK. 6280-1)**

RECOMMENDATION: 1) that the existing yield signs at the intersection of Main Street and Eastlake Avenue be replaced with stop signs, as indicated on Plan Number 211-0046-001r003 (Attachment 1 to the report of the General Manager, Infrastructure Services dated September 11, 2008); and

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- 2) that the stop signs located at the intersection of Eastlake Avenue and 11th Street be re-oriented to stop northbound and southbound traffic on Eastlake Avenue, giving the right of way to 11th Street, as indicated on Plan 211-0046-001r003 (Attachment 1 to the report of the General Manager, Infrastructure Services dated September 11, 2008).

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Infrastructure Services Department dated September 11, 2008.

**2. Enquiry – Councillor P. Lorje (May 20, 2008)
Cost Recovery – Garden Programs
(File No. CK. 1720-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Infrastructure Services Department dated September 15, 2008, with respect to the above matter.

Your Committee has reviewed the matter with the Administration and has received a presentation from Ms. Karen Archibald, Child Hunger and Education Program, with respect to a number of requests for the City's assistance relating to community garden program. Your Committee has asked that a written submission be provided directly to the Administration providing details of the requests and has referred the matter to the Administration to report on those issues at the appropriate time.

REPORT NO. 1-2008 OF THE MUNICIPAL ENTERPRISE ZONE COMMITTEE

Composition of Committee

Councillor D. Hill, Chair
Councillor B. Dubois
Councillor P. Lorje
Mr. A. Wallace
Ms. P. Kotasek
Mr. P. Whitenect
Mr. R. Pshebylo
Mr. Kyle Berdan
Mr. Alan Thomarat
Mr. Len Usiskin

**1. List of Approved Applications: August – September 2008
File No.: PL 4110-34 CK. 3500-15**

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

At its September 4, 2008 meeting, the Municipal Enterprise Zone Adjudication Committee approved the following applications for which City Council approval is not required:

1. V&F Management, 1015/1017 22nd Street West - V&F Management owns the above property in the Pleasant Hill neighbourhood and plans to undertake exterior improvements to the building. As this is a corner site, two of these façades are street-facing, and therefore qualify for façade appearance grants. The total cost of the improvement work for the entire building is estimated to be \$5,100, but the cost applied to the eligible façades is \$3,120

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(\$1,080 + \$2,040). The Committee approved a Façade Appearance Grant equivalent to the eligible amount (\$3,120).

2. Computers For Kids Canada Inc., 322 Avenue C South - Computers For Kids Canada Inc. intends to proceed with improvements to its façade in the Riversdale neighbourhood. The planned cost of these improvements, which will include painting and new signage, is \$2,500. The Committee approved a total Façade Appearance Grant of \$2,500 for this project.
3. White's Pharmacy, 1030 Avenue L South - White's Pharmacy plans to improve the exterior of its building in the King George neighbourhood. The proposal calls for the removal of the recessed storefront by adding a new wall. New window and door openings will be added and the storefront will be re-sided and painted as necessary. The total estimated cost of improvements is \$10,000. The Committee approved a Façade Appearance Grant of \$2,500 for this application.
4. Avalokitesvara Buddhist Temple Society Inc., 2220 20th Street West - The Buddhist Temple Society plans to undertake substantial façade improvements to its building at the above address in the Pleasant Hill neighbourhood. The improvements involve a complete exterior renovation including: new roofing, relocation and blocking-in of many windows, new panelling, new trim, and the addition of a veranda. The total cost of the renovation is estimated to be \$260,000. Since this building is located on a corner site, two façades are eligible for a grant from the Enterprise Zone. Therefore, the Committee approved a Façade Appearance Grant totalling \$5,000 (\$2,500 x 2 eligible façades).
5. Garden Architecture and Design, 320 Avenue B South - Garden Architecture has purchased the property across the lane from its existing site at 315 Avenue A South in the Riversdale neighbourhood. The applicant is in the process of extensively landscaping the vacant land effectively turning it into an outdoor showroom for its garden and landscaping products. The total investment in the project is estimated to be \$40,000. Garden Architecture is installing permanent wrought iron fencing and gates on the Avenue B frontage. The street-front improvements alone will cost approximately \$15,000. The Committee made the determination that, in this case, the street-front work can be considered a façade and approved a Façade Appearance Grant of \$2,500 for the project. In addition, the Committee approved a grant-in-lieu of tax abatement for \$947.03 as well as a rebate of Phase I environmental charges up to a maximum of \$2,500.

Follow-up inspections will be undertaken at all 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

The above applications total \$19,067.03 in Committee-approved incentives. As of September 10, 2008, after accounting for these funding requests, there is approximately \$92,100 remaining in the

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Municipal Enterprise Zone account. There are sufficient funds to accommodate these requests, however the Enterprise Zone is nearing the end of its committed funding. An annual report will be prepared soon for Council's consideration to determine the future of the Enterprise Zone program.

**2. Crossman Graphic Supply Inc.
File No.: PL 4110-34-148 CK. 3500-15**

- RECOMMENDATION:**
- 1) that City Council approve a five-year abatement of the incremental taxes to the property at 1810 Saskatchewan Avenue for the construction of a new warehouse by Crossman Graphic Supply Inc.;
 - 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 September 4, 2008 meeting, the Municipal Enterprise Zone Adjudication Committee considered an application from Crossman Graphic Supply Inc. (Crossman Graphic) for assistance with its project at 1810 Saskatchewan Avenue in the Kelsey-Woodlawn neighbourhood. (See Attachment 1.) Crossman Graphic is proposing the construction of a new warehouse facility on the site. The proposal calls for approximately \$1.1 million in investment on the part of the applicant. Crossman Graphic estimates it will hire seven and a half additional full-time employees.

Crossman Graphic was founded in Saskatoon in 1982. It offers a wide variety of graphic and printing supplies as well as information technology products and services. The company is currently operating at 834 56th Street East and wishes to expand its operations by relocating to the Enterprise Zone.

REPORT

Crossman Graphic'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 \$3,361.50. Crossman Graphic is also applying for a five-year abatement of the incremental property taxes. According to

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the Office of the City Assessor, the incremental increase in annual property taxes for the property is estimated to be \$13,000. The value of this abatement over the five-year period is estimated to be \$65,000.

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 represents a significant investment in the Enterprise Zone and the relocation of a successful city business to the area. In addition to the existing staff employed by Crossman Graphic which will be moving into the Zone, the company plans to add seven and a half new jobs. This is consistent with the purpose of City of Saskatoon Policy A09-031 (Municipal Enterprise Zone). 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 (estimate)	\$ 3,361.50
Council	Property Tax Abatement (five years at \$8,286 per year)	\$ 65,000.00
	Total	\$ 68,361.50

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 Crossman Graphic Supply Inc. (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 September 4, 2008. As of September 10, 2008, there is approximately \$108,000 remaining in the Municipal Enterprise Zone account. The above application totals \$3,361.50 in automatic cash incentives and is within

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the means of the Municipal Enterprise Zone Program. The recommended property tax abatement does not impact the account balance.

ATTACHMENT

1. Location Map.

REPORT NO. 15-2008 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship Mayor D. Atchison, Chair
Councillor C. Clark
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor P. Lorje
Councillor M. Neault
Councillor T. Paulsen
Councillor G. Penner
Councillor B. Pringle
Councillor G. Wyant

1. **Saskatoon Planning District Boundary Alteration
(File No. CK. 4240-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached for the information of City Council is a report of the General Manager, Community Services Department dated September 8, 2008 regarding recommended changes to the boundary of the Saskatoon Planning District.

2. **Task Force on City-University Sustainability Initiatives
Update September 2008
(File No. CK. 215-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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Your Committee is pleased to submit the attached report of the A/General Manager, Utility Services Department dated September 4, 2008, advising of activities of the Task Force on City-University Sustainability Initiatives.

Members of the Task Force will be in attendance to provide a brief overview of future plans.

**3. Circle Drive South – Property Acquisition
Lot 1, Block 532, Plan 66S18566
2929 Melville Street
(File No. CK. 4020-1 x6050-9)**

- RECOMMENDATION:**
- 1) that Lot 1, Block 532, Plan 66S18566 (2929 Melville Street) be purchased from Ronald Enterprises Ltd., at a purchase price of \$1,400,000.00 (including G.S.T. and P.S.T.) plus \$125,000 for disturbance, moving costs, and business disruption;
 - 2) that the cost of acquisition and related expenses be charged to the Property Realized Reserve, as an interim source of financing; and
 - 3) that the City Solicitor be requested to prepare the necessary purchase agreement based on the terms and conditions outlined in this report, and that His Worship the Mayor and City Clerk be authorized to execute the agreement on behalf of City Council.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Infrastructure Services Department dated September 12, 2008:

“BACKGROUND

At its meeting held May 28, 2007, City Council considered Clause 6, Report No. 9-2007 of the Executive Committee and adopted the following recommendation with respect to the Circle Drive, South River Crossing project:

- ‘3) that the Administration be authorized to negotiate with all land owners identified for the acquisition of the necessary rights-of-way for the construction of this project.’

REPORT

The property at 2929 Melville Street is currently owned and occupied by Ronald Enterprises Ltd. The 1.82 acre site is developed with a 10,086 square foot office/warehouse building that is utilized primarily as administration offices for El-Rancho Food and Hospitality.

Current configuration for the east side traffic corridor of the Circle Drive South River Crossing project will require approximately the north two-thirds of the site for roadway expansion. It is upon this section of the property that the building is situated. Consequently, the building will have to be demolished to accommodate the expanded roadway. The property will be purchased in its entirety with remaining land area to be disposed of at the completion of the project.

Attachment No. 1 illustrates the approximate land required for the widening of Circle Drive.

Significant terms and conditions of the Offer to Purchase agreement are as follows:

1. Purchase Price
Purchase price for the property is \$1,400,000 with an initial deposit of \$50,000 within 10 days of acceptance of the Offer, and the balance on Closing.
2. Compensation Items
 - a) In consideration of moving and disruption costs, an additional sum of \$100,000 is to be paid on Closing Date.
 - b) In consideration of costs to be incurred by the property owner to remove the building and foundations located on the Lands before May 31, 2009, an additional sum of \$25,000 is to be paid on or before June 30, 2009. If the building and foundations have not been removed by May 31, 2009, the \$25,000 payment will be withheld and used to complete the demolition and site clean-up.
3. Conditions Precedent
 - a) Approval of Saskatoon City Council by September 30, 2008.
 - b) The Buyer has until September 30, 2008 to conduct, review, and accept the findings of a Phase I Environmental Audit to be completed at the Buyer's discretion and expense.
4. Other Terms
 - a) The Property owner may remain in the property after the Closing Date as tenant at a lease rate of \$1 per month until April 30, 2009. Throughout this period, property taxes will not be payable, however, the tenant will be responsible for all utility charges.

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- b) The tenant agrees to carry sufficient liability insurance absolving the City from any claims whatsoever.
- 5. Legal Costs and Disbursements
Each party shall be responsible for its own legal costs.
- 6. Closing Date
October 31, 2008, or sooner as agreed to by both parties.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications

FINANCIAL IMPACT

It is recommended that the cost of acquisition and related expenses be charged to the Property Realized Reserve as an interim source of funding.

PUBLIC NOTICE

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

ATTACHMENT

- 1. Property Acquisition Plan; Ronald Enterprises Ltd. - 2929 Melville Street"
- 4. **Direct Sale to Remail Zwack Ventures Inc., 306 Shillington Crescent
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that City Council approve the granting of an Option to Purchase to Remail Zwack Ventures Inc. for the direct sale of 306 Shillington Crescent, Lot L, Plan 101908964 as outlined in this report; and,
 - 2) that the City Solicitor be requested to prepare the necessary sales agreement and that His Worship, the Mayor and City Clerk be authorized to execute the agreements.

ADOPTED.

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Your Committee has considered and supports the following report of the General Manager, Community Services Department dated September 8, 2008:

“BACKGROUND

City Council, at its meeting held on April 21, 2008, considered Council Report No 4-0028 of the Land Bank Committee dealing with the proposed sale of land to Bayview Hospitality in the Blairmore Suburban Centre and resolved, in part:

“that granting of an Option to Purchase to Bayview Hospitality Inc. for the direct sale of Lot L, Plan 101908964, containing 2.678 acres of land be approved, with terms and conditions as outlined in the attached report”

Subsequent to this meeting, your Administration notified Bayview Hospitality of the resolution of Council and began drafting a Sale Agreement for execution. However, Bayview submitted notification of June 30, 2008, indicating they no longer wished to proceed with the sale. The City has since been contacted by Remai Zwack Ventures Inc. also expressing an interest in this property. After Bayview Hospitality removed their interest and subsequent negotiations, Remai Zwack Ventures Inc. was offered a similar conditional proposal for possible purchase, subject to Council approval. The purpose of this report is to inform Council of Bayview Hospitality’s withdrawal and to seek Council’s approval to enter into a direct Sale Agreement with Remai Zwack Ventures Inc. based upon similar terms and conditions.

REPORT

Remai Zwack Ventures Inc. has indicated their interest in constructing a four storey hotel without a nightclub or tavern on this site in the Blairmore Suburban Centre. The hotel is expected to offer approximately 104 rooms with a pool, fitness room and breakfast room. The proposed Option to Purchase would allow Remai Zwack Ventures Inc. the time required to submit a Discretionary Use for approval.

The conditional proposal for an Option to Purchase containing the following conditions has been accepted by Curtis Zwack of Remai Zwack Ventures Inc.:

1. Granting of an Option to Purchase subject to City Council approval;
2. Purchase Price: \$1,736,000 plus applicable taxes;
3. Option Fee and Term: \$35,000 for six months with the option fee to be applied to the purchase price if the option is exercised;
4. Condition Precedent to Exercising of Option: Subject to approval by City Council of the Discretionary Use application for the proposed hotel development. The option fee would be refunded without interest should the discretionary use approval not be granted by City Council; and
5. Should the Option to Purchase be exercised, the provision of a “Letter of Credit” payable to the City of Saskatoon in the amount of \$347,200 would be required to

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provide assurance for the completion of construction of the foundation required for the hotel development within 24 months of the Closing Date for the sale.

The development of an easily accessible hotel development within Blairmore Centre will serve as a complement to the nearby Shaw Centre and existing high schools in attracting various competitions. The proposed site is highly visible from 22nd Street West. Direct access to Shillington Crescent will be restricted to north bound traffic only from Betts Avenue with south bound traffic accessing via Molland Lane. The intersection at Betts Avenue and Molland Lane has been designed to accommodate traffic signals.

OPTIONS

The only other option would be to reject the proposal and proceed to offer the property for sale by public tender.

The direct sale of this property in the Blairmore Suburban Centre would comply with the City of Saskatoon's Sale of Serviced City-Owned Lands Policy (Policy No. C09-033). Section 3.2 d) of this policy states as follows:

“3.2 The Administration may pursue or entertain direct sale, or long-term leases under the City's Industrial Land Incentives Program, of civic lands when one or more of the following conditions are present:

d) A situation where direct sales would create an impetus for sale or relocation to a new form of land use site.”

The impetus for the City in this situation is to provide support services for the existing public facilities and commercial developments. Together these components will help attract other future investments that are required to continue fulfilling the overall vision of the Blairmore Suburban Centre.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

All proceeds will be assigned to the Property Realized Reserve and used to offset current expenses in the development of this area.

PUBLIC COMMUNICATION PLAN

The proposed granting of an Option to Purchase would provide the purchaser an opportunity to submit a discretionary use application. The proposed hotel development and requisite public hearing process will provide public notice and an opportunity for input from nearby residents.

PUBLIC NOTICE

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

ATTACHMENTS

1. Blairmore Centre – Site Location
2. Preliminary site plan.”

**5. Direct Sale to Branstin Holdings Inc., Lot E, Block 12, Plan G826
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that City Council approve the Direct Sale of Lot E, Block 12, Plan G826 to Branstin Holding Ltd. as outlined in this report; and
 - 2) that the City Solicitor be requested to prepare the necessary sales agreement and that His Worship, the Mayor and City Clerk be authorized to execute the agreements.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Community Services Department dated September 15, 2008:

“BACKGROUND

The City was approached by Colliers McClocklin Real Estate Corp., representing Branstin Holding Ltd. expressing interest in purchasing Lot E, Block 12, Plan G826. Branstin Holding Ltd. is the owner of 1502 Quebec Avenue, the site adjacent to the south.

REPORT

Branstin Holdings Ltd. indicated their requirement of this parcel is to provide an alternative egress route to their current facility at 1502 Quebec Avenue. This egress route will facilitate potential truck loading from the rear, which may also entail future building redevelopment.

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Previous use of the proposed site was a spur line which provided access to only one location, 1502 Quebec Avenue. Directly to the West of the spur line is a cul-de-sac which provides access to 38th Street for two separate neighbouring sites also fronting on Quebec Avenue. The Direct Sale of this parcel to Branstin Holding Inc. would provide them similar access from 38th Street to their current site at 1502 Quebec Avenue.

The following terms and conditions of the Direct Sale agreed to by Branstin Holdings Ltd. include:

1. Granting of the sale subject to City Council approval;
2. Purchase Price: \$44,000 plus applicable taxes; and
3. The sale of the Land is “As Is, Where Is” basis.

This Direct Sale within the North Industrial area would comply with the City of Saskatoon’s Sale of Serviced City-Owned Lands Policy (Policy No C09-033). Section 3.2 f) of this policy states as follows:

“3.2 The Administration may pursue or entertain direct sale, or long-term leases under the City’s Industrial Land Incentives Program, of civic lands when one or more of the following conditions are present:

- f) A situation where a remnant parcel is not needed by the City and could be sold to an adjacent property owner”

OPTIONS

The only other option would be to reject the request for sale.

POLICY IMPLICATIONS

There are no Policy implications

FINANCIAL IMPACT

The proceeds from the sale of this land will be deposited into the Property Realized Reserve.

PUBLIC NOTICE

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

ATTACHMENT

1. Map of immediate area highlighting subject sites.”

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His Worship the Mayor assumed the Chair.

Moved by Councillor Penner, Seconded by Councillor Clark,

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

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Margie Diakuw, dated September 10

Complimenting staff on the excellent care taken of the Forestry Farm Park and Zoo. (File No. CK. 4205-8)

RECOMMENDATION: that the information be received and forwarded to the Administration.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the information be received and forwarded to the Administration.

CARRIED.

2) Bruce Passmore, Humane Society International/Canada, dated September 10

Submitting information regarding egg-laying hens confined to battery cages and putting forward a motion for Council's consideration. (File No. CK. 151-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

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3) Robert Eaton, dated September 16

Commenting on bylaw requiring multi-unit dwelling owners to provide specific garbage bins. (File No. CK. 7830-3)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT the letter be joined to the outstanding enquiry on the matter and that a report be brought forward in four to six weeks.

CARRIED.

4) Stephen Thiessen, dated September 18

Commenting on heavy machinery on city streets during peak times. (File No. CK. 6000-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Neault,

THAT that the matter be referred to the Administration to report to the Planning and Operations Committee.

CARRIED.

5) Sharon Bourassa, dated September 22

Requesting an extension of the time which amplified sound can be heard from 5:30 a.m. to 11:00 a.m. on Saturday, October 25, 2008, in conjunction with the World's Biggest Walk to promote organ donation. (File No. CK. 205-1)

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RECOMMENDATION: that the request to extend the time which amplified sound can be heard from 5:30 a.m. to 11:00 a.m. on Saturday, October 25, 2008, in conjunction with the World's Biggest Walk to promote organ donation be granted.

Moved by Councillor Dubois, Seconded by Councillor Hill,

THAT the request to extend the time which amplified sound can be heard from 5:30 a.m. to 11:00 a.m. on Saturday, October 25, 2008, in conjunction with the World's Biggest Walk to promote organ donation be granted.

CARRIED.

C. INFORMATION ITEMS

1) Garth Patterson, dated September 11

Commenting on proposed upgrades to Gordon Howe Bowl. (File No. CK. 4205-7-2)

2) Darcy Worth, dated September 11

Commenting on fluoride in Saskatoon's drinking water. (File No. CK. 7920-1)

3) Georgina Nowosad, dated September 11

Expressing gratitude for those responsible for alleviating a recent complaint with respect to branches at H.S. Sears Park. (File No. CK. 4139-4 and 4205-1)

4) Bruce Dawson, dated September 5

Submitting copy of Saskatchewan Road and Railway Bridges to 1950: An Historical Overview. (Copy available for viewing in the City Clerk's Office.) (File No. CK. 6050-9 and 6050-8)

5) Kim Gallucci, dated September 12

Submitting first annual Disclosure Report for TCU Place, for the year ending December 31, 2008. (File No. CK. 175-28) *The City Clerk distributed copies of an updated organizational chart for TCU Place.*

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6) Linda Chartier, dated September 11

Commenting on proposal for front street garbage pick up. (File No. CK. 7830-3)

7) Kathryn Labuik, dated September 21

Commenting on proposal for front street garbage pick up. (File No. CK. 7830-3)

8) Diane Kotelmach, dated September 23

Commenting on loud car stereos. (File No. CK. 375-2)

9) Joanne Sproule, Deputy City Clerk, dated September 10

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 710 46th Street West. (File No. CK. 4352-1)

10) Joanne Sproule, Deputy City Clerk, dated September 10

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 201/203 Taylor Street East. (File No. CK. 4352-1)

11) Joanne Sproule, Deputy City Clerk, dated September 10

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 214 Avenue M South. (File No. CK. 4352-1)

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RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT, with respect to Item C1, the letter be joined to the file on Gordon Howe Bowl.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Audrey McKibbon, dated September 10

Requesting a bus shelter be erected on Berini Drive and Webster Street. (File Nos. CK. 7311-1, 7310-1, 610-1 & 4205-7-2) **(Referred to Administration for consideration and response to the writer.)**

2) Renee Hebb, dated September 11

Suggesting that a sound barrier is required in Silverwood Heights. (File No. CK. 375-2 & 6000-1) **(Referred to Administration to respond to the writer.)**

3) Jamie McKenzie, September 11 (two letters)

Commenting on accessibility on Saskatoon Transit buses. (File Nos. CK. 1402-1 & 7305-1) **(Referred to Administration for further handling.)**

4) Vincent Diakuw, dated September 14

Commenting on privacy issues with respect to red light cameras. (File No. CK. 5300-8) **(Referred to Administration to respond to the writer.)**

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5) Nancy Carmichael, dated September 17

Advising of 2nd Annual Pedestrian Safety Walk. (File No. CK. 5200-1) **(Referred to Traffic Safety Committee for further handling.)**

6) James Munro, dated September 21

Commenting on a median in disrepair. (File No. CK. 6315-1) **(Referred to Administration for appropriate action.)**

7) Chris Otsig, dated September 20

Requesting that a residential parking permit program be implemented in the 1200 Block of Avenue D. (File No. CK. 6120-4-2) **(Referred to Administration for appropriate action.)**

8) Charlie Bueckert, dated September 18

Commenting on confusing exit and entrance at the transit terminal at Confederation Park Mall. (File No. CK. 6280-1) **(Referred to Administration for appropriate action.)**

9) Charlie Bueckert, dated September 18

Commenting on smoking at bus terminals. (File No. CK. 185-3) **(Referred to Administration to respond to the writer.)**

10) Sean Rizoos, dated September 22

Commenting on proposed improvements to Gordon Howe Bowl. (File No. CK. 4205-7-2) **(Referred to Administration to respond to the writer.)**

11) Norma Pavely, dated September 22

Commenting on the recycling centre at Lawson Heights Mall. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)** *Councillor Hill submitted for the file, a petition signed by approximately 144 people not in favour of moving the recycling area from the Lawson Heights Mall, to the former bus lane located between Primrose Drive and Ravine Court.*

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RECOMMENDATION: that the information be received.

Moved by Councillor Dubois, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Colleen Yates, Utility Services Department, dated September 10

Requesting City Council proclaim the week of October 6 to 10, 2008 as Rideshare Week. (File No. CK. 205-5)

2) Don Head, Correction Service Canada, undated

Requesting City Council proclaim the week of November 16 to 23, 2008 as Restorative Justice Week. (File No. CK. 205-5)

3) Wilda Wallace, Saskatchewan Association for Community Living, dated September 17

Requesting City Council proclaim October 2008 as Community Living Month and requesting their flag be flown for the month. (File No. CK. 205-5)

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- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section E;
 - 2) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council; and
 - 3) that the flag raising be approved subject to administrative conditions.

Moved by Councillor Penner, Seconded by Councillor Heidt,

- 1) *that City Council approve all proclamations as set out in Section E;*
- 2) *that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council; and*
- 3) *that the flag raising be approved subject to administrative conditions.*

CARRIED.

ENQUIRIES

Councillor B. Dubois
Transit for Disabled Funding
(File No. CK. 1860-1 x CK. 7305-1)

Would the Administration please bring forward the details on funding not received recently from the Provincial Transit for Disabled Funding (TDF) as well as devise a plan with Council to move forward for acquiring future funding.

Councillor T. Paulsen
Water Rate Policy
(File No. CK. 1905-2)

Could the Administration please report on updating their water rate policy, in particular the issue of charging condominium developments commercial rates when the actual use of the water has a residential purpose.

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**Councillor M. Heidt
Drainage
(File No. CK. 7820-1)**

Would the Administration please review the existing bylaw on drainage from private property to easements and other private property, for example; how to regulate drainage issues caused by landscaping that is way higher than their neighbours.

In new neighbourhoods the land is all graded to run away. If everyone puts 6 inches of fill in everything is great. However, if a person builds a raised bungalow for example, and puts in 18 inches of fill or landscaping, the neighbours get all the moisture and it makes a dam for other residents.

The meeting recessed at 6:51 p.m. and reconvened at 7:00 p.m. with His Worship the Mayor in the Chair.

HEARINGS

**4a) Municipal Heritage Property Designation
St. John's Anglican Cathedral
816 Spadina Crescent
Proposed Bylaw No. 8699
(File No. CK. 710-50)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8699, a copy of which is attached.

Attached is an excerpt from the minutes of meeting of City Council held on December 17, 2007. As will be noted, Council adopted the following motion:

- 1) that Bylaw No. 8352 (the St. John's Anglican Cathedral Heritage Designation Bylaw, 2004) be amended to exclude Parcel A, as shown on Attachment 1 of the report of the General Manager, Community Services Department dated October 18, 2007, as municipal heritage property; and
- 2) that the City Solicitor's Office be requested to prepare, advertise, and bring forward an amended bylaw, which excludes Parcel A, as shown on Attachment 1 of the report of the General Manager, Community Services Department dated October 18, 2007, as heritage property, under the provisions of the *Heritage Property Act*.

A copy of the Notice which appeared in the local press on August 16, 2008, is attached.

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The following is a report of the City Solicitor dated September 16, 2008:

‘City Council, at its meeting held on December 17, 2007, resolved that Bylaw No. 8532, The St. John’s Anglican Cathedral Heritage Designation Bylaw, 2004, be amended by removing the Municipal Heritage Designation from a portion of the land on which the Cathedral is located (Clause 4, Report No. 15-2007 of the Planning and Operations Committee).

Pursuant to Council’s resolution, we enclose proposed Bylaw No. 8699, The St. John’s Anglican Cathedral Heritage Designation Amendment Bylaw, 2008. The proposed Bylaw amends Bylaw No. 8532 by removing the Municipal Heritage Designation from a portion of land on which the Cathedral is located as shown on Schedule “A” to the Bylaw.

The Heritage Property Act requires that a Notice of Intention to amend the Bylaw be served on all parties with an interest in the property and on the Registrar of Heritage Property. As well, the Notice must be advertised in at least one issue of a newspaper in general circulation in the municipality. All pre-requisites to the passing of the Bylaw have been undertaken. The date advertised for the consideration of the amendment is September 29, 2008.

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

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

The original and all required copies of the Bylaw as well as a copy of the Notice of Intention are enclosed.’

Also attached is a letter dated September 22, 2008, from Lenore Swystun, President, Saskatoon Heritage Society, requesting permission for a representative of the Heritage Society to address Council.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Manager, Planning and Development Services, Community Services Department, reviewed the proposed removal of the property designation and expressed the Department’s support.

Mr. Derwyn Crozier-Smith spoke on behalf of St. John’s Cathedral, providing a brief history on the property as well as a brief description of the proposed project and sale and asked for Council’s support.

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Ms. Peggy Sarjeant, Saskatoon Heritage Society, advised that the Society does not oppose the request for removal of the heritage designation from a portion of this site, but has concerns regarding potential negative visual effects a project like this may have on other heritage properties located on Spadina Crescent. She asked that the City review the zoning regulations in this area with the goal of encouraging development that takes heritage resources into account.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the submitted reports and correspondence be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Council consider Bylaw No. 8699.

CARRIED.

- 4b) Rezoning from B4 District to B4A District
Block P, Plan 99SA37157 (Heal Avenue and Nelson Road)
University Heights Suburban Centre
Applicant: City of Saskatoon Land Branch
Proposed Bylaw No. 8706
(File No. CK. 4351-08-14)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8706.

Attached are copies of the following:

- Proposed Bylaw No. 8706;
- Clause 3, Report No. 7-2008 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on August 11, 2008; and
- Notice that appeared in the local press under dates of September 13 and 20, 2008.”

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His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Manager, Planning and Development Services, 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 of 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 Penner,

THAT the submitted reports and correspondence be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Council consider Bylaw No. 8706.

CARRIED.

- 4c) Proposed Development Plan Amendment
'Residential' to 'Special Area Commercial'
1111 Broadway Avenue – Haultain Neighbourhood
Applicant: Shell Canada Limited
Proposed Bylaw No. CK. 8709
(File No. CK. 4351-08-17)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8709.

Attached are copies of the following:

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- Proposed Bylaw No. 8709;
- Report of the General Manager, Community Services Department dated August 19, 2008, recommending that the proposed amendment to the City's Development Plan – Land Use Policy Map to redesignate Lots 6 and 50 of Block 21, Plan 101394255 and Plan G103 (1111 Broadway Avenue) from 'Residential' to 'Special Area Commercial' be approved;
- Letter dated September 15, 2008 from the Municipal Planning Commission advising that the Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of September 13 and 20, 2008; and
- Letters from the following:
 - Linda Seaton, dated September 15, 2008; and
 - Terry Schwalm and Otto Tresher, dated September 19, 2008."

The City Clerk distributed copies of the following letters:

- *Victoria Neufeldt, dated September 28, 2008; and*
- *Patty Kozak, dated September 28, 2008.*

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Manager, Planning and Development Services, reviewed the proposed development plan amendment and expressed the Department's support. He noted that a car wash would not be an allowable development on this site.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed development plan amendment.

Mr. Shawn McDougall, Shell Canada, reviewed Shell's intentions for the site regarding operations and store hours and advised that he was present to answer questions.

Ms. Victoria Neufeldt, a resident in the neighbourhood, reviewed with Council her submission dated September 29, 2008, requesting that this be a one-time exceptional approval and that it does not set precedence in the neighbourhood for future development.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the submitted reports and correspondence be received.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT Council consider Bylaw No. 8709.

CARRIED.

- 4d) Proposed Zoning Bylaw Amendment
From R2 District to B2 District
1111 Broadway Avenue – Haultain Neighbourhood
Applicant: Shell Canada Limited
Proposed Bylaw No. 8710
(File No. CK. 4351-08-17)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8710.

Attached are copies of the following:

- Proposed Bylaw No. 8710;
- Report of the General Manager, Community Services Department dated August 19, 2008, recommending that the proposal to rezone Lots 6 and 50 of Block 21, Plan 101394255 and Plan G103 (1111 Broadway Avenue) from an R2 District to a B2 District be approved (**See Attachment 4c**);
- Letter dated September 15, 2008 from the Municipal Planning Commission advising that the Commission supports the above-noted recommendation (**See Attachment 4c**); and
- Notice that appeared in the local press under dates of September 13 and 20, 2008.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Manager, Planning and Development Services, reviewed the proposed rezoning and expressed the Department’s support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed rezoning.

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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 Wyant,

THAT the submitted reports and correspondence be received.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Neault,

THAT Council consider Bylaw No. 8710.

CARRIED.

MATTERS REQUIRING PUBLIC NOTICE

- 5a) Proposed Direct Sale – 140 4th Avenue North
Lighthouse Supported Living Inc.
File No.: PL 951-5 CK. 4215-1 x CK. 750-4**

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Community Services Department dated September 10, 2008:

- ‘RECOMMENDATION:** 1) that the direct sale of a portion of Lot 43, Block 159, Plan 99SA32572 (140 – 4th Avenue North – Police Station Parking Lot), as shown on Attachment 1, to Saskatchewan Housing Corporation for a total purchase price of \$1, plus development charges, for the development of a mixed housing project in accordance with the project description and sales conditions contained in this report, be approved; and

- 2) that the City Solicitor be instructed to prepare the necessary Sales Agreement.

BACKGROUND

On October 3, 2007, the Saskatchewan Housing Corporation approved an Affordable Housing Grant of \$11,520,000 to Lighthouse Supported Living Inc. (The Lighthouse) from the HomeFirst Affordable Housing Program. The approval is for a 120 unit supported and transitional housing development plus 20 emergency shelter beds. The proposed location is on a site to be created from the Saskatoon Police Service parking lot at 140 – 4th Avenue North. (See Attachment 1.)

On January 28, 2008, City Council resolved to provide Lighthouse Supported Living Inc. with a contribution of ten percent of the total capital cost to construct the new, supported living Affordable Housing Project at the subject site, plus a five-year tax abatement on the affordable housing portion of the project. The City of Saskatoon's contribution totals \$1,458,000. The total project was estimated to cost \$14,580,000 in January 2008. Note that this estimate is for the affordable housing component only. The Stoneset estimate of \$17,600,000 to construct Phase 1 (Attachment 2) includes an additional 10 dwellings requested by the Saskatchewan Housing Corporation. The applicant will be required to apply for additional funding from the City of Saskatoon if the actual costs are 15 % greater than the estimated cost.

On May 2, 2008, Stoneset Equities submitted a proposal to the City of Saskatoon for the development of a mixed housing proposal which includes the Lighthouse Supported Living Project, market housing, and approximately 10,000 square feet of commercial office space.

On July 10, 2008, Saskatchewan Housing Corporation wrote to Stoneset Equities indicating a willingness to enter into an Agreement to have Stoneset Equities develop the Lighthouse Supported Living Project.

REPORT

Lighthouse Supported Living Inc. has been looking for ways to expand the services and number of dwellings it has to offer. The need for more supportive and transitional housing spaces is growing in Saskatoon.

The Lighthouse Supported Living Inc. (formerly the Voyageur Club) has been operating as The Lighthouse (formerly Capri Place) since 1997 and currently provides housing for vulnerable low-income single persons and persons with special needs including: single persons on social assistance, seniors, working (poor), students, people living with Fetal Alcohol Syndrome Disorder, addictions, acquired brain injury, long-term mental health challenges, and physical and learning disabilities.

After looking at options to expand at their current location in the former Capri Hotel, it was

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decided that the best option available was to construct a new facility. The Saskatchewan Housing Corporation, on behalf of Lighthouse Supported Living Inc., began to look for suitable sites in the Downtown area. It was important to The Lighthouse to maintain a central location with easy walking access to services. The parking lot adjacent to Saskatoon Police Services was examined as an option and soon became a preferred location.

Development Proposal

An Expression of Interest (EOI) to develop the Lighthouse Project, including multiple floors of market housing, was issued by the Saskatchewan Housing Corporation in February 2007. As of the cutoff date of March 14, 2008, there was one EOI from Stoneset Equities. Stoneset Equities provided a more detailed submission dated April 30, 2008.

The Lighthouse Project (affordable housing component) will be comprised of 120 living units within 63,500 square feet (not including parking). The market housing component will be comprised of 116 living units within 195,980 square feet. A small commercial component for commercial office space is included totaling 10,920 square feet. A total of 270 enclosed and underground parking stalls will be constructed with 100 stalls owned by the City, 30 stalls allocated to Lighthouse, and 140 stalls for market housing and commercial use.

Funding Commitments

There are funding commitments from all levels of government, plus equity from Lighthouse Supported Living Inc., which are dedicated to the affordable component of this project:

- The Federal Homelessness Partnering Strategy (HPS) has provided \$500,000 towards the Lighthouse Supported Living Inc. affordable housing project. The City of Saskatoon has held this funding in trust for Lighthouse Supported Living Inc. until the first installment is required on the project.
- The Province of Saskatchewan has committed \$11,520,000 from the Home First Affordable Housing Program.
- The City of Saskatoon has committed \$1,458,000 from the Affordable Housing Reserve.
- Lighthouse Supported Living Inc. has committed \$1,102,000 of equity towards the project.

Development Site

The Administration has completed the necessary steps to create a suitable development site for this project. These steps have included:

- phase 1 and phase 2 Environmental Screening;
- subdivision to create a new site;

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- council resolution to waive off-site levies for the portion of the project dedicated to affordable housing (May 20, 2008); and
- parking plan to temporarily relocate the Police parking during construction.

Sales Agreement and Conditions

A Sales Agreement will be drafted between the City of Saskatoon and the Saskatchewan Housing Corporation. The Agreement will include the following conditions:

- 1) A purchase price of \$1 for the land;
- 2) Construction of 100 enclosed parking spaces. These spaces will be owned by the City of Saskatoon. The spaces will be provided to the Saskatoon Police Service until a permanent parking solution is developed;
- 3) Payment of all costs related to the creation of the site such as subdivision, environmental screening, market appraisal, off-site levies (market housing portion - \$57,264.41) and any other costs associated with site creation;
- 4) Saskatchewan Housing Corporation to undertake development of the Lighthouse affordable housing component and parking stalls, which is in substantial conformance with the proposal received from Stoneset Equities dated April 30, 2008 (See Attachment 2);
- 5) Development of a foundation and structure in Phase 1 sufficient to construct additional floors of market housing in future phases;
- 6) Payment of \$18,083.50 in off-site levies if the affordable housing component is sold or converted for market housing within ten years of completion of the affordable housing component;
- 7) The remediation of the site to CCME Residential Standards;
- 8) The City of Saskatoon will provide copies of the Phase 1 and Phase 2 Environmental Site Assessments; and
- 9) In the event the Lighthouse Supported Living Inc. ceases to operate, the City of Saskatoon will offer the first right of refusal for any purchase or lease of parking stalls to the Saskatchewan Housing Corporation in the event stalls are available and for sale or lease to the public. This offer will be available only for the duration of their Agreement with Lighthouse Supported Living Inc. (15 years).

The Saskatchewan Housing Corporation is ready to proceed to enter into an Agreement with Stoneset Equities to develop the Lighthouse Project. Your Administration is recommending the direct sale to the Saskatchewan Housing Corporation.

OPTIONS

1. Proceed with the direct sale for The Lighthouse as described (recommended).
2. The City of Saskatoon may decide not to proceed with the direct sale. In this case, an alternative arrangement would need to be negotiated in order for the Lighthouse Project to proceed.

POLICY IMPLICATIONS

There are no policy implications as a result of this sale.

FINANCIAL IMPACT

The site was recently appraised and the market value is estimated to be \$2,600,000 (\$100 per square foot). The City of Saskatoon is providing the site for \$1 in exchange for construction and ownership of 100 parking spaces. The value of the parking spaces is approximately the same as the value of the enclosed parking (Stoneset Equities has estimated the value of the 100 enclosed parking stalls for the City at \$2,700,000 [\$27,000 per stall]).

Ongoing maintenance and upkeep of the parking stalls will require a capital reserve. It is proposed that the Administration set up a new reserve to collect payments from users to cover the operation and maintenance. It is estimated that operation plus maintenance could be approximately \$83,000 per year for 100 stalls.

It is proposed that the mill rate will pay into the reserve while the Police need the stalls. Once the Police Service no longer needs the stalls, the parking can be leased to the general public and begin accumulating revenue.

PUBLIC NOTICE

In accordance with Policy C01-021 (Public Notice Policy), Public Notice is required. A Public Notice will be published twice in both The StarPhoenix and the Saskatoon Sun on Saturday, September 20; Sunday, September 21; Saturday, September 27; and Sunday, September 28, 2008 .

ATTACHMENTS

1. Location Plan
2. Project Proposal Summary””

Mr. Allan Wallace, Housing Facilitator, Community Services Department, reviewed the proposed direct sale of 140 – 4th Avenue South to Saskatchewan Housing Corporation and expressed the Department’s support.

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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 Hill,

- 1) *that the direct sale of a portion of Lot 43, Block 159, Plan 99SA32572 (140 – 4th Avenue North – Police Station Parking Lot), as shown on Attachment 1, to Saskatchewan Housing Corporation for a total purchase price of \$1, plus development charges, for the development of a mixed housing project in accordance with the project description and sales conditions contained in this report, be approved; and*
- 2) *that the City Solicitor be instructed to prepare the necessary Sales Agreement.*

CARRIED.

COMMUNICATIONS TO COUNCIL - continued

A. REQUESTS TO SPEAK TO COUNCIL

1) Mark von Eschen, Artistic and Executive Director, Shakespeare on the Saskatchewan, dated August 27

Requesting permission to address City Council with respect to Shakespeare on the Saskatchewan.
(File No. CK. 1870-1)

RECOMMENDATION: that Mark von Eschen be heard.

Moved by Councillor Dubois, Seconded by Councillor Neault,

THAT Mark von Eschen be heard.

CARRIED.

Mr. Mark von Eschen, Artistic and Executive Director, Shakespeare on the Saskatchewan, advised Council of the Shakespeare's financial status and provided its final payment to the City in the amount of \$5,570.52. He also advised that 2009 is the Shakespeare's 25th Anniversary and the planned productions for 2009 are A Midsummer's Night Dream and Antony and Cleopatra.

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Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

2) Dick Nieman, Chair, Meewasin Valley Authority, dated September 16

Requesting permission to address City Council with respect to the development of a new Meewasin Valley Centre. (File No. CK. 1870-1)

RECOMMENDATION: that Dick Nieman be heard.

Moved by Councillor Dubois, Seconded by Councillor Neault,

THAT Dick Nieman be heard.

CARRIED.

Mr. Dick Neiman, Chair, Meewasin Valley Authority, advised Council of plans for a new interpretive centre and asked for the City's support to attract Federal funding by adding the project to the Building Canada Program. Ms. Susan Lamb, CEO, Meewasin Valley Authority, provided a PowerPoint presentation outlining the goals and issues with the current building and plans for a new centre. They provided Council with an information package as well as a framed photograph of River Landing.

Moved by Councillor Penner, Seconded by Councillor Neault,

THAT the matter be referred to the Administration for a report to Council in two weeks.

CARRIED.

3) Shannon Dyck, dated September 12

Requesting permission to address City Council with respect to student housing. (File No. CK. 750-1)

4) Kristina Lummerding-Driedger, dated September 15

Requesting permission to address City Council with respect to student housing. (File No. CK. 750-1)

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5) Nicole Kenney, dated September 15

Requesting permission to address City Council with respect to student housing. (File No. CK. 750-1)

6) Zafer Dallal Bashi, Grad Student's Association of the U of S, dated September 15

Requesting permission to address City Council with respect to student housing. (File No. CK. 750-1)

RECOMMENDATION: that Shannon Dyck, Kristina Lummerding-Driedger, Nicole Kenney and Zafer Bashi be heard.

Moved by Councillor Dubois, Seconded by Councillor Neault,

THAT Shannon Dyck, Kristina Lummerding-Driedger, Nicole Kenney and Zafer Bashi be heard.

CARRIED.

Ms. Shannon Dyck spoke on behalf of the University of Saskatchewan's Student's Union and expressed concerns and issues regarding the affordability, availability, and accessibility of housing for students.

Ms. Kristina Lummerding-Driedger was not present in the gallery.

Ms. Nicole Kenney expressed concerns with the condominium conversion policy noting that the exception clauses make it feasible for developers to convert apartments to condominiums even when the vacancy rate is below 1.5%. She asked that the City look at the following recommendations in order to encourage more affordable rental units:

- *relax regulations on secondary suites;*
- *implement the same taxation level for apartments as condos and regular housing; and*
- *raise the vacancy rate percentage cap for rental accommodations for conversions and have a more stringent cap.*

Mr. Zafer Bashi expressed concern regarding rental amounts and that the City has no control over what can be charged.

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Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

7) Jamie McKenzie, dated September 23

Requesting to address City Council with respect to ordering of city buses over the years. (File No. CK. 1402-1)

RECOMMENDATION: that Jamie McKenzie be heard.

Moved by Councillor Dubois, Seconded by Councillor Neault,

THAT Jamie McKenzie be heard.

CARRIED.

Mr. Jamie McKenzie expressed concerns regarding the number of accessible buses currently in operation and the age of some of those buses. He suggested the City approach the Provincial government for the appropriate funding. He also asked that the accessibility (ie. curb cuts) of bus stops be reviewed.

Moved by Councillor Hill, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8699

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8699, being “The St. John’s Anglican Cathedral Heritage Designation Amendment Bylaw, 2008” and to give same its first reading.

CARRIED.

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The bylaw was then read a first time.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Bylaw No. 8699 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8699.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 8699 was considered clause by clause and approved.

Moved by Councillor Penner, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8699 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Bylaw No. 8699 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8706

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8706, being “The Zoning Amendment Bylaw, 2008 (No. 18)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Bylaw No. 8706 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8706.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 8706 was considered clause by clause and approved.

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Moved by Councillor Penner, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8706 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Bylaw No. 8706 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8709

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8709, being “The Development Plan Amendment Bylaw, 2008 (No. 8)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Bylaw No. 8709 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Penner, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8709.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 8709 was considered clause by clause and approved.

Moved by Councillor Penner, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8709 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Bylaw No. 8706 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8710

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8710, being "The Zoning Amendment Bylaw, 2008 (No. 19)" and to give same its first reading.

CARRIED.

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The bylaw was then read a first time.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Bylaw No. 8710 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8710.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 8710 was considered clause by clause and approved.

Moved by Councillor Penner, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8710 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Bylaw No. 8710 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Moved by Councillor Penner,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:50 p.m.

Mayor

City Clerk