

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, August 4, 1992,  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Aldermen Mann, Penner, Waygood, Birkmaier, Mostoway,  
McCann, Hawthorne, Dyck and Cherneskey;  
City Commissioner Irwin;  
A/Director of Planning and Development Man;  
Director of Works and Utilities Gustafson;  
A/Director of Finance Ollenberger;  
A/City Solicitor Dirauf;  
City Clerk Mann;  
Aldermanic Assistant Sproule

Alderman Thompson entered the meeting at 7:01 p.m. during consideration of Item No. 2a) "Hearings".

*Moved by Alderman Mostoway, Seconded by Alderman Waygood,*

*THAT the minutes of the regular meeting held on July 20, 1992, be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) **Discretionary Use Application**  
**Proposed Bed and Breakfast Home**  
**231 Huron Court**  
**Hazel Hudson**  
**R.1A Zoning District**  
**(File No. CK. 4355-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on June 22, 1992, received notice of the above

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discretionary use application.

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

Council, at this meeting, is to consider granting its permission for the proposed use.

The matter is also being reported on under Clause 1, Report No. 8-1992 of the Municipal Planning Commission.

Attached are copies of the following correspondence with respect to this matter:

- a) Letter dated July 22, 1992, from R. F. Fitzpatrick, 227 Huron Court;
- b) Letter dated July 23, 1992, from Julian Humen, 219 Huron Court;
- c) Letter dated July 27, 1992, from Hazel Hudson, 231 Huron Court, informing Council that she will be present in the gallery should Council have any questions;
- d) Letter dated July 20, 1992, from Gerry Young, 159 Huron Place;
- e) Letter dated July 27, 1992, from Mrs. C. Prosser, 155 Huron Place; and
- f) Letter dated July 25, 1992, from Joe Moore, 251 Huron Court;
- g) Letter dated July 30 1992, from Richard T. Kusmirski, 235 Huron Court;
- h) Letter dated July 31, 1992, from Ben G. Robb, 255 Huron Court; and
- i) Letter dated July 31, 1992, from Trent Emigh, 239 Huron Court."

*Moved by Alderman Mostoway, Seconded by Alderman Waygood,*

*THAT Clause 1, Report No. 8-1992 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 8-1992 OF THE MUNICIPAL PLANNING COMMISSION**

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**1. Discretionary Use Application  
Proposed Bed and Breakfast Home  
231 Huron Court  
R.1A Zoning District  
Ms. Hazel Hudson  
(File No. CK. 4355-1) \_\_\_\_\_**

An application was received from Hazel Hudson requesting City Council's approval to use Lot 116, Block 622, Plan No. 76-S-02129 (231 Huron Court) for the purpose of a Bed and Breakfast Home. This property is zoned R.1A District in the Zoning Bylaw and a Bed and Breakfast Home may only be permitted at the discretion of City Council.

Attached is a copy of the report of the Planning Department dated June 16, 1992 with respect to this Discretionary Use Application containing the following recommendation:

- "1) That the application by Hazel Hudson requesting City Council's permission to use Lot 116, Block 622, Plan No. 76-S-02129 (231 Huron Court) for the purpose of a Bed and Breakfast Home be recommended for APPROVAL."

The Municipal Planning Commission has reviewed this application and supports the proposal for the following reasons:

- i) it conforms to the relevant sections of the Zoning Bylaw;
- ii) the proposed use is consistent with the residential land use designation for this area within the Development Plan; and
- iii) the public hearing will provide an opportunity to hear from anyone who opposes this proposed land use.

**RECOMMENDATION:** that the application submitted by Hazel Hudson requesting City Council's permission to use Lot 116, Block 622, Plan 76-S-02129 (231 Huron Court) for the purpose of a Bed and Breakfast home be APPROVED.

*His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.*

*Ms. Hazel Hudson, the applicant, reviewed her proposal with Council. She indicated that*

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*she was conveniently located to City facilities and could provide adequate parking.*

*Ms. Hudson addressed the concerns of residents of the area. She stated that she would not embark upon a project that would devalue her own property. Her information from an appraiser was that the land value would not be affected and she read a letter from a realtor stating that the activity would not affect the surrounding property in any way. The proposal is definitely for a Bed and Breakfast with one guest room only, and the proposal conforms to the relevant section of the Zoning Bylaw.*

*Ms. Hudson stated that she felt that Huron Court would continue to be a quiet residential neighbourhood, and noted that she had signatures from 8 of 16 homeowners in the cul-de-sac indicating their support. Two homeowners wished to remain neutral.*

*Ms. Lynn Fontaine, the operator of Bryden House Bed and Breakfast, indicated that she inspected Ms. Hudson's home unannounced and found it to be very satisfactory.*

*Ms. Gerry Young of 159 Huron Place expressed opposition to the proposed Bed and Breakfast and felt that there was adequate accommodation in the City to meet people's needs.*

*Moved by Alderman Dyck, Seconded by Alderman Penner,*

*THAT the submitted correspondence be received.*

*CARRIED.*

*Moved by Alderman Dyck, Seconded by Alderman Penner,*

*THAT the hearing be closed.*

*CARRIED.*

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*Moved by Alderman Thompson, Seconded by Alderman Penner,*

*THAT the application submitted by Hazel Hudson requesting City Council's permission to use Lot 116, Block 622, Plan 76-S-02129 (231 Huron Court) for the purpose of a Bed and Breakfast home be APPROVED.*

*IN AMENDMENT*

*Moved by Alderman Waygood, Seconded by Alderman Dyck,*

*AND THAT the approval of the application submitted by Hazel Hudson to use Lot 116, Block 622, Plan 76-S-02129 (231 Huron Court) for the purpose of a Bed and Breakfast home be subject to:*

- 1) no signage; and*
- 2) the discretionary use being applied only to the homeowner and not to the property.*

*THE AMENDMENT WAS PUT AND CARRIED.  
THE MOTION AS AMENDED WAS PUT AND CARRIED.*

*Moved by Alderman Birkmaier, Seconded by Alderman Waygood,*

*THAT Tourism Saskatoon be requested to review and report with respect to a Bed and Breakfast registry, regulations and licensing.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

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

**1) Marlene Hall, Secretary  
Development Appeals Board, dated July 15**

Submitting Notice of Hearing re 938 - 9th Avenue North - existing detached garage (with side yard encroachment). (File No. CK. 4352-1)

**2) Marlene Hall, Secretary  
Development Appeals Board, dated July 15**

Submitting Notice of Hearing re 118 Avenue L South - existing one-unit dwelling (with front yard encroachment). (File No. CK. 4352-1)

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

*Moved by Alderman Penner, Seconded by Alderman Dyck,*

*THAT the information be received.*

*CARRIED.*

**3) Keith Moen, Public Relations Co-ordinator  
The Terry Fox Foundation, dated July 15**

Requesting Council to proclaim the week of September 14 - 20, 1992 as Terry Fox Week. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of September 14 - 20, 1992, as Terry Fox Week.

*Moved by Alderman Birkmaier, Seconded by Alderman Dyck,*

*THAT His Worship the Mayor be authorized to proclaim the week of September 14-20, 1992, as Terry Fox Week.*

*CARRIED.*

**4) The Hon. Louise Simard**

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**Minister of Health, dated July 13**

Informing Council of Provincial Government's proposals to institute health care reform.  
(File No. CK. 3000-1)

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

*Moved by Alderman Dyck, Seconded by Alderman Mostoway,*

*THAT the information be received.*

*CARRIED.*

**5) Alf M. Toth, Chairperson, Board of Trustees  
Saskatoon Gallery and Conservatory Corporation, dated July 17**

Informing Council of the resignation of Mr. Peter White, Director of the Mendel Art Gallery, effective July 15, 1992. (Files CK. 175-27 and 153-1)

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

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the information be received.*

*CARRIED.*

**6) Darla Lee Dorsett  
P.O. Box 1855, Kindersley, Sask., dated July 15**

Expressing appreciation for care her daughter received at the Royal University Hospital and advising that the City of Saskatoon should be proud of this facility. (File No. CK. 150-1)

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

*Moved by Alderman Birkmaier, Seconded by Alderman Mann,*

*THAT the information be received.*

*CARRIED.*

**7) Lorraine Stewart, Administrator  
Saskatoon Food Bank, dated July 15**

Thanking Council for 1992 Community Initiatives grant. (File No. CK. 1871-3)

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

*Moved by Alderman Mostoway, Seconded by Alderman Cherneskey,*

*THAT the information be received.*

*CARRIED.*

**8) Marlene Hall, Secretary  
Development Appeals Board, dated July 23**

Submitting Notice of Hearing re 1515 - 8th Street East - two roof signs and one freestanding sign -  
Burger King. (File No. CK. 4352-1)

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

*Moved by Alderman Hawthorne, Seconded by Alderman Cherneskey,*

*THAT the information be received.*

*CARRIED.*



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- 9) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 24**

Submitting Notice of Hearing re 720 8th Avenue North - existing rear addition to one-unit dwelling. (File No. CK. 4352-1)

- 10) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 24**

Submitting Notice of Hearing re 301 Confederation Drive - roof signs - Burger King. (File No. CK. 4352-1)

- 11) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 27**

Submitting Notice of Hearing re 1902 Munroe Avenue - addition to St. Philip Neri Church. (File No. CK. 4352-1)

- 12) **Marlene Hall, Secretary**  
**Development Appeals Board, dated July 28**

Submitting Notice of Hearing re 632 10th Street East - alterations to second floor - Amigo's Restaurant. (File No. CK. 4352-1)

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

*Moved by Alderman Mann, Seconded by Alderman Hawthorne,*

*THAT the information be received.*

*CARRIED.*

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**13) Jim McCurdy, District Manager  
The Independent Order of Foresters, dated June 25**

Requesting Council to declare the month of October, 1992, The Independent Order of Forester's Prevention of Child Abuse Month (public relations package available in the Office of the City Clerk). (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the month of October, 1992 as The Independent Order of Forester's Prevention of Child Abuse Month.

*Moved by Alderman Penner, Seconded by Alderman Dyck,*

*THAT His Worship the Mayor be authorized to proclaim the month of October, 1992 as The Independent Order of Forester's Prevention of Child Abuse Month.*

*CARRIED.*

**14) Lucy Chuback, Chairperson  
On Broadway Business Improvement District, dated July 27**

Informing Council of Ms. Trudi Barlow's resignation from the Board and submitting the name of Mr. Robert Green as her replacement. (File No. CK. 1680-3)

**RECOMMENDATION:** that Robert Green be appointed to the On Broadway Business Improvement District Board to replace Trudi Barlow.

*Moved by Alderman Waygood, Seconded by Alderman Birkmaier,*

*THAT Robert Green be appointed to the On Broadway Business Improvement District Board to replace Trudi Barlow.*

*CARRIED.*

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- 15) Arthur G. Baalim, Executive Director  
Saskatoon Society for the Protection of Children Inc., dated July 29**

Thanking Council for 1992 Community Initiatives grant. (File No. CK. 1871-3)

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

*Moved by Alderman Waygood, Seconded by Alderman Cherneskey,*

*THAT the information be received.*

*CARRIED.*

- 16) Colette Wheler, DVM, MVetSc  
Zoo Veterinarian, Past President, SRZS, undated**

Requesting Council to support the building of the clinic/quarantine facility at the Forestry Farm Zoo. (File No. CK. 4205-8)

- 17) Ira Borgman, President  
Saskatoon Regional Zoological Society, dated July 29**

Requesting permission to address Council re clinic/quarantine facility at the Forestry Farm Zoo. (File No. CK. 4205-8)

- 18) Melanie Elliott, Executive Director  
Saskatoon Regional Zoological Society, dated July 29**

Requesting permission to address Council re clinic/quarantine facility at the Forestry Farm Zoo from the aspect of the role of the Society and its programs and fundraising efforts. (File No. CK. 4205-8)

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- 19) Susan Lamb, Executive Director**  
**Tourism Saskatoon, dated July 28**

Supporting the building of a clinic/quarantine facility at the Forestry Farm Park and Zoo. (File No. CK. 4205-8)

- 21) Michael Williams, President**  
**Saskatoon Natural History Society, dated July 29**

Encouraging Council to support the building of a quarantine and medical care building at the Forestry Farm Zoo. (File No. CK. 4205-8)

- 24) Muriel V. Bremner**  
**29 Simpson Crescent, dated July 31**

Expressing support for a quarantine and hospital facility at the Forestry Farm Zoo. (File No. CK. 4205-8)

**RECOMMENDATION:** that the information be received and considered with Clause 6, Report No. 18-1992 of the Planning and Development Committee.

*Moved by Alderman Birkmaier, Seconded by Alderman Penner,*

*THAT the information be received and considered with Clause 6, Report No. 18-1992 of the Planning and Development Committee.*

*CARRIED.*

- 20) Ruth Thomson, Committee Member, Celebrate Reading Carnival**  
**Saskatoon Literacy Coalition, dated July 28**

Requesting Council to proclaim September 8, 1992, as World Literacy Day in Saskatoon. (File No. CK. 205-5)

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**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim September 8, 1992, as World Literacy Day in Saskatoon.

*Moved by Alderman McCann, Seconded by Alderman Waygood,*

*THAT His Worship the Mayor be authorized to proclaim September 8, 1992, as World Literacy Day in Saskatoon.*

*CARRIED.*

**22) Mayor Henry Dayday, dated July 29**

Submitting report re recent visit to twin city of Chernivtsi, Ukraine. (File No. CK. 277-1)

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

*Moved by Alderman Cherneskey, Seconded by Alderman Hawthorne,*

*THAT the information be received.*

*CARRIED.*

**23) Doug Bicknell, Chairman, Incentives Review Committee  
Economic Development Board, dated July 18**

Submitting report supporting Council's resolution re payment of area development charges in regard to Subdivision Application No. 16/92. (File No. CK. 4300-1)

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

*Moved by Alderman Penner, Seconded by Alderman Cherneskey,*

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

*CARRIED.*

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**25) Kent Smith-Windsor, Executive Director  
The Partnership, dated July 31**

Requesting permission to close Second Avenue on August 28, 1992, for the purpose of a sidewalk sale in conjunction with the 10th Annual Cruise Night and the grand re-opening of Second Avenue. (File No. CK. 205-1)

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

*Moved by Alderman Hawthorne, Seconded by Alderman McCann,*

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

*CARRIED.*

**26) John Richards  
Septre Controls Ltd., dated August 4**

Advising Council that Septre Controls Ltd. declines the invitation to address Council re process control system upgrade for the Water Treatment Plant. (File No. CK. 1100-1)

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

*Moved by Alderman Penner, Seconded by Alderman Thompson,*

*THAT the information be received.*

*CARRIED.*

**27) Wayne Brownlee, Chair  
Eringe Festival, dated August 4**

Requesting Council to waive the provisions of the noise bylaw until 12:00 p.m. for Tuesday, Wednesday, Thursday, and Saturday, until 1:00 a.m. on Friday evening for a dance, and until 11:00 p.m. on Sunday for the closing ceremonies.

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

*Moved by Alderman Penner, Seconded by Alderman Cherneskey,*

*THAT permission be granted to the Fringe Festival to:*

- *extend the time during which live bands "jam" on Tuesday, Wednesday, Thursday, and Saturday (August 4, 5, 6 and 8, 1992) to 12:00 p.m.;*
- *extend the time during which a dance may be conducted on Friday, August 7, 1992 to 1:00 a.m.; and*
- *extend the time during which closing ceremonies may be conducted on Sunday, August 9, 1992 to 11:00 p.m.*

*CARRIED.*

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

**1) Michael J. Gunning,  
Saskatoon Soap Box Derby Committee**

Requesting provision of limited civic services for 1st Annual Soap Box Derby. Referred to the Administration. (File No. CK. 1871-9)

**2) Ken McKinlay, Executive Director  
Saskatchewan Home Builders' Association Inc., dated July 17**

Requesting Council to pass resolution opposing introduction of provincial legislation re property reassessment proposals in 1993. Referred to the Legislation and Finance Committee. (File No. CK. 1615-2)

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**3) Viviane Swann, Resolutions Policy Analyst  
ECM, dated July 13**

Inviting submissions of resolutions for September meeting of the National Board of Directors. Referred to the Legislation and Finance, Planning and Development and Works and Utilities Committees. (File No. CK. 155-2-2)

**4) Doug Gilmour  
762 Wollaston Court, dated July 19**

Requesting Council to reconsider decision to close Lakewood and Lawson Heights Community Centres on Friday mornings. Referred to the Planning and Development Committee. (File No. CK. 5800-3)

**5) Angelina Wong  
49 Athabasca Crescent, dated July 18**

Requesting Council to investigate other means of raising money to keep Lawson Heights and Lakewood Civic Centres open on Friday mornings. Referred to the Planning and Development Committee. (File No. CK. 5800-3)

**6) George Peacock, Chairman of the Board  
Saskatchewan Institute on Prevention of Handicaps, dated July 15**

Requesting Council to reconsider decision to cut Special Needs Transportation by five hours per day on one bus. Referred to the Works and Utilities Committee. (File No. CK. 7305-1)

**7) Isobel Eaton  
101-730 A Heritage Lane, dated July 18**

Requesting bus service for at least every other hour to Heritage Lane and Crescent. Referred to the Works and Utilities Committee. (File No. CK. 7310-1)



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**8) Ross Afseth, Volunteer Chairman  
Grow-A-Park Committee, dated July 22**

Requesting to use Community Stage for Grow-A-Park ceremonies and waiver of rental fee - September 13, 1992. Referred to the Legislation and Finance Committee. (File No. CK. 300-8-0)

**9) Bob Pringle, MLA  
Saskatoon Eastview-Haultain, dated July 21**

Enclosing copy of letter from Ms. Marilyn Johannsen re colour of Special Needs for Transportation for the Disabled buses and requesting Council's support in the matter. Referred to the Works and Utilities Committee. (File No. CK. 7305-1)

**10) Brian Bauche  
818 11th Street East, dated July 19**

Expressing concern re condition of 821 11th Street East and requesting action be taken. Referred to the Director of Planning and Development. (Files CK. 530-1 and 5000-1)

**11) Brian Bauche and Bruce Ashdown  
818 11th Street East, dated July 26**

Submitting petition requesting property at 821 11th Street East be declared a nuisance to the neighbourhood and appropriate action be taken. Referred to the Director of Planning and Development. (Files CK. 530-1 and 5000-1)

**12) Mary Campbell  
820 11th Street East, dated July 22**

Expressing concern re condition of house at 821 11th Street East and requesting action be taken to condemn the building. Referred to the Director of Planning and Development. (File No. CK. 530-1)

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**13) Gus Vandepolder, President  
Tourism Saskatoon, dated July 27**

Requesting to be kept informed of any discussions Council might have with respect to possible purchase of CPR rail station. Referred to the Planning and Development Committee. (File No. CK. 710-5)

**14) Bill Baker, United-Blueline Taxi and  
Gerry Adams, Saskatoon Radio Cab, undated**

Requesting that taxi-drivers be exempt from the increase in cost for Police background checks, commencing August 1, 1992. Referred to the Chief of Police. (File No. CK. 307-1)

**15) Bruce and Gladys Ashdown  
816 11th Street East, dated July 25**

Expressing concern re condition of 821 11th Street East. Referred to the Director of Planning and Development. (Files CK. 530-1 and 5000-1)

**16) Susan Bartlett and others  
814 11th Street East, undated**

Submitting additional names to petition submitted by Brian Bauche re property at 821 11th Street East. Referred to the Director of Planning and Development. (Files CK. 530-1 and 5000-1)

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

*Moved by Alderman Cherneskey, Seconded by Alderman Mostoway,*

*THAT the information be received.*

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*IN AMENDMENT*

*Moved by Alderman Birkmaier, Seconded by Alderman Dyck,*

*AND THAT Item B.7) also be referred to the Advisory Committee on Transit Operations.*

*THE AMENDMENT WAS PUT AND CARRIED.  
THE MOTION AS AMENDED WAS PUT AND CARRIED.*

**REPORTS**

Mr. R. Tennent, Chairman, submitted Report No. 8-1992 of the Municipal Planning Commission;

Mr. R. Tennent, Chairman, submitted Report No. 9-1992 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 18-1992 of the City Commissioner;

Alderman Waygood, Chairman, presented Report No. 18-1992 of the Planning and Development Committee;

Alderman Dyck, Chairman, presented Report No. 15-1992 of the Works and Utilities Committee;

Alderman Cherneskey, A/Chairman, presented Report No. 3-1992 of the Land Bank Committee;

Alderman McCann, A/Chairman, presented Report No. 7-1992 of A Committee of the Whole Council.

*Moved by Alderman Penner, Seconded by Alderman Cherneskey,*

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

- a) Report No. 8-1992 of the Municipal Planning Commission;*
- b) Report No. 9-1992 of the Municipal Planning Commission;*

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- d) *Report No. 18-1992 of the City Commissioner;*
- e) *Report No. 18-1992 of the Planning and Development Committee;*
- f) *Report No. 15-1992 of the Works and Utilities Committee;*
- g) *Report No. 3-1992 of the Land Bank Committee; and*
- h) *Report No. 7-1992 of A Committee of the Whole Council.*

*CARRIED.*

*His Worship Mayor Dayday appointed Alderman Mann as Chairman of the Committee of the Whole.*

*Council went into Committee of the Whole with Alderman Mann in the Chair.*

*Committee arose.*

*Alderman Mann, Chairman 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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**"REPORT NO. 8-1992 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

Mr. R. Tennent, Chairman  
Mr. Jim Kozmyk  
Alderman K. Waygood  
Mr. J. Wolfe  
Mr. Al Selinger  
Mr. Glen Grismer  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. H.O. Langlois  
Mr. Brian Noonan  
Ms. Lina Eidem

- 1. Discretionary Use Application  
Proposed Bed and Breakfast Home  
231 Huron Court  
R.1A Zoning District  
Ms. Hazel Hudson  
(File No. CK. 4355-1) \_\_\_\_\_**

*DEALT WITH EARLIER. SEE PAGE NO. 1.*

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**REPORT NO. 9-1992 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Committee

Mr. R. Tennent, Chairman  
Mr. Jim Kozmyk  
Alderman K. Waygood  
Mr. J. Wolfe  
Mr. Al Selinger  
Mr. Glen Grismer  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. H.O. Langlois  
Mr. Brian Noonan  
Ms. Lina Eidem

**1. Development Plan Amendment  
Land Use Study Area to Arterial Commercial  
(Sands Hotel) 806 Idylwyld Drive North  
Applicant: Friggstad Architects  
(File No. CK. 4125-1)**

A proposal was received from Friggstad Architects, on behalf of Cheung On Investments Group Ltd., to amend the City of Saskatoon Development Plan. The proposed amendment, if approved, will redesignate the Sands Hotel and an adjoining parcel to the northeast from a Land Use Study Area to Arterial Commercial designation.

The owners of the Sands Hotel property have indicated that they intend to construct a Golf-Arena with a physical connection to the existing Sands Hotel. The resulting Hotel/Golf-Arena complex could have a secondary use as a Trade and Convention Centre. There is also desire on the part of the owners to have light commercial space incorporated into the project such as a Beer and Wine Store, and a Golf Pro Shop in conjunction with the Golf-Arena facility. In order to accomplish this, the owners require an Arterial Commercial Designation in the Development Plan.

The Planning Department had proposed to include a number of other properties within this amendment which are in the immediate vicinity to the Sands Hotel.

The Planning Department has conducted a review of this area and has concluded that other

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properties, besides the Sands Hotel, could also be redesignated from Land Use Study Area to Arterial Commercial and Residential within the same amendment. The principle reasons for including these other properties include:

- a) They are presently on, or adjacent to, the Idylwyld Drive arterial roadway;
- b) Many of the sites include uses which are normally located along arterial roadways;
- c) Many properties are currently under-utilized or vacant and could benefit from a more definite policy direction in the City's Development Plan; and
- d) The Kelsey Apartment complex located at 840 Idylwyld Drive North will remain a residential use for the foreseeable future to accommodate Kelsey students.

Attached is a copy of the report of the Planning Department dated July 15, 1992 which contains the following recommendations:

- "1) That City Council be asked to approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan from Land Use Study Area to Arterial Commercial and Residential as shown on Map No. 5;
- 2) That the City Planner be requested to prepare the required notice for advertising the proposed amendment;
- 3) That the City Solicitor be requested to prepare the required bylaw; and
- 4) That at the time of the Public Hearing, Council be asked to consider the Commission's recommendation that the amendment be approved."

The Commission has reviewed this proposal and has indicated that it supports the recommendations for the following reasons:

- i) The Sands Hotel and adjoining properties are adjacent to the Idylwyld Drive arterial roadway and are directly served by it;
- ii) The intended use of a Golf-Arena and the proposed adjoinment to the Sands Hotel should not have any negative effects upon the Downtown nor upon other commercial areas in the vicinity. The proposed uses are central to all parts of the City and should complement the Central Business District;
- iii) The use of the land behind the Sands Hotel as a Golf-Arena is not expected to

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conflict with surrounding land uses;

- iv) Sites along Idylwyld Drive in the vicinity of the Sands Hotel are fully utilized and served by the Idylwyld Drive arterial roadway. Sites to the east of the Sands Hotel, off Idylwyld along 29th Street, are currently under-utilized and vacant. Rejuvenation of this area would be beneficial to the City, and an Arterial Commercial designation would offer more direction for future use; and
- v) The public hearing will provide an opportunity to hear from anyone who opposes this proposed land use.

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan from Land Use Study Area to Arterial Commercial and Residential, as shown on Map No. 5 attached;
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required bylaw; and
- 4) that this report be brought forward at the time of the public hearing, and that City Council consider the Commission's recommendation that this proposed Development Plan Amendment be APPROVED.

*ADOPTED.*



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**REPORT NO. 18-1992 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

**A1) Communications to Council**

**From: Timothy Martin**

**c/o The Sands Hotel**

**Date: June 11, 1992**

**Subject: Requesting closure of 21st Street from Spadina  
Crescent to 4th Avenue, use of barricades and bagging  
of meters, for the 6th Annual Hotel Olympics on  
August 23, 1992**

**(File No. CC 205-1)**

At its meeting held on June 22, 1992, City Council referred the above-noted matter (copy attached) to the Administration for a report.

Report of the City Engineer, July 20, 1992:

"The request for street closure for the 6th Annual Hotel Olympics is similar to requests received in previous years. The closure in previous years has created a minimal inconvenience to the public.

Event organizers will hood the necessary meters at 2:00 a.m. Sunday, August 23, 1992, and will put up the necessary barricading from 9:30 a.m. until approximately 1:30 p.m."

- RECOMMENDATION:**
- 1) that the request to close 21st Street between Spadina Crescent and 4th Avenue from 9:30 a.m. to 1:30 p.m. on Sunday, August 23, 1992, be granted; and,
  - 2) that the Engineering Department supply the organizers with the necessary signs, barricades and meter hoods to facilitate the closure.

*ADOPTED.*

**A2) Proposed Development and Servicing**

**(Extension) Agreement**

**- The City of Saskatoon and Boychuk Investments Ltd.**

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**- Blackthorn Crescent Area of the Briarwood Neighborhood  
(File No. CC 297-22)**

Report of the City Solicitor, July 28, 1992:

"In keeping with the instruction of the Works and Utilities Committee at its meeting held on July 22, 1992, and the specific instruction of the City Engineer, I have prepared and forward herewith proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Boychuk Investments Ltd. The proposed Agreement pertains to the Blackthorn Crescent Area of the Briarwood Neighborhood, and has been drawn in the form of an extension to an earlier approved master agreement respecting this area. The Planning Fee payable has been reduced to reflect work completed by the Developer, otherwise, the Agreement sets forth all standard development conditions and requirements."

- RECOMMENDATION:**
- 1) that the proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Boychuk Investments Ltd. be approved; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of the City under the Corporate Seal.

*ADOPTED.*

**A3) 1992 Permanent Pavement Markings  
Contract No. 2-0012  
(File No. CC 6315-1)**

Report of the City Engineer, July 29, 1992:

"As part of the 1992 capital program, permanent pavement markings are proposed for arterial streets which are being resurfaced as well as for the four-laning of Circle Drive between 22nd Street and 33rd Street.

The tender was advertised and opened publicly on July 28, 1992.

Only one bid was received:

LAFRENTZ ROAD SERVICES LIMITED

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Edmonton, Alberta	\$337,189.61
Base Tender	\$308,147.14
GST @ 7%	20,191.81
PST @ 8% on applicable items	<u>8,850.66</u>
Contract Amount	\$337,189.61
GST Rebate	<u>(11,538.18)</u>
Net estimated cost to the City	\$325,651.43

This bid price represents an increase of approximately 3.9% over 1991.

LaFrentz Road Services Ltd. has supplied and installed permanent pavement markings to the City since 1983. The markings have performed extremely well. As well, the high level of traffic guidance and control through the construction area in which they are working has served as an example for all contractors.

LaFrentz has personnel of adequate experience, the equipment of sufficient capacity and quality and the record of proven performance to undertake a project of this scope and nature."

- RECOMMENDATION:**
- 1) that City Council accept the unit prices bid by LaFrentz Road Services Ltd. of Edmonton for the supply and installation of Permanent Pavement Markings (1992) for a total estimated contract cost of \$337,189.61 including PST and GST; and,
  - 2) that the City Commissioner and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

- IT WAS RESOLVED:*
- 1) *that City Council accept the unit prices bid by LaFrentz Road Services Ltd. of Edmonton for the supply and installation of Permanent Pavement Markings (1992) for a total estimated contract cost of \$337,189.61 including PST and GST;*
  - 2) *that the City Commissioner and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal;*
  - 3) *that the Works and Utilities Committee report on the*

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*matter, including a cost benefit analysis with respect to permanent pavement markings and the kind of work that is involved; and*

- 4) *that the Works and Utilities Committee review and report to Council prior to the next Capital Budget on the question of permanent pavement markings compared to the regular process and other methods on the market.*

**ADDENDUM TO REPORT NO. 18-1992 OF THE CITY COMMISSIONER**

**A4) Parking Meter Alterations  
Toys `R' Us Store  
(File Nos. 6120-5 and 500-1)**

Report of the City Engineer, July 7, 1992:

"The Engineering Department has reviewed the Toys `R' Us building permit application and found that, as a result of the relocated driveways to the existing Midtown Plaza surface parking lot south of 20th Street, alterations to the existing parking meters will be required.

The site plan for the Toys `R' Us store proposes that the most westerly 20th Street driveway be relocated to the east which will necessitate the removal of five parking stalls. The existing driveway will be abandoned, allowing three new stalls to be created. A net loss of two parking stalls will result. The Engineering Department has no objection to the Toys `R' Us proposed site access plan and recommends that the parking meter changes be approved as stated above. All driveway construction and parking meter alteration costs are the responsibility of the applicant."

- RECOMMENDATION:**
- 1) that approval be granted to remove five parking meters from the south side of 20th Street between Idylwyld Drive and 20th Street to allow for a new driveway to the Toys `R' Us store; and,
  - 2) that three new parking meters be installed across the abandoned driveway to the existing Midtown Plaza surface parking lot on the south side of 20th Street between Idylwyld Drive and 1st Avenue.

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*ADOPTED.*

**REPORT NO. 18-1992 OF THE CITY COMMISSIONER**

**Section B - Planning and Development**

**B1) Rezoning Application Z9/92  
102 - 406 Cumberland Avenue North  
104 - 320 Cumberland Avenue South  
For Information Only  
(File No. CC 4351-1) \_\_\_\_\_**

Application: Z9/92  
Applicant: City of Saskatoon  
Legal Description: Lots 9 - 12 incl., Block 13, Plan G194  
Lots 1 - 12 incl., Block 12, Plan G194  
Lots 1 - 12 incl., Block 9, Plan G194  
Lots 1 - 12 incl., Block 8, Plan G194  
Lots 1 - 12 incl., Block 5, Plan G194  
Lots 1 - 12 incl., Block 4, Plan G194  
Lots 1 - 10 incl., Block 1, Plan G194  
Lots 3 & 4 except MTO FE2324, Block 4, Plan G91  
Location: 102 - 406 Cumberland Avenue North  
104 - 320 Cumberland Avenue South  
Current Zoning: R.2  
Proposed Zoning: R(CON)  
Date Received: July 21, 1992

The Acting General Manager, Planning Department, has received the above-noted application for rezoning which is being processed and will subsequently be submitted to City Council for its consideration.

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

*ADOPTED.*

**B2) Rezoning Application Z10/92**

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**1112 - 1132 Avenue B North  
For Information Only  
(File No. CC 4351-1)**

Application: Z10/92  
Applicant: City of Saskatoon  
Legal Description: Lots 22 - 32 inclusive, Block 29, Plan FK  
Location: 1112 - 1132 Avenue B North  
Current Zoning: R.4  
Proposed Zoning: RM1  
Date Received: July 21, 1992

The Acting General Manager, Planning Department, has received the above-noted application for rezoning which is being processed and will subsequently be submitted to City Council for its consideration.

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

*ADOPTED.*

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**B3) Subdivision Application #19/92  
346/350 Priel Place  
For Information Only  
(File No. CC 4300-2) \_\_\_\_\_**

Subdivision Application: #19/92  
Applicant: Jeff Bowyer  
Legal Description: Lot 77, Block 849, Plan 74-S-14681  
Location: 346/350 Priel Place  
Current Zoning: R.1A  
Date Received: July 21, 1992

The Acting General Manager, Planning Department, has received the above-noted application for subdivision which is being processed pursuant to the subdivision regulations and will subsequently be submitted to Council for its consideration.

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

*ADOPTED.*

**B4) Subdivision Application #17/92  
134 and 138 Ward Road  
(File No. CC 4300-2-2) \_\_\_\_\_**

The following subdivision application has been submitted for approval:

Subdivision Application: #17/92  
Applicant: Larry Raiwet and David Martens  
Legal Description: Lots 38 and 39, Block 955, Plan 79-S-16566  
Location: 134 and 138 Ward Road

The July 28, 1992, report of the Acting General Manager, Planning Department, concerning this application is attached.

**RECOMMENDATION:** that Subdivision Application No. 17/92 be approved, subject to:

- a) the consolidation of all that portion of Lot 38, Block 955,

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Plan No. 79-S-16566 described as follows:

Commencing at a point on the north western boundary distant north easterly thereon 12.753 metres, thence south westerly along the north western boundary to the south west corner of said Lot 38, thence easterly along the southern boundary 1.448 metres, thence north easterly in a straight line to the point of commencement.

With Lot 39, Block 955, Plan No. 79-S-16566, excepting the new severed portion of Lot 39 described below; and,

- b) the consolidation of all that portion of Lot 39, Block 955, Plan No. 79-S-16566 described as follows:

Commencing at a point on the south eastern boundary distant south westerly thereon 12.44 metres from the north east corner, thence north easterly along the south eastern boundary to the north east corner of said Lot 39, thence westerly along the northern boundary 3.01 metres, thence southerly in a straight line to the point of commencement.

With Lot 38, Block 955, Plan No. 79-S-16566, excepting the new severed portion of Lot 38 described above.

*ADOPTED.*

**Section C - Finance**

**C1) Investments  
(File No. CC 1790-3)**

Report of the Investment Services Manager, July 21, 1992:

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

**RECOMMENDATION:** that City Council approve the above purchases and sales.



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- IT WAS RESOLVED: 1) that City Council approve the above purchases and sales;  
and*
- 2) that Council be provided with information on any  
purchase of Saskatchewan Bonds by the City of  
Saskatoon.*

**C2) Financial Statement - June 30, 1992  
(File No. CC 1895-2)**

Report of the City Comptroller, July 24, 1992:

"Attached is the Statement of Revenue and Expenditures for the six months ended June 30, 1992. The Letter of Transmittal included with the statement highlights some of the issues related to this report."

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

*ADOPTED.*

**Section D - Services**

**D1) Routine Reports Submitted to City Council**

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Business Tax - General License (copy attached) (File No. CC 435-13)	June 1, 1992	June 30, 1992
Property Tax Collection (copy attached) (File No. CC 435-8)	June 1, 1992	June 30, 1992
Schedule of Accounts Paid \$6,755,127.32 (File No. CC 1530-2)	July 14, 1992	July 21, 1992

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Schedule of Accounts Paid \$656,594.60 (File No. CC 1530-2)	July 21, 1992	July 23, 1992
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Schedule of Accounts Paid \$3,704,696.44 (File No. CC 1530-2)	July 21, 1992	July 28, 1992
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Schedule of Accounts Paid \$1,545,628.20 (File No. CC 1530-2)	July 28, 1992	July 30, 1992
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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**REPORT NO. 18-1992 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

Alderman K. Waygood, Chairman  
Alderman G. Penner  
Alderman P. McCann

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**1. Decision - Development Appeals Board Hearing  
1136 - 12th Street East  
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated June 24, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the A/Director of Planning and Development dated July 7, 1992, together with a report of the A/General Manager, Planning Department dated July 7, 1992.

Your Committee has reviewed this matter and

**RECOMMENDS:** that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

*ADOPTED.*

**2. Decision - Development Appeals Board Hearing  
#3 - 2605 Broadway Avenue  
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated June 24, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the A/Director of Planning and Development dated July 7, 1992, together with a report of the A/General Manager, Planning Department dated July 7, 1992.

Your Committee has reviewed this matter and

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**RECOMMENDS:** that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

*ADOPTED.*

**3. Decision - Development Appeals Board Hearing  
1730 Cameron Avenue  
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated June 24, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the A/Director of Planning and Development dated July 7, 1992, together with a report of the A/General Manager, Planning Department dated July 7, 1992.

Your Committee has reviewed this matter and

**RECOMMENDS:** that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

*ADOPTED.*

**4. Building Permit Activity  
January 1 to June 26, 1992  
(File No. CK. 425-1)**

Report of A/General Manager, Planning Department, July 2, 1992:

"During its May 19, 1992 meeting, the Planning and Development Committee considered an analysis of Saskatoon's construction activity (as measured by the issuance of building permits) for the first four months of 1992 (i.e. from January 1 to May 31). In order to

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update the Committee, the following report provides information on the City's building-permit activity for the six-month period ending on June 26, 1992.

In the previous four-month report, it was reported that the value of building permits which were issued during this period in 1992 was 27% higher than the same period in 1991. As is indicated in the following table, the value of building permits which have been issued over the six-month period are now 11% higher than for the same period a year ago. This increase in the value has occurred despite a 6% decline in the number of issued permits (i.e. fewer permits have been issued, but their average value has been higher than a year ago).

Value, Number, and Percentage Change of Building Permits Issued, Saskatoon  
January 1 to June 26, 1992

	Number	1992 Value	Number	1991 Value	Percent Change in Value
Residential	487	\$14,808,000	459	\$10,836,000	+37
Apartments	43	2,275,000	31	5,606,000	-59
Commercial	135	13,201,500	209	10,981,000	+20
Industrial	28	1,411,000	21	3,206,000	-56
Institutional	24	5,945,000	33	5,168,000	+15
Other	95	2,835,500	112	809,000	+250
<b>TOTAL</b>	<b>812</b>	<b>\$40,476,000</b>	<b>865</b>	<b>\$36,606,000</b>	<b>+11</b>

Based on the statistics in the previous report, the Planning Department forecasted a yearend value of building permits of as high as \$120.0 million. The six-month statistics further support this forecast. (The forecast is 40% above last year's actual value of construction and 10% higher than the value which was projected for the preparation of this year's operating budget.)

On a sectorial basis, the value of building permits for one- and two-unit dwellings, additions to existing dwellings, and private garages (i.e. the residential component of the preceding table) is currently 37% higher in 1992, than the value for the comparable period in 1991. Two of the major contributors to this growth are that larger-than-average-sized one-unit dwellings are being constructed (resulting in higher construction values) and that lower mortgage rates are causing increased activity in the housing market. The number of issued permits for residential construction is 6% higher than last year's total for the comparable period.

The value of apartment construction is currently 59% lower than the value for the

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comparable period in 1991. The value of this sector should follow a similar upswing as the residential category, as both markets are somewhat interdependent.

The value of commercial construction is currently 20% higher than the value for the comparable period in 1991. The issuance of a \$4.5 million building permit for the expansion to Market Mall was a major factor in this increase. The value of this sector will continue to show a significant improvement during the last half of 1992. The current figure does not yet include a \$5.0 million permit which is currently being prepared for a six-storey office tower in the Downtown area or the processing of a \$1.5 million permit for the Toys 'R' Us retail store.

The value of industrial building permits is 56% behind last year at this time. While the construction of additions to existing facilities is down, the construction of new facilities is up. More permits have been issued than during the comparable period in 1991; however, most of these permits are for small-valued projects.

The renovations to City Hospital and to Royal University Hospital dominated the value of institutional construction during the first half of 1992. As of June 26, 1992, the value of institutional permits is 15 percent above the comparable figure for 1991.

The miscellaneous category (i.e. other permits) incurred a significant increase (250%) in value over the comparable period in 1991. Some of the larger permits in this category are for a \$1.0 million overpass structure on Circle Drive, a \$0.5 million expansion to the water-treatment plant, and a \$0.35 million project to upgrade the Exhibition's casino operations."

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

*ADOPTED.*

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**5. Five Year Land Development Program (1993-1997)  
(File No. CK. 4110-5)**

Report of A/General Manager, Planning Department, July 14, 1992:

"1. Introduction

The City's Administration has established a process by which forecasts of serviced land inventories, land absorption and servicing activity are reviewed and updated every six months. The process includes discussions with all affected civic departments, utility companies and the school boards (through the Technical Planning Commission) and with the local land developers (through the Developers Liaison Committee).

Attached is the proposed Five Year Land Development Program for the period 1993-1997. This program has been reviewed and subsequently recommended for adoption by the Technical Planning Commission at its meeting held July 8, 1992. Members of the Developers Liaison Committee were in attendance at this meeting and invited to provide their comments.

The attachment is intended to replace the Five Year Land Development Program (1992-1996) document which was adopted by City Council on November 18, 1991. The attached document is the basis upon which the Administration will prepare the 1993 Prepaid Land Development component of the Capital Budget.

2. Residential Segment of the Program

In summary, the 1993-1997 Program envisages the following:

- a) Lot servicing activity on the west side will remain at low levels until the market value of lots can produce a fair return on capital investment. There has been no sustained interest demonstrated by land developers to consider additional lot servicing on the west side.
- b) Forecasted lot servicing in Parkridge, Confederation Park, Westview and Montgomery Place Extension to be deferred one year.
- c) Lot Servicing activity on the east side will increase moderately in 1993 and rise significantly in 1994 in proportion to projected lot absorption rates in 1993 and 1994.

This Program was developed in recognition of several emerging conditions and

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factors affecting the housing market. In summary, the improvement in lot absorption rates this year over 1991 is expected to persist for the next several years as a consequence of several factors including continued population growth, low mortgage rates, high levels of housing affordability for first time home-buyers, stable or slightly increasing employment levels and growing consumer confidence. One of the most significant factors which may have retarded growth in the new housing market in June is the higher levels of provincial income and sales tax announced in the most recent budget. It is anticipated that this effect will be of short duration allowing the housing market to continue its upward trend.

While the housing market does show signs of significant improvement, the probability of a sustained growth period is still too low to warrant large capital investments on the part of developers, servicing agencies and the City of Saskatoon.

As a consequence, the commencement of lot servicing will not likely occur in the Southridge East Neighbourhood and the Avalon Extension until 1994, and the Montgomery Place Extension until 1995.

3. Non-Residential Segment of the Program

There has been no significant non-residential servicing activity within the identified development areas during 1992. The servicing activity identified in the 1992-1996 Program is being carried forward into the 1993-1997 Program."

Your Committee has reviewed this report with representatives of the Planning Department and agrees with its content. A copy of the Five Year Land Development Program (1993-1997) has been forwarded to the Works and Utilities Committee and the Land Bank Committee for information and further consideration.

**RECOMMENDATION:** that the Five Year Land Development Program (1993-1997) be ADOPTED.

*ADOPTED.*



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**6. 1992 Capital Budget  
Project 859: Forestry Farm Park and Zoo  
Animal Health Concerns  
Quarantine and Clinic Facility  
(Files CK. 4205-1 and 1705)**

During its May 25, 1992, meeting, City Council considered a report on the financing of the proposed quarantine and clinic facility for the animals at the Forestry Farm Park and Zoo. In that report, the following recommendations were considered:

- "1) that the Administration be authorized to proceed, in 1992, with the tendering process for the construction of a quarantine and clinic facility at the Forestry Farm Park and Zoo (Project 859 in the 1992 Capital Budget);**
- 2) that the tenders which are received on this project be reported to City Council who, in turn, will award the contract;**
- 3) that the Administration bring forward, prior to tabling the preliminary 1993 Capital Budget, a report on:**
  - a) the amount of revenue which has been generated in 1992 from the vehicle-admission charge at the Forestry Farm Park and Zoo; and**
  - b) the implications of applying all or some of the revenue from this fee (which is available for allocation to capital projects within the Forestry Farm Park and Zoo) towards the 1993 portion of the financing for the quarantine and clinic facility."**

Because of a tied vote, the preceding recommendations were not approved and the matter was subsequently, referred to the Planning and Development Committee for further consideration. During City Council's discussion of this matter, Alderman Birkmaier indicated that a veterinarian had expressed concerns to her about the proposed facility.

Your Committee has considered the following report of the A/General Manager, Leisure Services Department, June 24, 1992:

**"The Review Process**

As a result of the Planning and Development Committee's June 1, 1992, resolution and in light of Alderman Birkmaier's comments, the Leisure Services Department's staff who are responsible for the operations of the Forestry Farm Zoo met with Dr. Colette Wheler (the Zoo's Veterinarian) and with the Civic Buildings and Grounds Department's Project

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Manager to undertake a complete review of the proposed requirements for the quarantine and health-care facility. All facets of the facility were critically analyzed in order to determine if there are areas that could be eliminated, reduced, or redesigned in order to effect savings in the facility's capital cost.

The building has been designed to serve the following four functions:

- isolation,
- quarantine,
- holding, and
- health care.

However, the original design was such that only one, or possibly two, of these functions could be accommodated at any one time. As a result of the review of the facility's program requirements, a decision was made to change the emphasis from constructing a facility that served a limited number of functions at any one time, to one where the spaces within the facility could serve several functions at the same time (or totally serve one function, if circumstances warranted such a use).

Re-alignment of the Spaces and Efficiency Improvements

As a result of the review, the following changes have been made to the design of the building:

- a) The fabricated walls of the unheated breezeway were changed to a chain-link material.
- b) The storage space has been re-allocated to the wards.
- c) The size of the examination room has been reduced.
- d) The number of outside holding pens has been increased from three to six in order to allow for greater flexibility in holding and moving the animals.

Although the interior space has been re-aligned in an attempt to make the building multi-functional, the original area of the building (286.5 sq. m./3,100 sq. ft.) has not changed. However, the cost of redesigning the building will offset the savings that are generated by re-aligning the spaces in the facility and by the reduced amount of construction materials that will be required.

Mechanical Adjustments for Cost Savings

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As mentioned in the attached February 12, 1992, report which was previously considered by the Planning and Development Committee, the major reason for the high cost of constructing the quarantine and health-care facility can be attributed to its specialized environmental-control requirements. The facility has three purposes -- to ensure that the treatment and quarantine procedures are undertaken in a controlled environment, to prevent the spread of infections to healthy animals, and to prevent the cross-contamination to injured or sick animals.

To implement the controlled environment, the program for the new facility calls for an air-exchange ratio of up to 20 air changes per hour. This requirement is not affected by the size of the building (i.e. the same requirement exists for a smaller or larger building).

The originally-designed building had specified, as an additional mechanical requirement, the capability of controlling, individually, the temperature in all four health-care wards and in the two isolation wards. While the ideal approach involves continuing with the capability of individually controlling the temperature range of all of the wards (approximately 0°C to 20°), the more critical need for controlling the temperature ranges exists in the isolation wards. Therefore, in order to effect a cost-saving, the Zoo's staff and its veterinarian have reconsidered, and have eliminated from the building's design specifications, the need for the capability of individually controlling the temperature in the wards. This change in the building's mechanical requirements will result in a saving of \$20,000 on the capital cost of the project.

Animal-handling Equipment

In the attached February 12, 1992, report, the Planning and Development Committee was advised that the facility's animal-handling equipment added \$86,000 to its capital cost. This equipment includes specialized squeeze gates, remote door pulley operators, specialty doors, and various hardware components to provide for the zookeepers' safety.

The funds for the animal-handling equipment are still required, as are the budgeted funds for finishes and for contingencies. As is specified in the City's budget policy, any unexpected contingency funds following the completion of the project will be returned to the financing source.

Comments of the Zoo's Veterinarian

On May 29, 1992, Dr. Wheler wrote to the Leisure Services Department's Manager of Capital Resources in order to clarify any misunderstandings that may have arisen during her March 12, 1992, discussion with Alderman Birkmaier and with the Executive Director of the Saskatoon Regional Zoological Society. (A copy of this letter is attached to this report.)

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While Dr. Wheler has expressed some reservations about the capital cost, she is quite emphatic about the need for a quarantine and health-care facility for the animals at the Forestry Farm Park and Zoo.

It should be noted that Dr. Wheler commenced her duties as Zoo's veterinarian after the planning and budgeting activities for the original quarantine and clinic facility had taken place. As a consequence, she was not privy to all the information or the factors that were used in making the original decisions. This naturally resulted in Dr. Wheler having a lot of questions about the project.

With her involvement in the recent review of the building's use and design, Dr. Wheler has indicated that she is now quite confident with the focus and layout of the proposed quarantine and health-care facility. She agrees that every effort has been made to be as cost-effective as possible in constructing the building and at the same time, to serve the quarantine and health-care requirements of the animals at the Forestry Farm Zoo."

- RECOMMENDATION:**
- 1) that the cost of the quarantine and clinic facility at the Forestry Farm Park and Zoo (Project 859 in the 1992 Capital Budget) be reduced by \$20,000, with \$450,000 being budgeted for 1992 and \$338,000 for 1993;
  - 2) that the Administration be authorized to proceed, in 1992, with the tendering process for the construction of this facility;
  - 3) that the tenders which are received on this project be reported to City Council who, in turn, will award the contract; and
  - 4) that the Administration bring forward, prior to tabling the preliminary 1993 Capital Budget, a report on:
    - a) the amount of revenue which has been generated in 1992 from the vehicle-admission charge at the Forestry Farm Park and Zoo; and
    - b) the implications of applying all or some of the revenue from this fee (which is available for allocation to capital projects within the Forestry Farm Park and Zoo) towards the 1993 portion of the financing for the quarantine and clinic facility.

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*Pursuant to earlier resolution, Items A.16), A.17), A.18), A.19), A.21), and A.24) of "Communications" were brought forward and considered.*

*Moved by Alderman Waygood,*

*THAT Ira Borgman and Melanie Elliott be heard.*

*CARRIED.*

*Ms. Ira Borgman, President of the Saskatoon Regional Zoological Society, tabled a copy of her presentation with Council and outlined reasons to support the construction of a quarantine/hospital facility.*

*Ms. Melanie Elliott, Executive Director of the Saskatoon Regional Zoological Society, indicated that Council was in receipt of her letter and that she was prepared to answer any questions.*

*Moved by Alderman Waygood,*

- 1) that the cost of the quarantine and clinic facility at the Forestry Farm Park and Zoo (Project 859 in the 1992 Capital Budget) be reduced by \$20,000, with \$450,000 being budgeted for 1992 and \$338,000 for 1993;*
- 2) that the Administration be authorized to proceed, in 1992, with the tendering process for the construction of this facility;*
- 3) that the tenders which are received on this project be reported to City Council who, in turn, will award the contract; and*
- 4) that the Administration bring forward, prior to tabling the preliminary 1993 Capital Budget, a report on:*
  - a) the amount of revenue which has been generated in 1992 from the vehicle-admission charge at the Forestry Farm Park and Zoo; and*
  - b) the implications of applying all or some of the revenue from this fee (which is available for allocation to capital projects within the Forestry Farm Park and Zoo) towards the 1993 portion of the financing for the quarantine and clinic facility.*

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*YEAS: His Worship Mayor Dayday, Aldermen Penner, Waygood, Birkmaier  
and Mostoway* 5

*NAYS: Aldermen Thompson, Mann, Cherneskey, Dyck, Hawthorne and McCann* 6

*Moved by Alderman Thompson,*

*THAT a technical committee be struck to report to Council with appropriate  
recommendations for the purpose of meeting requirements at the Forestry Farm; and that  
the matter of appointments to the technical committee be referred to the Committee on  
Committees.*

*CARRIED.*

**REPORT NO. 15-1992 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

Alderman B. Dyck, Chairman  
Alderman M. Hawthorne  
Alderman D.L. Birkmaier  
Alderman O. Mann

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**1. Process Control System Upgrade  
Water Treatment Plant  
(File No. CK. 1100-1)**

City Council at its meeting held on June 22, 1992, considered Clause A4, Report No. 15-1992 of the City Commissioner (copy attached). The Administration recommended that the low bidder meeting specifications, Automation Systems Inc., be awarded the above-noted tender. Representation was made by Westburne Amesco to City Council indicating that they felt they could meet the specifications and should be awarded the contract. Council referred the matter to the Works and Utilities Committee for a report.

In a report to City Council on July 6, 1992, your Committee indicated that it had met with representatives of the following companies that placed bids on the project:

Westburne Amesco  
Septre Controls  
Westinghouse Canada  
Automation Systems  
CB Engineering

In addition, Council was informed that the bidders agreed to an extension of the tender date to August 21, 1992.

The Committee requested the Administration to provide a written response to the concerns raised by the various companies. To satisfy this request, project engineers, with assistance from the consulting firm of Hinz Consulting Ltd. repeated the technical bid evaluation. In a report dated July 14, 1992, the Manager of the Water and Pollution Control Department stated, "The evaluation and the additional information obtained subsequent to the presentations served to support the original evaluation and recommendation." The results of the evaluation were summarized and letters (attached) were sent to the various firms detailing why their bids did not meet the specification.

A second meeting, to which the interested firms were invited, has been held to review the results of the evaluation described above. The Committee, after carefully reviewing all the information provided to it, is of the opinion that the tender for the process control system upgrade at the Water Treatment Plant should be awarded to Automation Systems Inc. However, as a result of concerns expressed by some of the bidders, your Committee will be reviewing with the Administration the general matter of the preparation of tender specifications.

**RECOMMENDATION:** 1) that City Council accept the low bid meeting specification from Automation Systems Inc. for the supply of a process control/monitoring system for the Water Treatment Plant for

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the contract price of \$293,597.07, including G.S.T. and P.S.T.; and

- 2) that the City Commissioner and the City Clerk be authorized to execute the contract documents under the Corporate Seal as prepared by the City Solicitor.

*ADOPTED.*

**2. Control System Upgrade / Water Treatment Plant  
Employee Services Complex  
Project Number 234  
(Files CK. 670-3 and 100-1)**

Report of the Manager, Water and Pollution Control Department, July 7, 1992:

"The 1992 Water Utility Capital Budget includes \$932,000 for the expansion and modification of the Central Control facilities at the Water Treatment Plant. A portion of the budget (\$300,000) is designated for the design and construction of structural and architectural modifications to accommodate the upgraded control system and relocate employee services.

The upgrade of the control system requires an expansion of the existing control room to accommodate the larger equipment, an operator's laboratory for routine water quality analyses and an improved work environment for the system operators. The expansion will require the conversion of the Water Treatment Plant's existing training/lunch room into control system facilities. The replacement of the training/lunch room can be accommodated within the adjacent filter plant building.

Following a structural analysis of the filter plant building the engineering firm of Cominco Engineering Services Ltd. prepared a design for the modification necessary to convert existing facilities into an appropriate control room, the construction of an employee training/lunch room complex, and the upgrade/expansion of existing locker



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rooms/washrooms that are undersized and do not include appropriate facilities for female employees. This upgraded facility will incorporate approximately 180 square meters of space inside the existing 1957 filter plant.

Tenders for the construction of the complex were received and opened on June 25, 1992. The bids are summarized as follows:

Contractor	Base Bid	Contract Amount (Incl. P.S.T. & G.S.T.)	Contract Net Cost (Incl. 4% G.S.T. Rebate)
Carmont Construction Ltd.	\$159,483.00	\$170,646.81	\$164,267.49
Fasttrack Management Group Ltd.	\$163,444.00	\$174,885.08	\$168,347.32
R & D Hill Construction Ltd.	\$165,061.00	\$176,615.27	\$170,012.83
Miners Construction Co. Ltd.	\$165,300.00	\$176,871.00	\$170,025.90
Lydale Construction (1983) Ltd.	\$168,250.00	\$180,027.50	\$173,297.50
Graham Construction (1985) Ltd.	\$173,061.88	\$185,176.00	\$178,253.53
PCL-Maxam, A Joint Venture	\$173,858.88	\$186,028.00	\$179,074.64
Stuart Olson Construction Inc.	\$178,600.00	\$191,102.00	\$183,958.00
Eagle Construction Ltd.	\$181,000.00	\$193,670.00	\$186,430.00
Steinitz Construction Ltd.	\$192,400.00	\$205,868.00	\$198,172.00

The consulting firm of Cominco Engineering Services Ltd. has completed a commercial and technical bid evaluation. Carmont Construction Ltd., the low bidder, was found to meet all qualifications necessary to carry out the required work."

- RECOMMENDATION:** 1) that City Council accept the low bid meeting specification from Carmont Construction Ltd. for the modifications required by the control system upgrade and the construction of an employee services complex at the Water Treatment Plant for the contract price of \$170,646.81 including G.S.T. and P.S.T.; and

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- 2) that the City Commissioner and the City Clerk be authorized to execute the contract documents under the Corporate Seal as prepared by the City Solicitor.

*ADOPTED.*

**3. Off-Peak Service Reduction  
Route 1 - C.N. Industrial  
(File No. CK. 7310-1)**

Report of the Transit Manager, July 7, 1992:

"The south end of Route 1 services the area south of Ruth Street and east of Lorne Avenue (C.N. Industrial) and the Western Development Museum.

Our counts indicate that the off peak average patronage ranges from a low 1.5 passengers per trip to a high of 5 passengers per trip during the period 9:30 a.m. to 3:30 p.m. This is equivalent to a range of 3.6 to 10 passengers per vehicle-hour of service, which is low. By comparison, the system wide average for Sundays is in excess of 25 passengers per vehicle-hour, and for weekdays over 40 passengers per vehicle-hour.

The variation in patronage on the south end of Route 1 is due primarily to fluctuations in visitations to the W.D.M. which is inconsistent. The W.D.M. is approximately 500 metres from the intersection of Ruth and Lorne and as such is considered as being just beyond the walking distance standard for transit service.

In light of the low patronage on the south end Route 1 (C.N. Industrial), it is recommended that the off-peak service on weekdays and Saturdays be removed south of Ruth Street from 9:30 a.m. to 3:30 p.m. The cost reduction is estimated to be \$18,800 for 1992. We do not anticipate that the present staffing levels will be affected by the change."

Your Committee has considered this matter, and submits the following

**RECOMMENDATION:** that Route 1 be terminated at Ruth Street and Lorne Avenue from 9:30 a.m. to 3:30 p.m. on weekdays and Saturdays, effective September 6, 1992.

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*ADOPTED.*

**4. Application for Water Connection  
Saskatchewan Water Corporation  
North Treated Water Line  
Arthur Schmidt  
SW 11-39-06-W3M  
(File No. CK. 7781-2)**

Report of the Manager, Water and Pollution Control Department, June 29, 1992:

"Attached is an application for connection to the Saskatchewan Water Corporation North Treated Pipeline from Arthur Schmidt. The application is for domestic uses on a 51 acre agricultural property. The estimated consumption is 25,000 gallons per month.

Mr. Schmidt farms an additional 1500 acres and his major source of income is farming. The property abuts the treated water pipeline and the estimated consumption is small." While the application does not meet the specific requirements with respect to parcel size (160 acres), it does meet the spirit and intent of Policy C09-018, Potable Waterline Connections."

Your Committee considered the above-noted report and requested additional information on the application.

Report of the Manager, Water and Pollution Control Department, July 15, 1992:

"The additional information that has been provided to support the application of Mr. A. Schmidt indicates that Mr. and Mrs. Schmidt do in fact reside on the 51-acre parcel identified in the application. The water will be used for domestic purposes and to service a large commercial poultry operation. Mr. Schmidt also farms the following parcels:

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	R.M. of Corman Park		R.M. of Laird		
rented	NW 31-39-5-W3M	160 acres rented	NW 7-40-5-W3M	160	acres
owned	NW 34-38-6-W3M	80 acres owned	NE 6-40-5-W3M	160	acres
owned	SW 11-39-6-W3M	53 acres owned	S½SW1-40-6-W3M	80	acres
owned	SW 3-39-6-W3M	80 acres owned	NW 1-40-6-W3M	160	acres
rented	N½SW15-39-6-W3M	80 acres rented	SW 6-40-5-W3M	155	acres
owned	NE 30-39-5-W3M	120 acres rented	SE 1-40-6-W3M	160	acres
	S½NW15-39-5-W3M	80 acres owned			

Mr. Schmidt owned and operated the poultry operation on the parcel in question at the time the treated water line was installed. Based on this fact alone the application meets the criteria of Policy C09-018. Criteria for Rural Residential or Farms, 3.2 b) i) states:

New Connections - Applications for rural residential or farm water connections must meet the following criteria in order to be approved:

- must not use treated City water for irrigating crops which are to be raised for sale;
- the land abuts the existing potable waterline;
- must have a minimum of 160 acres (one piece of property) OR have a piece of property less than 160 acres provided it is used for a market garden, sod farm, or nursery operation, or a dairy, hog, poultry, beef cattle or fur bearing animal farm which was in operation prior to construction of the City's potable water supply;
- must obtain a majority of income from farming and be willing to provide the City Solicitor with such proof of same as the Solicitor may require, and;
- must be a bona fide registered owner or have an agreement for sale for the property'."

**RECOMMENDATION:** that the application for connection to the Saskatchewan Water Corporation north treated water pipeline by Arthur Schmidt be approved and that the Saskatchewan Water Corporation be so

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advised.

*ADOPTED.*

**REPORT NO. 3-1992 OF THE LAND BANK COMMITTEE**

Composition of Committee

Alderman G. Penner, Chairman  
Alderman M.T. Cherneskey, Q.C.  
Alderman O. Mann  
His Worship the Mayor  
City Commissioner  
Director of Finance  
Director of Works and Utilities  
Director of Planning and Development

**1. Tree Planting  
Storm Water Retention Area  
Dundonald Subdivision  
(Files CK. 4139-4 and 4000-2)**

Report of the Land Manager, July 14, 1992:

"The Dundonald subdivision began development in 1979, with The City of Saskatoon as the majority owner. Within two or three years of the start of subdivision development, the neighbourhood park was begun. In addition to the park and immediately adjacent to it, the Engineering Department constructed a wet/dry pond area for storm water.

The wet/dry pond acts as a back-up reservoir during major storm events, allowing the surcharged storm sewer to back up into the pond area rather than onto City streets. The water drains out of the pond when the storm pipes empty after the storm event. The pond area is therefore wet only a few times a year, and even then only for a short time during storm events when the storm sewer is surcharged. For the majority of the time, the ponding area and the park are deemed by the viewing public to be all neighbourhood park.

The problem arises in that the ponding area is grassed but not irrigated, and has no trees or

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shrubs. It is quite visible and therefore tends to detract from the neighbourhood park that is irrigated and landscaped.

This report seeks permission to spend approximately \$15,000, from the Property Realized Reserve to have the Civic Buildings and Grounds Department place 44 trees around the perimeter of the wet/dry pond site in accordance with the attached plan, and install a minimum irrigation system for the trees. The Engineering Department has committed to fund minor area regrading and more extensive work on the outfall structure and service road. The combination of the landscaping and engineering work should make the area more attractive for the residents as well as for potential lot purchasers. Approximately 200 lots remain to be sold by the Land Department in this subdivision."

Your Committee has been informed that the trees will be purchased from the Civic Buildings and Grounds Department at a cost of \$10,120.00. The expenditure for the installation of the irrigation system will be \$4,849.00.

- RECOMMENDATION:**
- 1) that the Civic Buildings and Grounds Department be authorized to plant 44 trees and install an irrigation system on the perimeter of the wet/dry pond area in the Dundonald subdivision for the sum of \$14,969.00; and
  - 2) that the project be funded from the Property Realized Reserve.

*ADOPTED.*

2. **Request to Lease City-Owned Property  
Most Northerly 30 feet in perpendicular width  
throughout of Lot 10, Block 470, Plan 67-S-02970  
Apollo Machine & Products Ltd.  
(File No. CK. 4225-1)**

Report of the Land Manager, July 10, 1992:

"The most northerly 30 feet of Lot 10, Block 470, Plan 67-S-02970, is used by the City as a pipeline right-of-way for a 30 inch sewer pipe. The property had previously been used at no cost by the owner of the business on Lot 10 to the south. When the business to the south ceased to operate, we were approached by Apollo Machine & Products Ltd., whose property abuts to the north, for permission to lease the right-of-way.

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The terms of the lease agreed to are as follows:

Lease Rate - \$1,200 per year plus all taxes

Payment - Annually in advance commencing August 1, 1992

Term of Lease - 5 years.

The Land Department is satisfied that the terms of this lease are satisfactory as the property, being a pipeline right-of-way, is only really usable by one of the adjacent property owners."

**RECOMMENDATION:**

- 1) that the most northerly 30 feet in perpendicular width throughout of Lot 10, Block 470, Plan 67-S-02970 be leased to Apollo Machine & Products Ltd.;
- 2) that the lease rate be \$1,200.00 per year plus applicable taxes;
- 3) that the term of the lease be for five years; and
- 4) that the City Solicitor be instructed to prepare the necessary documents for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

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**REPORT NO. 7-1992 OF A COMMITTEE OF THE WHOLE COUNCIL**

Composition of Committee

His Worship the Mayor, Chairman  
Alderman D. L. Birkmaier  
Alderman M. T. Cherneskey, Q.C.  
Alderman B. Dyck  
Alderman M. Hawthorne  
Alderman O. Mann  
Alderman P. McCann  
Alderman P. Mostoway  
Alderman G. Penner  
Alderman M. Thompson  
Alderman K. Waygood

**1. Agreement - The City of Saskatoon and  
The University of Saskatchewan - Silverspring  
Contribution to Disposal Site Remediation Costs  
(File No. CK. 4131-7)**

Your Committee has considered the following report of the City Commissioner dated July 16, 1992:

"A term of the Agreement (between The City of Saskatoon and the University of Saskatchewan) covering the acquisition of the Silverspring area relates to the cost of the remediation of the University's former chemical disposal site. For reference purposes, Article IX is attached.

The decommissioning process outlined by this Article of the Agreement has been followed. A study as to the measures to be undertaken to close the waste disposal grounds was completed by the University and approved by the Provincial Department of Environment. The recommended remedial program was carried out by the University and it has met all the requirements of the Department of the Environment. The total cost of the study and remediation cost was \$3,441,000.00.

The Administration has been discussing with University officials the appropriate City contribution required by the Agreement, particularly Section 9.03.2 and 9.04. These provisions provide that The City of Saskatoon's share of disposal site remediation costs



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shall not, in any event, exceed \$950,000.00. To date, the City's contribution stands in the amount of \$275,000.00, and further contributions are to be negotiated with the University, subject to the noted cap.

Discussions with the University have resulted in three separate proposals to accommodate our further required contribution, as follows:

a) Short-term - Cash

In general terms, the shorter the period over which our remaining contribution is staged, the more amenable the University is to accepting a smaller overall amount. Discussions in this area have dealt with a three-year time frame, with the University indicating a willingness to consider three, \$200,000.00 payments in satisfaction of the City's obligations under the Agreement. Payments under this format would be in keeping with the existing Agreement, and would simply be used by the University to offset costs which it has incurred to date on the remediation of the disposal site. Any such contribution would be a direct out-of-pocket expense, and would not be recoverable from the ongoing development of the lands herein.

b) Long-term - Cash to Trust

The proposal in this regard would see both the University and the City contributing \$65,000.00 per year for ten years to a trust fund to be administered by the University. The fund and its proceeds would be utilized by the University for testing, monitoring, site maintenance, landscaping, and the eventual removal of all contaminated materials at such time as appropriate disposal facilities were situated within economically-feasible distances from Saskatoon. Once again, our contribution would be a straight expense item, and not attributable to the project in any way. This approach is not specifically contemplated by our current Agreement with The University of Saskatchewan, but assuming the willingness of the parties, could be easily accommodated.

c) Long-term - Development Cost to Trust

Under this approach, The City of Saskatoon would contribute \$130,000.00 per year for ten years into a similar trust fund to that described above. The proposal is different, however, in that the University would not contribute to the funding of the trust, and the City's contributions would be accounted as special development costs applicable to the development of the lands herein. That is to say, ultimately, The City of Saskatoon would recoup all such contributions together with interest thereon from the development and disposal of the lands herein, with the \$1,300,000.00 being equally apportioned between the City and the University via reduced profits

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generally.

Each of the foregoing proposals would be so structured as to completely terminate the City's involvement, fiscal or otherwise, in the disposal site and its remediation.

The Administration recommends that City Council should seriously consider the proposal described in b) above, for the following reasons:

- i) The contribution level of \$65,000.00 per year is reasonably manageable.
- ii) The University matches such contributions, and accordingly, both parties are seen to participate equally; and, the University is absolutely committing further funds up front as opposed to merely being compensated for past expenses.
- iii) In terms of present value of money, it may well be that this approach represents the smallest capital outlay on our part.
- iv) Our contribution would look to the future needs and requirements associated with this facility and its impact on the surrounding environs, and would not merely compensate the University for expenses incurred to date."

- RECOMMENDATION:**
- 1) that the Administration be instructed to finalize Option b), "Long-term - Cash to Trust" with the University; and
  - 2) that the Administration prepare the necessary documentation for submission to City Council to implement the above recommendation.

*ADOPTED."*

*Pursuant to resolution by Alderman Birkmaier, and carried by a majority of members of Council, the hour of the meeting was extended beyond 10:30 p.m.*

*Moved by Alderman Mann, Seconded by Alderman Penner,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

- 6a) **Enquiry - Alderman Cherneskey (May 6, 1991)**  
**Noxious Odours**  
**401 Avenue L South**  
**(File No. CK. 375-1)**

REPORT OF CITY CLERK:

"Attached is a copy of Clause B9, Report No. 17-1992 of the City Commissioner, which was considered by Council at its meeting held on July 20, 1992. Council deferred consideration of the matter until this meeting."

*Moved by Alderman Cherneskey, Seconded by Alderman Penner,*

*THAT the information be received and that a further report be received at the end of October, 1992.*

*CARRIED.*

**MOTIONS**

REPORT OF CITY CLERK:

"Alderman Birkmaier gave the following Notice of Motion at the regular meeting of City Council held on July 20, 1992:

"TAKE NOTICE that at the next regular meeting of City Council I will move the following motion:

that the Municipal Heritage Advisory Committee report on the CPR railroad station as a heritage designation under the appropriate act."

*Moved by Alderman Birkmaier, Seconded by Alderman Penner,*

*THAT the Municipal Heritage Advisory Committee report on the CPR railroad station as a heritage designation under the appropriate act.*

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*CARRIED.*

*Moved by Alderman Birkmaier, Seconded by Alderman Cherneskey,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 10:33 p.m.

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Mayor

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City Clerk