

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, July 4, 1995,  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Atchison, Birkmaier, Heidt, Langlois, McCann,  
Postlethwaite, Roe, Steernberg and Waygood;  
City Commissioner Irwin;  
Director of Planning and Development Pontikes;  
Director of Works and Utilities Gustafson;  
Director of Finance Richards;  
City Solicitor Dust;  
A/City Clerk Hall;  
City Councillors' Assistant Kanak

City Commissioner Irwin excused himself from the meeting at 9:20 p.m. during consideration of Item 2b) of "Hearings".

Councillor Steernberg rose on a point of privilege indicating that he had attended the Citizenship Court on Canada Day in Diefenbaker Park and the City of Saskatoon was presented with a book entitled "Canada: A Portrait". He noted that the inscription read: "'Canada: A Portrait' is presented with the compliments of the Minister of Citizenship and Immigration to the community of The City of Saskatoon for the use of all those who seek greater understanding of Canadian citizenship."

His Worship the Mayor accepted the book on behalf of the City of Saskatoon.

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT the minutes of the regular meeting of City Council held on June 19, 1995, be approved.*

*CARRIED.*

**HEARINGS**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 2**

**2a) Proposed Demolition  
908 Avenue L South  
(File No. CK. 530-2)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on April 24, 1995, considered Clause B4, Report No. 9-1995 of the City Commissioner, copy attached, and adopted the following recommendations:

- 1) that the building at 908 Avenue L South (Lots 11 & 12, Block 7, Plan GH) be declared a nuisance pursuant to Section 124 of *The Urban Municipality Act* because in City Council's opinion, the building is a danger to the public's safety and health; and
- 2) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a demolition order.'

Report of the City Planner, June 23, 1995:

'A recent inspection of the property at 908 Avenue L South indicates that its condition is worse than what had been described in our April 7, 1995, report. The building was boarded up; however, it appears that entry is being gained to the building through a hole which has been dug into the basement-area. In addition, the rear upstairs-window is no longer boarded up. Boards have been ripped off the front steps and there is debris on the roof at the back of the building. The City will be taking follow-up action to ensure that the building is secured.

The owner of the building recently contacted the Planning and Construction Standards Department and indicated his desire to repair the building. No details of the proposed work have been received.

During its April 24, 1995, meeting, City Council adopted the Planning and Construction Standards Department's recommendation that action should be taken under Section 124 (2) of *The Urban Municipality Act*. This section states:

"A council may declare any building to be a nuisance if, because of its ruinous or dilapidated state or its faulty construction, or for any other reason, the Council is of the opinion that the building:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 3**

- (a) is dangerous to the public safety or health; or,
- (b) substantially depreciates the value of other lands or improvements in the vicinity."

In the opinion of the Planning and Construction Standards Department's staff, the building in its present state is a nuisance and should be demolished. In addition, Section 124 (5) of *The Urban Municipality Act* states:

"If an owner does not comply with an Order within the time specified in the order, the Council may placard the building to protect the public and may proceed to have any work done that it considers necessary for the purpose of carrying out the Order, and the cost of the work is to be added to, and thereby forms part of, the taxes on the land on which the building is or was situated."

It is recommended that if the owner does not comply with the Order to Demolish within the specified time, the City should take action under Section 124 (5) of *The Urban Municipality Act*.

- RECOMMENDATION:**
- 1) that, pursuant to Section 124 of *The Urban Municipality Act*, City Council proceed with an Order to Demolish the building at 908 Avenue L South and to fill in any open basement or excavation remaining on the site after the demolition;
  - 2) that the owner be given until August 31, 1995, to comply with the Order; and,
  - 3) that if the owner does not comply with the Order within the specified time:
    - a) the Civic Buildings and Grounds Department be authorized to prepare the appropriate tender-documents and to take whatever steps that it considers necessary to carry out the Order of City Council concerning the demolition of the building at 908 Avenue L South; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 4**

- b) all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land at 908 Avenue L South.'

Report of the City Solicitor, June 21, 1995:

'City Council, at its meeting held on April 24, 1995, when considering this matter, resolved in part:

- "1) that the building at 908 Avenue L South (Lots 11 & 12, Block 7, Plan GH) be declared a nuisance pursuant to Section 124 of *The Urban Municipality Act* because in City Council's opinion, the building is a danger to the public's safety and health; and,
- 2) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a demolition order."

We wish to advise that the registered and assessed owners were served with Notice of Council's meeting to be held on July 4, 1995.

We are enclosing a copy of the Title to the property for Council's information.

A draft Order for Demolition has been prepared and is enclosed.

Please note that we have not specified the date by which the demolition must be completed. Under *The Urban Municipality Act, 1984*, the date cannot be less than 45 days from the date upon which the Order is made.

We trust this will be satisfactory."

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

*Mr. Lonnie Eklund, the assessed owner of the property, indicated to Council that he has no problem with having to demolish the building by August 31, 1995 and that he will be doing the work himself.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 5**

*Moved by Councillor McCann, Seconded by Councillor Postlethwaite,  
THAT the information be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Postlethwaite,  
THAT the hearing be closed.*

*CARRIED.*

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

- 1) *THAT, because of its ruinous and dilapidated state, City Council declare the building located at 908 Avenue L South, Saskatoon, Saskatchewan and more particularly described as:*

*Lots Eleven (11) and Twelve (12),  
in Block Seven (7),  
in the City of Saskatoon,  
in the Province of Saskatchewan, in the Dominion  
of Canada, according to a Plan of Record in the  
Land Titles Office for the Saskatoon Land Registration  
District as No. (GH) H 1017*

*a nuisance, because in the opinion of City Council, the building is dangerous to the public safety and health;*

- 2) *THAT Rose Bozowski, the registered owner, and Lonnie Eklund, the assessed owner, be ordered to demolish or remove the said building and to fill in any open basement or excavation remaining on the site of the said building after the demolition or removal thereof;*
- 3) *THAT the owner be given until August 31, 1995, to comply with the Order; and,*
- 4) *THAT if the owner does not comply with the Order within the specified time:*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 6**

- a) *the Civic Buildings and Grounds Department be authorized to prepare the appropriate tender-documents and to take whatever steps that it considers necessary to carry out the Order of City Council concerning the demolition of the building at 908 Avenue L South; and,*
- b) *all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land at 908 Avenue L South.*

*CARRIED.*

- 2b) Rezoning - Bridgewater Site  
P.U.D. to M.3 District (by Agreement)  
Lots 20 to 29 inclusive, Block A2, Plan (Q24) A955  
510 Saskatchewan Crescent East  
Proposed Bylaw No. 7486  
(File No. CK. 4351-1)**

**REPORT OF CITY CLERK:**

"Attached is an excerpt from the minutes of meeting of City Council held on May 8, 1995. Council resolved:

- 1) that City Council approve the advertising respecting the proposal to rezone Lots 20 - 29 inclusive, Block A2, Plan (Q24) A955 (510 Saskatchewan Crescent East) from a Planned Unit Development (P.U.D.) District to an M.3 District, subject to the execution of an agreement between Remail Ventures Inc. and the City of Saskatoon, which Agreement would permit the carrying out of a specific proposal on the said land, namely:
  - a) a multiple unit dwelling containing a maximum of 39 dwelling units;
  - b) a four storey building having a maximum height of 12.280 metres above the height of the plaza level elevation of the development situated at 505 - 12th Street East (existing Bridgewater condominium);

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 7**

- c) a maximum floor space ratio of 1.89:1;
  - d) the provision of an acoustic and visual screening of all roof top air conditioning units to the satisfaction of the City Planner;
  - e) all design and development elements as contained in Appendix A, dated April 24, 1995;
  - f) all other relevant terms of the M.3 Zoning District and the City of Saskatoon Zoning Bylaw No. 6772 will apply;
- 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 Agreement; and
  - 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed rezoning, subject to an Agreement, as outlined in Recommendation 1) above, be approved.'

A copy of Notice which appeared in the local press under dates of June 13, 1995 and June 20, 1995 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7486, copy attached.

Also attached are copies of the following communications:

- Letter dated June 22, 1995 from Ken Norman, 205, 505 - 12th Street East;
- Letter dated June 27, 1995 from Laurie Stone, Past President, Nutana Community Association;
- Letter dated June 28, 1995 from Dennis Windels, President, Nutana Community Association, requesting permission to address Council;
- Letter dated June 29, 1995 from Dale G. Linn, MacDermid Lamarsh, representative of the Bridgewater Condominium Corporation, requesting permission for a representative of the Bridgewater Condominium

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 8**

Corporation and the following residents to address Council and submitting copies of letters from the following:

- Letter from Kathleen Bender, Resident, Bridgewater Condominium, submitting commentary to accompany her **slide presentation**;
- Letter dated June 22, 1995 from Ken Norman (Susan Savino to address comments on behalf of Ken Norman);
- Letter dated June 25, 1995 from Helene Clement, Resident, Bridgewater Condominium, advising that she will be available to answer questions;
- Letter dated June 28, 1995 from John W. Forsgren, 503 - 505 12th Street East;
- Letter from Bill Bender, President, Bridgewater Condominium Corporation, submitting a petition with approximately 49 signatures;
- Letter from MacDermid Lamarsh on behalf of the Board of Directors of the Bridgewater Condominium Corporation;
- Letter from Jan Norris, Civics Representative, Nutana Community Association, requesting permission to address Council; and
- Letter dated June 29, 1995 from Grant J. Scharfstein, Robertson Stromberg, representing the Developer, Remai Ventures Inc. and requesting permission to for Martin Veenhoven, Architect; Terry Klassen, Landscape Architect; and Grant Scharfstein to address Council."

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

*Mr. Dennis Windels, President, Nutana Community Association, made reference to comments in his letter of May 4, 1995 and asked Council to deny the application. He expressed the opinion that the development should be residential but he would like to see a development that takes into consideration the concerns of the people who originally purchased units in the Bridgewater Condominium relying on representations made at the time of purchase. Mr. Windels urged Council to deny the application in the interests of consistent and good planning in the City of*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 9**

*Saskatoon. He expressed the belief that a site-specific plan, consistent with the guidelines that were set out under the original P.U.D. Agreement, would be appropriate and desirable for this particular site.*

*Ms. Kathleen Bender, Resident, Bridgewater Condominium, gave a slide presentation and reviewed the commentary previously provided to Council members. She indicated that a co-ordinated plan involving Phases I, II and III should be developed so that all residents and visitors in the City can enjoy the riverbank and its surrounding area for years to come.*

*Ms. Helene Clement, Resident, Bridgewater Condominium, made reference to her letter of June 25, 1995 and indicated she was available to answer questions.*

*Ms. Susan Savino reviewed the submission dated June 22, 1995 from Ken Norman who was not able to attend the meeting. She noted that Mr. Norman urged Council not to pass the proposed bylaw until limitations could be agreed upon that would force the developer to design a structure in harmony with the riverbank. She suggested that perhaps the development should be terraced, in keeping with the spirit of the original P.U.D. Agreement and also in keeping with the spirit of the Meewasin Valley Authority guidelines and Plan Saskatoon. Ms. Savino indicated that her personal opinion is that when a development is proposed it must take into consideration the concerns of all involved. She noted that she is in favour of development but not just any development for the sake of economic development. Ms. Savino expressed the view that economic development should be based on the principles of fairness, equity, a level playing field and also the concept of a deal is a deal.*

*Mr. John Forsgren, owner in the Bridgewater Condominium and Treasurer of the Condominium Board, reviewed his submission of June 28, 1995. He expressed the opinion that Phases II and III must not be developed on a piece-meal basis. Mr. Forsgren urged Council not to pass proposed Bylaw No. 7486 and to consider alternate approaches.*

*Mr. Bill Bender, President, Bridgewater Condominium Corporation, reviewed his submitted brief. He urged Council not to consider the proposed bylaw for rezoning and seek, with the concerned parties, a coordinated plan which would involve all three phases, I, II and II, of the land development. He provided Council with overhead transparencies of the two different perspectives.*

*Mr. Bender asked Council to respect the original P.U.D. Agreement, noting that owners of the Bridgewater Condominium bought their homes believing that they were protected by the conditions*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 10**

*built into the Agreement.*

*Mr. Dale Linn, MacDermid Lamarsh, on behalf of the Board of Directors of the Bridgewater Condominium Corporation, made reference to his written submission provided to Council. He urged Council not to rezone the property and to remain committed to the original P.U.D. Agreement. Mr. Linn expressed the opinion that there is a proper procedure for varying the Agreement, and that process should be followed. He noted that the site is special and deserves a development specifically designed for it.*

*Ms. Jan Norris, Civics Representative, Nutana Community Association, asked Council not to approve anything until there is a comprehensive plan for all three parcels. She urged Council to deny the proposal.*

*Mr. Martin Veenhoven, Architect, circulated to Council members, a document comparing the previous proposal to the present proposal and addressed concerns raised regarding architectural aspects of the project.*

*Mr. Terry Klassen, Landscape Architect, provided highlights of the landscape plan, indicating that the building has been positioned to allow the landscape to completely surround it, in order to provide a benefit to the residents of the development as well as to residents in the neighbourhood.*

*Mr. Grant Scharfstein, Robertson Stromberg, representing the Developer, Remai Ventures Inc., addressed issues raised earlier, and asked Council to approve the proposed bylaw, in that the developer has met all requirements of the Planning and Construction Standards Department, the Municipal Planning Commission and the Meewasin Valley Authority.*

*Mr. Terry Boucher expressed the opinion that it was not desirable to have a concentration of condominiums in one area of Saskatoon. He indicated that a major condominium development should not be approved for this site and suggested this development should go elsewhere.*

*Ms. Eleanor Stinson, resident, Bridgewater Condominium, indicated her concerns regarding the project and asked Council to vote against the proposal to rezone this vital riverbank area.*

*Ms. Kim Korven, Student-at-Law, McDermid Lamarsh, addressed Council to clarify comments made earlier regarding an appeal to the Meewasin Valley Authority.*

*Mr. Gerhard Freund, 615 Eastlake Avenue, indicated support for the residential development proposed by Remai Developments but does not support a rezoning to an M.3 Zoning District.*

*Mr. Doug Halstead, realtor for the Bridgewater Condominiums, indicated support for the concerns of the residents, and expressed the opinion that the building proposed under the original P.U.D. Agreement should be built there since that is the basis on which suites were sold to residents of the*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 11**

*Bridgewater Condominium.*

*Moved by Councillor Birkmaier, Seconded by Councillor Roe,*

*THAT the submitted correspondence and presentations be received as information.*

*CARRIED.*

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

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Postlethwaite, Seconded by Councillor Steernberg,*

*THAT the regular Order of Business be suspended and Bylaw No. 7486 be brought forward and considered.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7486**

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7486, being "A Bylaw of The City of Saskatoon to amend Bylaw No. 6772 entitled, 'A Bylaw respecting zoning in The City of Saskatoon'" and to give same its first reading.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 12**

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7486 be now read a second time.

YEAS: His Worship the Mayor, Councillors Steernberg, Birkmaier,  
Langlois, McCann and Heidt 6

NAYS: Councillors Waygood, Postlethwaite, Roe and Atchison 4

The bylaw was then read a second time.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7486.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7486 was considered clause by clause and approved.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7486 read a third time at this meeting.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 13**

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT Bylaw No. 7486 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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

**1) N.A. McLean  
711 - 10th Street East, dated June 16**

Expressing appreciation to Council for passing a bylaw regarding adult-mini theatres. (File No. CK. 4350-25)

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

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

*THAT the information be received.*

*CARRIED.*

**2) Earl Yuzik, Pastoral Care Co-ordinator, Addictions & Rehabilitation Department  
The Salvation Army, dated June 15**

Requesting permission for the temporary closure of a portion of Avenue C between 19th and 20th Streets between 6:00 p.m. and 8:00 p.m. on Sunday, July 30, 1995, to hold an outdoor service. (File No. CK. 205-1)

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 14**

*Moved by Councillor Langlois, Seconded by Councillor Waygood,*

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

*CARRIED.*

**3) Robin Bassett  
1301 Idylwyld Drive North, dated June 16**

Submitting comments regarding the delivery of City utility bills. (File No. CK. 362-1)

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

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

*THAT the information be received and referred to the Administration to write to Mr. Bassett.*

*CARRIED.*

**4) Neil J. Evans  
Broadway Developments Inc., dated June 27**

Requesting permission to address Council regarding a condominium conversion application for 614 - 9th Street East. (File No. CK. 4132-2)

**RECOMMENDATION:** that Mr. Evans be heard during consideration of Clause B9, Report No. 15-1995 of the City Commissioner.

*Moved by Councillor Heidt, Seconded by Councillor Steernberg,*

*THAT the regular Order of Business be suspended and Clause B9, Report No. 15-1995 of the City Commissioner be brought forward and considered.*

*CARRIED.*

**REPORT NO. 15-1995 OF THE CITY COMMISSIONER**

**Section B - Planning and Development**

**B9) Application for Registration of Condominium Plan  
614 - 9th Street East (RM5 Zoning District)  
Lots 13 to 18 inclusive, Block 80, Plan No. Q1  
(File No. CC 4132-1)**

Report of the City Planner, June 23, 1995:

"An application to register a Condominium Plan, through the conversion of a building on Lots 13 to 18, Block 80, Plan No. Q1 (614 - 9th Street East), has been received from Broadway Developments Inc. The proposal involves converting an existing, 33-suite, rental apartment-building which was constructed in 1985. The building is a three-storey structure. A copy of the construction plans, together with the requisite survey-plans, have been forwarded to the City Clerk's Department for review, if necessary, by members of City Council.

**Background**

The purpose of City of Saskatoon Policy C09-004 (Condominium Conversions) is to ensure the orderly conversion to condominiums without significantly reducing the availability of rental accommodations in Saskatoon or causing undue hardship on tenants who live in a building which is proposed for conversion. A copy of this Policy has been attached to this report.

Section 10.5 of *The Condominium Property Act, 1993*, also specifies the duties of City Council in considering a condominium-conversion application:

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

- (a) separate occupation of the proposed units will not contravene any development control or zoning bylaw;
- (b) any consent or approval required pursuant to a zoning bylaw or an interim development control bylaw has been given in relation to the separate

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 16**

occupation of the proposed units;

- (c) the construction of any buildings and the division of the buildings and lands into units for separate occupation will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the case and the public interest;
- (d) the requirement to designate parking spaces pursuant to section 11 has been or will be complied with; and
- (e) where the application relates to the conversion of existing premises used for apartments, flats or tenements into units;
  - (i) the conversion will not significantly reduce the availability of rental accommodation in the area;
  - (ii) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
  - (iii) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.'

With specific reference to Section 10.5.(e)(i) concerning the availability of rental accommodations in the area, the Planning and Construction Standards Department has consistently evaluated all previous condominium-conversion applications on the basis of the following guidelines:

1. The vacancy rates for apartments in the Saskatoon must not be less than 3%, as determined by Canada Mortgage and Housing Corporation's (C.M.H.C.) biannual survey.
2. The vacancy rates for apartments in the Census Metropolitan Area's survey-zone where the project under consideration is located must not be less than 3%, as determined by C.M.H.C.'s biannual survey.

With respect to the first consideration, C.M.H.C.'s position is that a 3% vacancy-rate for Saskatoon is indicative of a 'balanced market'. Rates at this level provide the city's tenants with choices of accommodation and ensure the viability of new projects.

Evaluation of the Application for 614 - 9th Street East



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 17**

The application from Broadway Developments Inc. has been reviewed in accordance with City Council's approved policy for condominium-conversions, with the provisions of *The Condominium Property Act, 1993*, and with the Planning and Construction Standards Department's evaluation guidelines.

- **Written Notice:** Each existing tenant was provided in August of 1994 with a written notice of the owners' intention to apply to the City to convert the building to a condominium. A copy of this notice has been submitted to the Planning and Construction Standards Department, along with a list of the current tenants. The applicant has reported that no written replies have been received in response to this notice. Three tenants have telephoned the property-manager to enquire about the timing of the conversion and the sale of the units; one tenant has telephoned about the purchase-price of her unit.
- **Option to Purchase:** On January 25, 1995, each tenant received a written notice of the terms of the option to purchase the unit which is presently being rented or any other unit which becomes available for sale. This notice included the estimated unit prices, the estimated monthly principal, interest and taxes charges, the require equity capital and the availability and cost of financing, the estimated monthly condominium-fees, and a copy of the professional report which addresses critical life-safety aspects of the building.
- **Professional Review of the Building:** A report has been submitted by Charles Olfert, Architect, concerning his detailed inspection of the building. This report identifies certain corrective actions in order to meet the Building Code's requirements. If these concerns are addressed, the final application will comply with the Building Code.
- **Compliance with The Zoning Bylaw:** The proposal complies with the requirements of The Zoning Bylaw. The site is zoned RM5 District. The building is a legal, non-conforming property. The non-conformity is with respect to the number of parking spaces; changes occurred in the RM5 District's regulations after the multiple-unit dwelling was originally constructed in 1971. Thirty-six off-street parking spaces are provided at this site.
- **Compliance with The Building Bylaw:** The proposal has also been examined by the Planning and Construction Standards Department's staff under the provisions of the National Building Code. As long as a building permit is obtained for the necessary modifications to bring the building to the 1990 Code's standards, the development will meet the requirements of The Building Bylaw.
- **Vacancy-Rate Evaluation:** When the Planning and Construction Standards Department considered this condominium-conversion proposal in March of 1995, Saskatoon's October 1994 apartment-vacancy rate was 1.8%; the Nutana Survey Zone's vacancy rate was 1.0%. Because these vacancy rates were significantly below our guidelines for evaluating condominium-conversion proposals, the Planning and Construction Standards Department

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 18**

could not recommend the approval of the application. The applicant requested a deferral in processing the application until after the vacancy rates for April 1995 were released by C.M.H.C.

Because this particular conversion-proposal did not satisfy the Department's evaluation guidelines, the Saskatoon Branch of C.M.H.C. was requested to provide further information concerning the city's apartment-rental market. Attached is a copy of the April 10, 1995, response from C.M.H.C.. The following points summarize the comments in this response:

- C.M.H.C. was unable to advise if condominium conversions at this time would significantly reduce the availability of rental accommodations in the Nutana Area. Its surveys are conducted biannually and are based on a statistical sample, rather than a full rental-market analysis.
- Saskatoon's average vacancy rate has steadily declined since June of 1990; the October 1994 vacancy rate of 1.8% is the lowest in the province and one of the lowest in Canada.
- A special survey of vacancy rates was undertaken in June of 1994 to measure the impact of students on the city's rental market. This survey indicated the July 1994 vacancy rate for Saskatoon was 5.4%, up from 3.9% in April 1994. For the Nutana Survey Zone, the July 1994 rate was 3.2%, up from 2.9% in April of 1994.

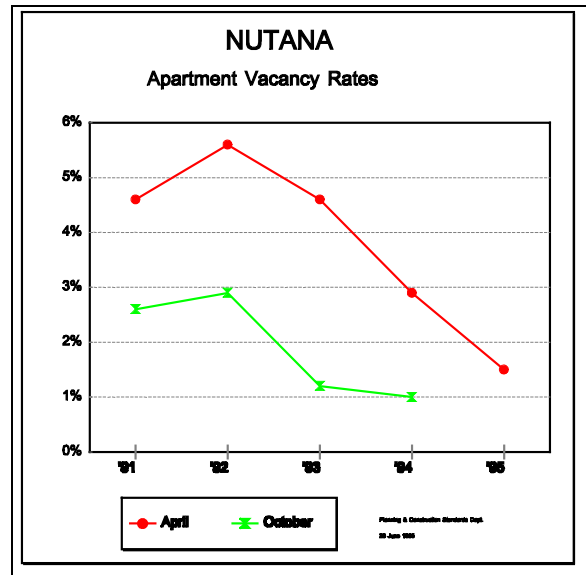
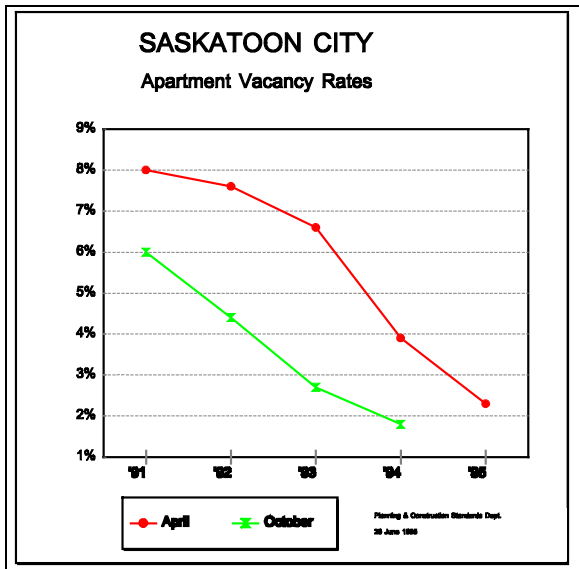
The study also indicated that 12% of all rental units in Saskatoon and 12% of all rental units in the Nutana Survey Zone served students. In contrast, 40% of the rental units situated within the Northeast Survey Zone (e.g. Sutherland and Forest Grove) were rented to students.

- The October 1994 vacancy rate of 1.0% for the Nutana Survey Zone suggests that there is a supply-shortage of rental units in this area.
- Saskatoon's rental market is considered to be in a 'balanced market' condition when the vacancy rate is 3%.
- In general, the City's average vacancy rate should be expected to increase by three to five percentage points, or by roughly 400 to 850 units, in the summer months, thus causing Saskatoon's rental market to become 'unbalanced'.

According to the latest statistics (April of 1995) from C.M.H.C., the vacancy rate in privately-owned apartments was 2.3% in Saskatoon. For the Nutana Survey Zone, the vacancy rate was 1.5%.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 19**

Over the past several years, the trend has been, and continues to be, towards a declining vacancy rate. This is illustrated on Charts I and II for Saskatoon and the Nutana Survey Zone, respectively. For the city as a whole, the steadily-declining trend in vacancy rates occurred after April of 1991 when the rate was 8%; in October of 1991, the rate was 6%. For the Nutana Survey Zone, the declining trend occurred after April of 1992 when the rate was 5.7%; the October 1992 rate was 2.9%.



Source - C.M.H.C. Saskatoon Branch

The applicant has expressed concerns with the Planning and Construction Standards Department's use of the vacancy-rate guideline. The concerns include the following:

- The C.M.H.C. surveys are conducted annually in April and October. The timing of the surveys does not reflect the traditionally-high vacancy rates that occur in the summers.
- No rental increases have been recorded since 1988. It is suggested that the city has not reached a 'balanced rental market' or a supply-shortage until there is evidence of rent increases.
- Because of the size of Saskatoon, the consideration of vacancy rates should be addressed on a city-wide basis only and should not consider the specific Census Metropolitan Areas' survey zones.

City Council should note that the City of Regina applies the following criteria in considering condominium conversions:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 20**

'Condominium conversion approval shall be subject to the following criteria:

- a) The vacancy rate as determined by C.M.H.C.'s biannual survey (excluding new units) must be 3.0% or higher for the whole of the City and for the Census Metropolitan Area survey zone in which the project under consideration is located.
- b) Clause a) may be waived if it can be demonstrated by the Planning and Building Department's tenant survey that a minimum of 75% of the responding tenants do not object to the conversion. Multiple responses from the same unit will be counted as a single response.

Notwithstanding clause a) or b), Council may deny applications for condominium conversion if it considers that the conversion would create significant hardship for more than 10% of the tenants.'

In view of the above-noted considerations and responding to the requirements of Section 10.5 of *The Condominium Property Act, 1993*, the Planning and Construction Standards Department advises that:

- separate occupancy of the proposed units will not contravene any development-control or zoning-bylaw requirements;
- the approval which is required pursuant to The Zoning Bylaw has been given in relation to the separate occupancy of the proposed units;
- taking into consideration the circumstances of the property and the public's interest, the division of the building and lands into units for separate occupation will not interfere with the existing or likely future amenities of the neighbourhood;
- the requirement of designating parking spaces, pursuant to Section 11 of *The Condominium Property Act, 1993*, has been, or will be, complied with;
- the building and land at 614 - 9th Street East has the physical characteristics which are suitable for conversion;
- in relation to the Planning and Construction Standards Department's vacancy-rate evaluation-criteria, the conversion will significantly reduce the availability of rental accommodation in Saskatoon and particularly, in the Nutana Survey Zone; and,
- the conversion may create a hardship for any or all of the tenants of the existing premises."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 21**

- RECOMMENDATION:**
- 1) that the Planning and Construction Standards Department's evaluation guidelines for condominium-conversion applications, as noted in this report, be endorsed and be incorporated into City of Saskatoon Policy C09-004 (Condominium Conversions); and,
  - 2) that the application to authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Broadway Developments Inc. (c/o Cheryl Kimpinski, #505, 401 - 21st Street East, Saskatoon, Saskatchewan, S7K 0C3) for the conversion of the multiple-unit dwelling at 614 - 9th Street East be denied.

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

*THAT Mr. Evans be heard.*

*CARRIED.*

*Mr. Neil J. Evans, Broadway Developments Inc., referred to his written submission dated June 27, 1995 and addressed issues of particular concern regarding the application for a condominium conversion for 614 - 9th Street East. He expressed the opinion that the City should not rely solely on vacancy rates.*

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

*THAT the information be received.*

*CARRIED.*

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

- 1) *THAT the Planning and Construction Standards Department's evaluation guidelines for condominium-conversion applications, as noted in this report, be endorsed and be incorporated into City of Saskatoon Policy C09-004 (Condominium Conversions); and,*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 22**

- 2) *THAT the application to authorize the issuance of the Certificate required under Section 10(1)(b) of **The Condominium Property Act, 1993** to Broadway Developments Inc. (c/o Cheryl Kimpinski, #505, 401 - 21st Street East, Saskatoon, Saskatchewan, S7K 0C3) for the conversion of the multiple-unit dwelling at 614 - 9th Street East be denied.*

*CARRIED.*

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

- 3) *THAT the Planning and Development Committee be requested to review the policy regarding the percentage of vacancy rate when there is an application for a condominium conversion.*

*CARRIED.*

**COMMUNICATIONS (CONTINUED)**

- 5) **Richard Evans, 8 Hamilton Place**  
**Ron Wakelin, 214 Russell Road, dated June 22**

Submitting comments regarding the proclamation of June 19 to 25, 1995 as Lesbian and Gay Pride Week. (File No. CK. 205-5)

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

*Moved by Councillor Langlois, Seconded by Councillor McCann,*

*THAT the information be received.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 23**

*CARRIED.*

**6) Wilma Poole  
325 - 9th Street East, dated June 28**

Providing comments regarding a vending license application for on-site massage service and advising that she will be available to answer questions. (File No. CK. 300-11)

**RECOMMENDATION:** that the information be received and considered with Clause 1, Report No. 12-1995 of the Legislation and Finance Committee.

*Moved by Councillor Langlois, Seconded by Councillor Steernberg,*

*THAT the regular Order of Business be suspended and Clause 1, Report No. 12-1995 of the Legislation and Finance Committee be brought forward and considered.*

*CARRIED.*

**REPORT NO. 12-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

**1. Request for Vending License for  
On-Site Massage Service on City Sidewalk  
Mr. Bill Dustin/Ms. Wilma Poole  
(File No. CK. 300-11)**

Attached is a copy of a letter dated June 14, 1995 from Mr. Bill Dustin, R.M.T. and Ms. Wilma Poole, R.M.T., requesting permission to set up an on-site massage service on City sidewalk in the downtown area. Your Committee met with the applicants and determined that they would like to set up at two locations, namely, on Spadina Crescent near the Bessborough, and at the corner of 22nd Street and 3rd Avenue near the Sturdy Stone Centre. The Partnership has given its approval to these locations.

The current policy governing vending outlets in the City relates only to the vending of merchandise. The proposed massage service would not be covered by the policy, and therefore requires Council approval. The matter of allowing vending 'services' under the policy, has been referred to the Administration for a report.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 24**

In the meantime, upon viewing the portable chair unit that would be used by this vending service and upon determining that any concerns relating to health issues have been brought to the attention of the applicants by the Health Unit, your Committee is willing to support this request.

**RECOMMENDATION:** that the request for a vending license for an on-site massage service from Bill Dustin and Wilma Poole for two City sidewalk locations being;

- 1) on Spadina Crescent near the Bessborough, and
- 2) at the corner of 3rd Avenue and 22nd Street, near the Sturdy Stone Centre,

be approved, subject to administrative conditions.

*Moved by Councillor Heidt, Seconded by Councillor Birkmaier,*

*THAT Ms. Poole be heard.*

*CARRIED.*

*Ms. Wilma Poole indicated that she was available to answer questions.*

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

*THAT the request for a vending license for an on-site massage service from Bill Dustin and Wilma Poole for two City sidewalk locations being;*

- 1) on Spadina Crescent near the Bessborough, and*
- 2) at the corner of 3rd Avenue and 22nd Street, near the Sturdy Stone Centre,*

*be approved, subject to administrative conditions.*



*CARRIED.*

**COMMUNICATIONS (CONTINUED)**

- 7) **Kim Ali, Canadians '95 Committee**  
**Saskatchewan Baton Twirling Association, dated June 28**

Requesting permission for a fireworks display in front of the Field House on July 9, 1995. (File No. CK. 205-14)

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

*Moved by Councillor McCann, Seconded by Councillor Birkmaier,*

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

*CARRIED.*

- 8) **Don Adams, President**  
**Saskatoon Social Planning Council, dated June 28**

Requesting permission for a representative to address Council regarding the grant application under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that a representative of the Saskatoon Social Planning Council be heard during consideration of Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 26**

**9) Jackie Groat, Executive Director  
Voyageur Club of Saskatoon Inc., dated June 29**

Requesting permission to address Council regarding the allocation of the grants under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that Ms. Groat be heard during consideration of Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

**10) Gwen M. McDonald, President  
Saskatoon Services for Seniors, dated June 29**

Expressing appreciation regarding recommendation for a grant under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that the information be received and considered with Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

**11) Richard Degenstien, President, Saskatoon Chapter  
Society for Depression and Manic-Depression in Saskatchewan Inc., dated June 29**

Requesting permission to address Council regarding the grant application under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that a representative of the Society for Depression and Manic-Depression in Saskatchewan Inc. be heard during consideration of Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

**12) Shelley Arvay, Chair  
Child Hunger and Education Program, dated June 30**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 27**

Expressing appreciation regarding recommendation for a grant under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that the information be received and considered with Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

**18) Wilna Masuskapoe, President, Saskatoon Chapter  
Interprovincial Association on Native Employment Inc., dated July 4**

Requesting permission to address Council regarding the grant application under the Social Services Component of the Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**RECOMMENDATION:** that a representative of the Interprovincial Association on Native Employment Inc. be heard during consideration of Clause 2, Report No. 11-1995 of the Legislation and Finance Committee.

*Moved by Councillor Roe, Seconded by Councillor Postlethwaite,*

*THAT the regular Order of Business be suspended and Clause 2, Report No. 11-1995 of the Legislation and Finance Committee be brought forward and considered.*

*CARRIED.*

**REPORT NO. 11-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

**2. 1995 Assistance to Community Groups: Cash Grants Program  
Social Services Component  
(File No. CK. 1871-3)**

Report of Chair, Social Services Subcommittee, June, 1995:

"General Comments

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 28**

For the past five years, the social services sub-committee has reviewed the requests for funds in light of current needs and economic circumstances. Funding priorities have focused on program delivery which enhanced the quality of life for Saskatoon residents, especially as they relate to the family; projects which meet demonstrated areas of current need; programs which demonstrate consumer group involvement; programs, by the very nature of their activities demonstrate the maintenance of a healthier community.

Since 1992 the sub-committee has encouraged organizations to review their programs relevant to the core values or missions of their organization. The sub-committee encouraged partnerships in service delivery to avoid duplication and to improve co-ordination. In 1992 priorities for funding continued to focus on services to families and prevention based programs and adjustments were made to allocations in light of the priorities.

In 1993 and 1994 the sub-committee again addressed the need for like organizations to develop partnerships, improve communication and networking and to work in a co-operative and collaborative climate to better deliver services to the community. Organizations with a community development focus were given increases.

The review of grants in 1995 was undertaken in light of this history and knowledge. Organizations that met the needs of the community and who have focused their efforts on Board development, organizational review, revisiting their mission, strategic planning and program evaluation and who have developed partnerships with other organizations and are delivering or developing joint programs, maintained or increased their allocation.

In 1995, forty-four (44) organizations applied for \$413,700 in funding assistance. Fifteen (15) applications totalling \$113,681 were received from organizations who had not received grants in the past.

The 1995 recommendations equal the net budget of \$138,500. Twenty-nine (29) organizational grants between \$500.00 and \$27,500.00 are being recommended. Five (5) new organizations are being recommended for \$4,300.00. Although the new grants are small, the support for the initiatives of these organizations met needs in our community. In line with past comments the committee was overwhelmed by the requests for funds and the needs identified. All applications were reviewed in the context of services to individuals and families living in the Saskatoon community.

Through the application review process, the sub-committee identified a number of issues which it felt should be brought to the attention of the Legislation and Finance Committee. The sub-committee restate that organizations need to work in a co-operative and collaborative fashion in the delivery of human services. It was the recommendation of the committee in 1994, that in future years, priority for funding be given to organizations who take the initiative to assess their mandate and range of services in consultation with

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 29**

other organizations and community groups. It is recommended that future sub-committees redirect funding to those organizations who are working with community development focus and who meet the greatest community needs. Funding was granted or decreased in support of this past recommendation.

In light of the 1994 and 1995 review, the sub-committee has identified a number of organizations who now depend on grants year after year to meet their core operating budgets. It is recommended that core funding not be encouraged in policy or practice, and the focus centre on new initiatives and collaborative efforts. Other means of supporting organizations through income in kind (ie: space, tax exemption, used equipment, etc.) should also be considered by the City of Saskatoon.

As the Federal Government undertakes the modernization and restructuring of Canada's Social Security system, there will be a lot of uncertainty. The NGO community is in a 'wait and see' position as they do not fully know what the implications are. Next year's federal budget will tell the story. The City of Saskatoon - Social Services component of the Cash Grants Program receives \$63,375.00 through CAP (Canada Assistance Plan) that offsets the total grants of \$201,875 to the \$138,500.00 that is recommended. There is no guarantee that this CAP funding will be available in 1996. Therefore, the City of Saskatoon must either increase funding to the Cash Grants Program to keep the amount available to community groups the same or decrease total funding available. Notice must be given that up to 45% less funding may be available in 1996.

There are a number of organizations that we have suggested pursue fee-for-service contracts with the businesses or organizations that utilize their services. Their product is capable of revenue generation.

It is our recommendation that a social planning model of community planning and development be encouraged through the City of Saskatoon to facilitate the ongoing assessment of community needs and co-ordination of services. A social planning process would greatly assist in determining program and funding priority in the community as well as assist in the community development and co-ordination model that we are recommending.

The Social Services subcommittee has made specific comments relevant to each of the recommendations for the applicant profile summary. We would be pleased to answer any questions that you may have with respect to our recommendations."

Your Committee has met with representatives of the Social Services Subcommittee and supports the comments and recommendations provided. The Committee also wishes to express its appreciation to the Social Services Subcommittee for their excellent work.

Community Chaplaincy of Saskatoon (#88) has requested that a change be made in their application, and therefore it was referred back to the Social Services Subcommittee for further consideration. The application from the Y.W.C.A. (#124) has been referred to the Leisure Services

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 30**

Department for consideration under the Recreation Component of the Program, in that the Committee agrees this is not a social services issue because the application involves a swim program for inner city children.

**RECOMMENDATION:** that the Social Services Component of the 1995 Assistance to Community Groups: Cash Grants Program be allocated as outlined in the column headed '*L&F Recomm.*' of the attached summary chart.

*Moved by Councillor Steernberg, Seconded by Councillor Atchison,*

*THAT Mr. Adams be heard.*

*CARRIED.*

*Mr. Don Adams, President, Saskatoon Social Planning Council, expressed appreciation regarding the recommendation for a grant to the organization and indicated to Council what the grant would be used for.*

*Moved by Councillor McCann, Seconded by Councillor Roe,*

*THAT Ms. Groat be heard.*

*CARRIED.*

*Ms. Jackie Groat, Executive Director, Voyaguer Club of Saskatoon Inc., addressed issues of concern regarding the organization's grant application and asked Council to support this group.*

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT Mr. Degenstein be heard.*

*CARRIED.*

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 31**

*Mr. Richard Degenstein, President, Saskatoon Chapter, Society for Depression and Manic-Depression in Saskatchewan Inc., asked Council to reconsider the recommendation of the Committee, noting that the organization is a social services component of the community. Mr. Degenstein highlighted the activities of the organization.*

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT a representative of the Interprovincial Association on Native Employment Inc. be heard.*

*CARRIED.*

*Ms. Grace Stevenson, Vice President, Saskatoon Chapter, Interprovincial Association on Native Employment Inc., provided information regarding their grant application and asked Council to reconsider the recommendation of the Committee.*

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT the submitted correspondence and presentations be received as information.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Roe,*

*THAT Ms. Gustafson be heard.*

*CARRIED.*

*Ms. Arla Gustafson, Chair, Social Services Subcommittee, provided clarification regarding Application No. 91 - Gay and Lesbian Health Service.*

*His Worship the Mayor excused himself from the Chair and Deputy Mayor Waygood assumed the Chair.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 32**

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

- 1) *THAT the Social Services Component of the 1995 Assistance to Community Groups: Cash Grants Program be allocated as outlined in the column headed 'L&F Recomm.' of the attached summary chart.*

*IN AMENDMENT*

*Moved by Mayor Dayday, Seconded by Councillor Atchison,*

- 2) *AND THAT the letters from Ms. Groat, Executive Director, Voyager Club of Saskatoon Inc. (Application No. 123) and from Ms. Manuskapoe, President, Saskatoon Chapter, Interprovincial Association on Native Employment Inc. (Application No. 92) be referred back to the Legislation and Finance Committee.*

*THE AMENDMENT WAS PUT AND CARRIED.*

*IN AMENDMENT*

*Moved by Mayor Dayday, Seconded by Councillor Atchison,*

- 3) *AND THAT Council reject the proposal for the grant under Application No. 91 - Gay and Lesbian Health Service.*

*YEAS: His Worship the Mayor and Councillor Atchison 2*

*NAYS: Councillors Birkmaier, Heidt, Langlois, McCann,  
Postlethwaite, Roe, Steernberg and Waygood 8*

*THE AMENDMENT WAS PUT AND LOST.*

*THE MAIN MOTION AS AMENDED IN NO. 2) ABOVE  
WAS PUT AND CARRIED.*

**COMMUNICATIONS (CONTINUED)**



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 33**

**13) Marlene Hall, Secretary  
Development Appeals Board, dated June 30**

Submitting Notice of Development Appeals Board Hearing regarding construction of Gabriel Dumont Park Shelter. (File No. CK. 4352-1)

**14) Marlene Hall, Secretary  
Development Appeals Board, dated June 30**

Submitting Notice of Development Appeals Board Hearing regarding existing attached garage with side yard deficiency at 6 Diggle Place. (File No. CK. 4352-1)

**15) Marlene Hall, Secretary  
Development Appeals Board, dated June 30**

Submitting Notice of Development Appeals Board Hearing regarding proposed addition to existing attached garage with side yard deficiency at 2457 East View. (File No. CK. 4352-1)

**16) Marlene Hall, Secretary  
Development Appeals Board, dated June 30**

Submitting Notice of Development Appeals Board Hearing regarding proposed addition to one-unit dwelling with rear yard deficiency at 143 Chan Crescent. (File No. CK. 4352-1)

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

*Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,*

*THAT the information be received.*

*CARRIED.*

**17) Kathy King, Secretary  
Forestry Farm Park and Zoo, dated July 4**

Requesting the City of Saskatoon to support a group of City Employees known as The City of

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 34**

Saskatoon Pedal Pushers in a fundraising effort by pledging a contribution to "The Pedal Pushers" Heart Beat Tour on July 11, 1995. (File No. CK. 1871-1)

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

*Moved by Councillor Birkmaier, Seconded by Councillor McCann,*

*THAT the information be received and that Council members determine their support on an individual basis.*

*CARRIED.*

**18) Wilna Masuskapoe, President, Saskatoon Chapter  
Interprovincial Association on Native Employment Inc., dated July 4**

*DEALT WITH EARLIER. SEE PAGE NO. 27.*

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

**1) P. Hepworth  
St. Boniface, MB, dated May 12**

Expressing concern regarding the conduct of two police officers. **Referred to the Board of Police Commissioners.** (File No. CK. 150-1)

**2) Gertrude Ryder  
911 - 8th Street East, dated June 12**

Submitting concerns regarding the construction of a car wash adjacent to her property. **Referred to the Administration to respond.** (File No. CK. 150-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 35**

- 3) J.H. and Mary Helen Richards  
1128 Elliott Street, dated June 20**

Submitting concerns regarding noise from bandstand concerts. **Referred to the Legislation and Finance Committee for a report.** (File No. CK. 375-2)

- 4) Susan Lamb, Executive Director  
Tourism Saskatoon, dated June 26**

Requesting revisions to the Fee-for-Service Agreement. **Referred to the Administration for a report.** (File No. CK. 1870-10)

- 5) Patricia Harrison, Executive Director  
Canadian Paraplegic Association (Saskatchewan) Inc., dated June 27**

Submitting an application for funding. **Referred to the Legislation and Finance Committee for a report.** (Additional information is available for viewing in the City Clerk's Office.) (File No. CK. 1871-3)

- 6) Valerie Shantz, Festival Director, Saskatoon International Fringe Festival  
Twenty-Fifth Street Theatre Centre, dated June 28**

Submitting various requests regarding the relocation of the Saskatoon International Fringe Festival to the warehouse district in downtown Saskatoon. **Referred to the Administration for a report.** (File No. CK. 205-1)

- 7) Jim McLeod, Promotions Manager  
The Partnership, dated June 29**

Providing comments regarding requests made by the Twenty-Fifth Street Theatre for the Saskatoon International Fringe Festival. **Referred to the Administration for a report.** (File No. CK. 205-1)

- 8) Kathie Teichroeb**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 36**

**1014 Confederation Drive, dated June 29**

Submitting concerns regarding the construction of a dog pen adjacent to her patio. **Referred to the Administration for a report.** (File No. CK. 4350-1)

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

*Moved by Councillor Roe, Seconded by Councillor Postlethwaite,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Lyne Dumais, Public Relations Officer,  
School of Physical Therapy, University of Saskatchewan, dated June 17**

Requesting Council to proclaim September 21, 1995 as Shinerama Day in Saskatoon. (File No. CK. 205-5)

**2) Marguerite Wolfe, Chair, Child Abuse Prevention  
The Independent Order of Foresters, undated**

Requesting Council to proclaim the month of October, 1995 as Child Abuse Prevention Month in Saskatoon. (File No. CK. 205-5)

**3) Terry Fenton, Director  
Mendel Art Gallery, dated June 26**

Requesting Council to proclaim the month of September, 1995 as Gallery Month in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** 1) that City Council approve all proclamations as set out in Section C; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 37**

- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

*Moved by Councillor Roe, Seconded by Councillor McCann,*

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

*CARRIED.*

*Moved by Councillor Roe, Seconded by Councillor Birkmaier,*

*THAT the regular Order of Business be suspended and Clause B5, Report No. 15-1995 of the City Commissioner be brought forward and considered.*

*CARRIED.*

**REPORT NO. 15-1995 OF THE CITY COMMISSIONER**

**Section B - Planning and Development**

- B5) 1995 Capital Budget  
Project 1815: Mendel Art Gallery -- Building Envelope Repair  
Award of Tender  
(File No. CC 153-1)** \_\_\_\_\_

Report of the General Manager, Civic Buildings and Grounds Department, June 27, 1995:

"This project corrects a dangerous situation that currently exists with the exterior walls of the Mendel Art Gallery. Freeze and thaw cycles within the exterior wall's cavity, due to moisture

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 38**

within the building-envelope, have caused the wall to fail; in some instances, the exterior concrete-blocks have fallen from the building.

This project will remove the exterior finish of the wall, will add a new air-barrier, will enhance the wall's thermal insulation, and will replace the doors and windows. The addition of an air-barrier, thermal insulation, and upgraded windows and doors will also allow the building to achieve the air-humidity standards that are required for art museums and will prolong the facility's useful life.

Four tenders for this project were received on June 22, 1995, with one bid being incomplete. The remaining tenders were accompanied by the required bid bonds and consents of surety. Exclusive of the G.S.T., the bids were as follows:

R & D Hill Construction Ltd.	Saskatoon	\$519,532.37
Wolfe Management Ltd.	Saskatoon	\$519,613.00
Miners Construction Co. Ltd.	Saskatoon	\$534,800.00

The low bidder, R & D Hill Construction Ltd., is acceptable to the Saskatoon Gallery and Conservatory's Board and its Administration. This conclusion was reached following a review of the tenders by the project's consultants and by the Civic Buildings and Grounds Department's staff.

The net estimated cost to the Gallery is as follows:

Base Bid, including the applicable P.S.T.	\$519,532.37
G.S.T.	<u>36,367.26</u>
Contract Amount	\$555,899.63
G.S.T. Rebate	<u>20,780.25</u>
Net Cost to the Saskatoon Gallery and Conservatory's Board	<u>\$535,119.38</u>

The work is scheduled to commence in late July of 1995, and to be completed by the end of October of 1995.

Assuming that City Council accepts the lowest bid, the estimated cost to the Saskatoon Gallery and Conservatory's Board for the repairs to the Mendel Art Gallery are:

Consulting Services	\$ 70,043.35
Lowest Bid (R & D Hill Construction Ltd.)	519,532.37

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 39**

G.S.T.	<u>41,270.30</u>
Subtotal	\$630,846.02
G.S.T. Rebate	<u>23,581.85</u>
Net Cost to the Saskatoon Gallery and Conservatory's Board	<u>\$607,264.17</u>

The project-development costs are within the approved estimate of \$626,000 in the 1995 Capital Budget."

- RECOMMENDATION:**
- 1) that the tender for repairing the building-envelope of the Mendel Art Gallery, which was submitted by R & D Hill Construction Ltd., be accepted in the amount of \$555,899.63 which includes the base bid, G.S.T., and P.S.T.; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City and under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

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

- 1) *THAT the tender for repairing the building-envelope of the Mendel Art Gallery, which was submitted by R & D Hill Construction Ltd., be accepted in the amount of \$555,899.63 which includes the base bid, G.S.T., and P.S.T.; and,*
- 2) *THAT His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City and under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.*

*CARRIED.*

**REPORTS**

Mr. G. Grismer, A/Chair, submitted Report No. 8-1995 of the Municipal Planning Commission;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 40**

City Commissioner Irwin submitted Report No. 15-1995 of the City Commissioner and Addendum to Report No. 15-1995 of the City Commissioner;

Councillor Steernberg, Chair, presented Report No. 12-1995 of the Planning and Development Committee;

Councillor P. McCann, Member, presented Report No. 11-1995 of the Legislation and Finance Committee;

Councillor M. Heidt, Chair, presented Report No. 12-1995 of the Legislation and Finance Committee;

Councillor Atchison, Member, presented Report No. 11-1995 of the Works and Utilities Committee; and

His Worship the Mayor, Chair, presented Report No. 7-1995 of A Committee of the Whole Council.

*Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,*

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

- a) Report No. 8-1995 of the Municipal Planning Commission;*
- b) Report No. 15-1995 of the City Commissioner and Addendum to Report No. 15-1995 of the City Commissioner;*
- c) Report No. 12-1995 of the Planning and Development Committee;*
- d) Report No. 11-1995 of the Legislation and Finance Committee;*
- e) Report No. 12-1995 of the Legislation and Finance Committee;*
- f) Report No. 11-1995 of the Works and Utilities Committee; and*
- g) Report No. 7-1995 of A Committee of the Whole Council.*

*CARRIED.*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 41**

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

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

*Committee arose.*

*Councillor Waygood, 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:*

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

*THAT the regular Order of Business be suspended and Clause B4, Report No. 15-1995 of the City Commissioner be brought forward and considered.*

*CARRIED.*

**"REPORT NO. 15-1995 OF THE CITY COMMISSIONER**

**Section B - Planning and Development**

- B4) Option to Purchase City-Owned Property  
Parcel X, Block 632, Plan 86-S-34927  
St. Volodymyr Villa Corporation  
Nutana Suburban Centre  
(File No. CC 4215-1)**

Report of the Land Manager, June 26, 1995:

"Under a July 2, 1991, agreement, the St. Volodymyr Villa Corporation has an option to purchase City-owned Parcel X, Block 632, Plan 86-S-34927, which is located on Louise Place in the Nutana

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 42**

Suburban Centre. The option was for one year, with four one-year extensions. The fourth year of the option expires on June 30, 1995, but the option may be renewed for a fifth year by paying a \$6,200.00 option-fee. When the option is exercised, one-half of the annual option-fee (\$3,100.00) is credited towards the parcel's purchase-price of \$333,201.42 plus G.S.T.

City Council has adopted a policy which requires that all multi-family parcels which are sold by the City must be paid in full and the building-construction must be 50% completed before the title will be transferred to the new owner. The purpose of this policy is to prevent speculation and to ensure some control over the building that is constructed.

St. Volodymyr Villa Corporation has requested (through the attached June 23, 1995, letter) to exercise its option on Parcel X and has remitted the proper amount (\$63,540.28), as specified in the option-agreement, to effect this action. In order to obtain mortgage-financing, the Corporation has requested an exemption from the City's construction-requirement for transferring the title.

The 50%-construction requirement was explained to the Corporation's representatives at the time when the option on this parcel was obtained. Our requirements are also noted in a sales agreement which is included as a schedule to the option-agreement.

Although your staff do not recommend a general removal of the 50%-construction requirement from our agreements, we feel that in this instance, where we still have the adjacent land (Parcel Y) optioned to St. Volodymyr Villa Corporation, we can exert adequate control over the development. In the past, there has been at least one other instance where City Council has waived the construction-requirement."

**RECOMMENDATION:** that the 50%-construction requirement be waived with respect to the sale of Parcel X, Block 632, Plan 86-S-34927 to St. Volodymyr Villa Corporation.

*ADOPTED.*

**REPORT NO. 8-1995 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Committee

Mr. Jim Kozmyk, Chair  
Councillor J. Postlethwaite  
Mr. Ken Rauch  
Ms. Ann March  
Mr. Glen Grismer

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 43**

Ms. Leslie Belloc-Pinder  
Mr. Gregory Kitz  
Mr. Victor Pizzey  
Ms. Lina Eidem  
Mr. Paul Kawcuniak  
Ms. Sheila Denysiuk  
Mr. Al Ledingham  
Dr. Brian Noonan

**1. Plan Saskatoon - Status Report  
Public Participation Program  
(File No. CK. 4110-3)**

Report of the Planning and Construction Standards Department dated June 16, 1995:

"A. BACKGROUND

The Plan Saskatoon Project is a comprehensive review of the City's Development Plan and Zoning Bylaw. These are the basic tools used to manage the growth and development of the City.

The project involves three steps, including initial public participation, submission of a policy directions report to the public and City Council, and once the directions report is adopted by Council, the actual drafting of the new Development Plan and Zoning Bylaw.

B. PUBLIC PARTICIPATION

The initial phase of public participation included a number of objectives:

1. Advertising

The objective was to inform the public that the Plan Saskatoon project was underway and to encourage as many persons and groups as possible to participate. Advertising was undertaken through a variety of means such as a news conference and news release, brochures, bus boards, video series on Cable 10, local T.V., interview shows, newspaper advertising, displays in all public libraries, telephone hotline, and numerous speeches and presentations. Given the above, staff is confident that the vast majority of persons or groups that may have wished to take part were made aware of the process and how to get involved.

2. Issues Workbook

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 44**

The second objective was to provide a simple method for those who want to participate in the process to do so. This was accomplished through the preparation of the issues Workbook and companion Response Form. The issues Workbook is intended to inform and educate the public on planning issues, outline options for the future, and pose questions on how the City may best be developed. It challenges the community to think about the issues and to suggest solutions on how they may be resolved.

To date, well over 2,000 Workbooks are in circulation in the community. Results from submissions received and follow-up with participants indicates that many persons and groups are spending a significant amount of time with the project and have a high level of interest in the various issues.

3. Reaching Out

A third objective was to reach out to all sectors of the population, including groups and organizations that may not previously have been involved in a city planning exercise, such as students, seniors organizations, and others. This objective was attained by preparing an initial mailing list of over 100 groups and organizations that would receive the Workbook and Response Form package. In addition, staff have sought to involve students through a variety of means including contests, classroom work, and special projects.

Several groups that were not originally on the Plan Saskatoon mailing list have come forward and asked to participate, and several others have been brought to our attention by a variety of sources.

4. Follow-up With Participants

A fourth objective was to follow-up with each participant group to ensure that they understand the process, to provide assistance when needed, and to encourage them to respond. So far staff have made about 50 speeches and presentations and continue to stay in touch with all client groups.

A Plan Saskatoon Newsletter was initiated in May and will continue for the balance of the project. The intent is to keep all participants informed on the status of the project and how they may continue to be involved.

5. Submissions Received

As of mid June, about 100 submissions have been received. It is hoped that

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 45**

the majority of submissions will be received by June 30, 1995.

**C. FUTURE ACTIONS**

**1. Public Survey Report**

In August of this year a Public Survey report will be prepared which will summarize the results of the initial public participation program. The intent here is to portray the results as they are received, in a simple and objective form. Many of the participants have asked for this information to made public as soon as possible.

**2. Policy Directions Report**

In the fall of 1995 it is anticipated that a Policy Directions Report will be prepared and circulated to the public for comment. This report will provide the general policy direction for the new Development Plan and Zoning Bylaw and will take into account the public participation program, as well as innovative ideas from other municipalities.

Once this report has been circulated to the public, it will be submitted to Council for consideration, and if approved, staff will then have the direction to draft the new Plan and Zoning Bylaw.

**D. PLANNING AND CONSTRUCTION STANDARDS DEPT  
RECOMMENDATION:**

That the information be received."

Your Commission has reviewed the above report with representatives of the Planning and Construction Standards Department. It is noted that, as of the third week in June, there were approximately 2,300 workbooks in circulation in the community and approximately 160-170 responses had been received by the Planning and Construction Standards Department.

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

*ADOPTED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 46**

**REPORT NO. 15-1995 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

**A1) Capital Project 1525.1  
Rehabilitation of Circle Drive - Westbound  
- Circle Drive Bridge to Millar Avenue  
Contract No. 5-0019  
(File No. CC 6000-2) \_\_\_\_\_**

Report of the City Engineer, June 21, 1995:

"Tenders were advertised and opened publicly on June 20, 1995, for the rehabilitation of Circle Drive Westbound, from the Circle Drive Bridge to Millar Avenue, including the Warman Road exit ramp.

The following tenders were received:

<u>Contractor</u>	<u>Total Tender Price</u>
Central Asphalt & Paving Inc. Saskatoon, Saskatchewan	\$387,566.29
ASL Paving Ltd. Saskatoon, Saskatchewan	\$432,689.00

Bid prices include GST and PST, and are summarized on the attached tabulation form. The low bid represents an 18% increase over similar work tendered in 1994. The estimate prepared by the Engineering Department was \$412,740.00.

The estimated cost to the City based on low tender is calculated as follows:

Base Bid (including PST)	\$362,211.49
GST	<u>25,354.80</u>
Contract Amount	\$387,566.29
GST Rebate	<u>14,488.46</u>
Net Cost to City	<u>\$373,077.83</u>

Central Asphalt & Paving Inc. has performed similar work in the past for the City of Saskatoon."

**RECOMMENDATION:** 1) that City Council accept the tender submitted by Central Asphalt and Paving Inc., for the rehabilitation of Circle

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 47**

Drive westbound, from Circle Drive Bridge to Millar Avenue, for a total estimated cost of \$387,566.29; PST and GST included; and,

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

*ADOPTED.*

**A2) Capital Project No. 1113  
Paving 71st Street  
Idylwyld Drive to Millar Avenue  
(File No. CC 6315-1)**

Report of the City Engineer, June 28, 1995:

"The sum of \$560,000 has been approved in the 1995 Capital Budget for the reconstruction and paving of 71st Street, from Idylwyld Drive to Millar Avenue. The source of funding is the Reserve for Capital Expenditures.

Tenders for reconstruction and paving of 71st Street were received and opened publicly on June 27, 1995.

The following bids were received and are shown on the attached tabulation:

- |    |   |              |
|----|---|--------------|
| 1. | ASL Paving Ltd.<br>Saskatoon, Sask.                 | \$567,987.65 |
| 2. | Central Asphalt and Paving Inc.<br>Saskatoon, Sask. | \$617,223.88 |

The consulting engineer's estimate for the work was \$492,313. The low tender price is \$76,763 or 18% higher than the estimate. The major cost increase is in the earthwork since a substantial amount of the subgrade must be constructed through a slough where extensive wet excavation will be encountered.

The net estimated cost to the City based on the low bid is calculated as follows:

Base Tender	\$530,829.58
GST	<u>37,158.07</u>
Contract Amount	\$567,987.65

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 48**

GST Rebate	<u>21,232.12</u>
Net Estimated Cost to the City	<u>\$546,755.53</u>

The low bidder, ASL Paving Ltd., has sufficient equipment and experienced staff to complete the contract.

Other related costs including the consulting engineer's fee, traffic detour, roadway ditch seeding, engineering and administration total \$68,318. As a result, the revised cost for the completed project is \$615,000. There are sufficient funds in the Reserve for Capital Expenditures to accommodate this increase."

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by ASL Paving Ltd., for the reconstruction and paving of 71st Street, from Idylwyld Drive to Millar Avenue, at an estimated cost of \$567,987.65, GST included;
  - 2) that City Council approve an additional expenditure of \$55,000 for Capital Project No. 1113, for a total of \$615,000, with the source of funding being the Reserve for Capital Expenditures; and,
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A3) 1995 Vehicle Purchases  
Project No. 581: Vehicle and Equipment Services  
Rubber-Tired Sidewalk Cleaner  
(File No. CC 1390-1)**

Report of the Manager, Vehicle and Equipment Services, June 28, 1995:

"Tenders for the purchase of one Rubber-Tired Sidewalk Cleaner as a replacement for a Track Bombardier were received by the Central Purchasing and Stores Department on April 25, 1995. As an option, the tender forms called for unit pricing if two units were purchased. The option was



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 49**

included since one of the Track Bombardiers, which was not considered for replacement this year, had undergone fire damage on March 27, 1995. The unit was being appraised for damage by the Insurers. During the week of May 22, 1995, Vehicle and Equipment Services was advised that the fire damage was extensive and the Insurers had proposed a cash settlement of \$31,000.00, which was accepted.

The order for the one replacement unit was placed with Cubex Limited which submitted the lowest bid meeting specifications. Now that the fire damaged unit is written off, Vehicle and Equipment Services is recommending that this unit be replaced by exercising the right to pick up the additional unit at the optional price, which is \$1,600.00 per unit less than the single unit price. Purchase of the second unit to replace the unit written-off due to fire damage is recommended as follows:

Unit price	\$54,200.00
Dust Control System	2,300.00
GST	3,955.00
PST	<u>5,085.00</u>
Contract Amount	\$65,540.00
GST Rebate	<u>2,168.00</u>
Net Estimated Cost to the City	<u>\$63,372.00"</u>

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Cubex Limited, for the purchase of an additional Rubber-Tired Sidewalk Cleaner, at a total estimated cost of \$65,540.00, GST and PST included; and,
  - 2) that the Central Purchasing and Stores Department issue the appropriate purchase requisition.

*ADOPTED.*

**A4) Project No. 1088  
Manhole Restoration - 1995  
Award of Contract 5-0023  
(File No. CC 7820-1)**

Report of the City Engineer, June 28, 1995:

"Tenders were received and publicly opened on June 27, 1995, for the restoration of sewer main manholes in 1995. The work consists of the supply and application of a cement mortar shotcrete lining to restore deteriorated concrete sewer main manholes as an economical alternative to

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 50**

replacement.

The following tenders were received:

<u>Contractor</u>	<u>Total Tender Price</u>
Topshot Concrete Inc. Saskatoon, Saskatchewan	\$196,241.03
Saskcon Repair Services Ltd. Saskatoon, Saskatchewan	\$217,025.00

A summary of the bid unit prices is attached.

Topshot Concrete Inc. is a local contractor with extensive experience in the restoration of sewer main manholes. The firm has the equipment, capability, and experience to carry out the work and was successful in completing the 1993 and 1994 manhole restoration program for the City of Saskatoon.

The 1995 approved Capital Budget for manhole restoration is \$200,000 to be allocated from the Infrastructure Reserve. The project, in its 3rd year of progress, also includes proposed funding of \$200,000 in 1996 and 1997.

This contract has been tendered as a unit price contract under which quantities can be adjusted without penalty. The low bidder, Topshot Concrete Inc., has consented to a reduction of the contract quantities which will result in a total estimated expenditure within the approved budget amount. Consequently, it will be necessary to limit the contract expenditure to \$178,000 to provide for materials testing of concrete samples and engineering costs of \$22,000 on this project.

The net cost to the City for the recommended low tender is calculated as follows:

Tender (including PST)	\$172,815.53
GST	<u>12,097.09</u>
Contract Amount	\$184,912.62
GST Rebate	<u>6,912.62</u>
Net Estimated Cost to the City	<u>\$178,000.00</u>

The Engineer's estimate for the work was \$180,000.00."

**RECOMMENDATION:** 1) that City Council accept the unit prices submitted by Topshot Concrete Inc., for Manhole Restoration - 1995, with quantities adjusted to reflect a total estimated cost of

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 51**

\$184,912.62; PST and GST included; and,

- 2) that His Worship the Mayor and the City Clerk be authorized to execute the documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A5) 1995 Capital Budget - 1996-1999 Capital Plan  
Capital Project No. 877  
City-Wide Trunking Radio Communication System  
(File No. CC 1000-7)**

Report of the Transit Manager, June 29, 1995:

**"Background:**

At the regular meeting of City Council held on January 4, 1994, City Council awarded Contract No. 3-0017 to Motorola Canada Ltd. for the supply and installation of a City-wide Trunking Radio Communication System for a total estimated cost of \$1,734,200.00, including GST and PST. This phase of Capital Project No. 877 provided new radio equipment for the Fire and Police Departments and will be fully operational in June of 1995.

Originally, the Radio Trunking System was designed to address the immediate needs, in 1993, of the Police and Fire Departments. However, the system was designed to accommodate expansion with other departments/agencies in a more cost-effective manner.

Saskatoon Transit Services had originally planned to replace the current communications system in 1998. However, a 1994 review of the obsolescence, maintenance and parts availability, in conjunction with a major system failure, indicated that the system should be replaced as soon as possible.

The current system is so plagued with numerous difficulties that it does not provide Saskatoon

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 52**

Transit Services with any degree of consistent or reliable communications. This causes significant operational inefficiencies and an emergency response system of only intermittent reliability.

In 1995, a study team consisting of several staff members who will be system users conducted a design study of the components and features that will provide a consistent and reliable communication system. It is estimated that the city-wide trunking radio system can be installed and operational in time for the winter peak season.

In addition to replacing a non-functioning system, the new system will give us additional capabilities.

Some of the more important new features for Saskatoon Transit Services are:

- (a) Emergency calls through the 911 talk group to Police and Fire -  
Aid to operators as well as contributing to the City by being able to report on incidents.
- (b) Private radio conversations -  
Allows regular operations to continue while a private matter is dealt with. This could be anything from a personal matter to a major incident such as an accident.
- (c) Alert (horn and lights or just an indicator) -  
Allows the operator to know that they were called even if they stepped outside the vehicle for a minute (washrooms or coffee etc.).
- (d) Telephone interconnect on suitably equipped radios -  
Allows important family information to be given directly to an operator.
- (e) Talk groups can be set up to deal with situations in which not all operators are involved -  
Major charter work. All operators on the charters would be in close communications.
- (f) Call Alert -  
This would allow the person calling to know that the call had been placed, but let the person being called answer at a more appropriate time.
- (g) Future considerations -  
With the use of Automatic Vehicle Location and Global Positioning Systems, we will be able to give real time information to the public rather than scheduled times.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 53**

At the special meeting of City Council held on February 20, 1995, during consideration of the 1995 Capital Budget/1996-1999 Capital Plan, funding in the amount of \$650,000.00 was approved under Capital Project No. 877 for replacement of the Transit Radio System.

**Equipment Requirements:**

Estimated costs for addition of Saskatoon Transit Services to the City-wide Trunking Radio System are:

Motorola Equipment and Services	\$500,000.00
PST	45,000.00
GST	<u>35,000.00</u>
Contract Cost	\$580,000.00
Less GST Rebate	<u>20,000.00</u>
Net Cost	<u>\$560,000.00</u>

The City's contract with Motorola Canada Ltd. provides for extensions to the contract as additional departments/agencies are added to the system.

To protect the City from price increases during future expansion of the City-wide Trunking Radio System, Motorola is required under the terms and conditions of Contract No. 3-0017, to notify the City of any price increases at least 60 days in advance, and any price increases shall not exceed the Consumer Price Index. In an effort to encourage expansion of the City-wide Trunking Radio System, Motorola has agreed to the purchase of additional Portables and Mobiles at the same initial prices for Contract No. 3-0017.

In order to take advantage of the favourable pricing available under Contract No. 3-0017, we recommend the existing Contract to Motorola Canada Ltd. be extended. Total estimated costs, including installation, are within the approved budget."

**RECOMMENDATION:** that City Council authorize the extension of Contract No. 3-0017 for the purchase of an additional radio equipment and services from Motorola Canada Ltd., at a total estimated cost of \$580,000.00, PST and GST included.

*ADOPTED.*

**A6) Communications to Council**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 54**

**From: Howard E. Cooper  
CFQC TV  
Date: February 6, 1995  
Subject: Requesting co-operation of the City to assist in the staffing of  
the 27th Annual Louis Riel Day to be held on July 9, 1995  
(File No. CC 205-8)**

At its meeting held on February 13, 1995, City Council, when dealing with the above matter, resolved:

**"that the matter be referred to the City Engineer for a report."**

Report of the City Engineer, June 29, 1995:

"A meeting was held on June 14, 1995, involving members of the Louis Riel Day Committee and pertinent Civic Personnel representing the Engineering, Police, Fire, and Civic Buildings and Grounds Departments.

The organizing committee outlined its proposed site plan and, after discussion relating to various Civic Buildings and Grounds concerns, an agreement was reached pertaining to various parks layout and usage. A future site meeting will further define the necessary arrangements.

It was also determined that to maintain proper traffic control and public safety, previously approved road closures would go into effect at approximately 7:30 a.m. and remain in effect until approximately 6:00 p.m. They are:

- 1) Spadina Crescent/Victoria Bridge - 21st Street
- 2) Spadina Crescent/22nd Street - 23rd Street
- 3) 20th Street/Spadina Crescent - N-S Lane (East of 4th Avenue)
- 4) Saskatchewan Crescent/Broadway Bridge - 16th Street.

At the time of the meeting, the river level and speed were a concern to both event organizers and civic personnel. Several alternate plans and possibilities (including cancellation of on-river activities) were reviewed and agreed upon. At the time of this report the river level and speed have returned to safe recreational usage."

**RECOMMENDATION:**

- 1) that the information be received; and,
- 2) that the staging of the 27th Annual Louis Riel Day be approved subject to Administrative conditions.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 55**

*ADOPTED.*

**A7) Communications to Council**

**From: Kent Smith-Windsor, Executive Director**

**The Partnership**

**Date: April 6, 1995**

**Subject: Submitting request for assistance and financial  
support for the annual powerboat championships  
to be held from July 14 to 16, 1995**

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

City Council, at its meeting held April 24, 1995, considered the above-noted communication and the matter was referred to the Administration for a report.

Report of the City Engineer, June 29, 1995:

A site meeting was held in Rotary Park on Tuesday, June 13, 1995, involving members of the River Roar Committee, The Partnership, the MVA, and civic personnel representing the Engineering, Police, Fire, and Civic Buildings and Grounds Departments.

A site plan indicating the various venues and parks usage was reviewed and agreed upon in principle by those in attendance.

An agreement was also reached pertaining to the necessary street and bridge closures that are needed to safely accommodate the staging of the event and to maintain public safety. They are:

- 1) Victoria Bridge
- 2) Victoria Avenue/11th Street - Victoria Bridge
- 3) 3rd Avenue/Victoria Bridge - 19th Street
- 4) Spadina Crescent/3rd Avenue - 20th Street
- 5) Saskatchewan Crescent/Eastlake Avenue - McPherson Avenue.

Note: Event organizers will provide marshalls to allow Saskatchewan Crescent residents access during the closures.

The above street closures are needed at the following times:

- 1) Friday, July 14 - 9:00 a.m. - 6:00 p.m.
- 2) Saturday, July 15 - 8:00 a.m. - 6:00 p.m.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 56**

3) Sunday, July 16 - 8:00 a.m. - 6:00 p.m.

At the time of the site meeting the river level and speed were of concern to both event organizers and civic personnel. At the time of this report, the river has returned to safe recreational usage. Because of the increased river level, the need for extensive river dredging has been eliminated."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that the 1995 Great Northern River Roar be approved subject to Administrative conditions.

*ADOPTED.*

**A8) Capital Project No. 1155 - Circle Drive Southeast  
Design Engineering Services  
Taylor Street Overpass  
(File No. CC 6000-2)**

Report of the City Engineer, June 28, 1995:

"This project has two major components:

- The reconstruction of Circle Drive, from 8th Street to Highway 16, to a four-lane divided roadway with a depressed grade through the residential area.
- The construction of a grade separation at Taylor Street (Taylor over).

The first component, reconstruction of Circle Drive, is in progress with scheduled completion in October 1995. Construction of approximately 200 metres of the Circle Drive lanes at Taylor Street will be deferred until the completion of the overpass structure in 1996.

In April 1995, the Engineering Department initiated a request for proposals for the design of the structure at Taylor Street. The request was forwarded to eight qualified Consulting Engineering firms of which six submitted a proposal. Through an evaluation process and interview, the proposal submitted by Reid Crowther and Partners Ltd. was selected.

It should be noted that the selection of Reid Crowther and Partners Ltd. represents a deviation from Policy No. C02-006 - 'Appointment of Consultants' in that they no longer have an office in



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 57**

Saskatoon. However, all proposals submitted by local firms indicated the pre-design evaluation and the final structural design would be done by personnel from out-of-province Branch Offices. In the case of Reid Crowther and Partners Ltd., the work will be done out of the Regina and Calgary offices.

The Engineering Department has negotiated a fee schedule for design services with Reid Crowther and Partners Ltd. as follows:

Pre-design	\$ 30,000.00
Design	90,000.00
GST	<u>8,400.00</u>
Contract Amount	\$128,400.00
GST Rebate	<u>4,799.76</u>
Net Estimated Cost to the City	<u>\$123,600.24</u>

During the pre-design stage, various construction options ranging from pre-cast concrete, cast in place concrete, and steel will be evaluated along with associated costs. At the conclusion of this stage, one option will be selected for detailed design during the design stage. Before entering the design stage, the work and the cost will be reviewed and possibly reduced."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that the City Engineer be authorized to enter into an Engineering Services Agreement with Reid Crowther and Partners Ltd. for an upset limit of \$128,400.00, GST included.

*ADOPTED.*

**Section B - Planning and Development**

**B1) Subdivision Application #16/95  
716/718 Saskatchewan Crescent East  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #16/95

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 58**

Applicant: Ian R. Stark, S.L.S. for Donald Milton Maxwell Miller  
Legal Description: Lots 7 and 8, Block 118, Plan Q (B1856)  
Location: 716/718 Saskatchewan Crescent East

The June 19, 1995, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that City Council resolve, in connection with the approval of Subdivision Application #16/95, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reasons:
    - a) the site-area of proposed Lot 8 (362.65 square metres) exceeds the minimum requirements of 255 square metres;
    - b) the depth of proposed Lot 8 (42.67 metres) exceeds the minimum requirements of 30 metres; and,
  - 2) that Subdivision Application #16/95 be approved subject to:
    - a) the payment of \$50.00 which is the required approval fee;
    - b) the applicant providing, to the satisfaction of the City Engineer, a separate water and sewer connection to that portion of the building which is situated on Lot 8; and,
    - c) the Certificate of Approval for proposed Lots 7 and 8, Block 118, Plan Q (B1856) being issued subject to the balance of Lot 8 being consolidated and held in title along with the whole of Lot 7, Block 118, Plan Q (B1856).

*ADOPTED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 59**

**B2) Land-Use Applications Received by the Planning and Construction Standards Dept.  
For the Period Between June 9 and June 22, 1995  
(For Information Only)  
(File No. CC 4300-2)**

---

The City Planner has received the following applications which are being processed and which will subsequently be submitted to City Council for its consideration:

Subdivision

- Application No. 18/95  
Circle Drive between Broadway Avenue and Clarence Avenue  
(See attached Map No. 1.)  
Applicant: George, Nicholson, Franco & Associates for the City of Saskatoon  
Legal Description: Parcel A, Plan No. CB4124 and S.E. ¼ Section 16-36-5W3  
Current Zoning: R.2  
Date Received: June 14, 1995
  
- Application No. 19/95  
1640 Idylwyld Drive North  
(See attached Map No. 2.)  
Applicant: George, Nicholson, Franco & Associates for Peter's Place Ltd.  
Legal Description: Lot B, Block 9, Plan 81-S-04615  
Current Zoning: I.D.2  
Date Received: June 14, 1995
  
- Application No. 20/95  
Briarwood Road/Briargate Rd.  
(See attached Map No. 3.)  
Applicant: Webster Surveys Ltd. for Boychuk Investments Ltd.  
Legal Description: Parcel A, Plan EV5793, NW ¼ and ½ Section 19-36-  
Current Zoning: R.1A  
Date Received: June 19, 1995

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 60**

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

*ADOPTED.*

**B3) Request For Encroachment Agreement  
402 Spadina Crescent West  
Lot Part 7, Block 33, Plan CE1  
(File No. CC 4090-2)**

Report of the City Planner, June 22, 1995:

"Mr. Chuck LaPointe of Homelife All-Sask Realty Ltd., on behalf of the property-owner, has requested to enter into an encroachment agreement with the City for the above-noted property. As is shown on the attached Real Property Report, part of the northeast corner of the house encroaches onto the City's property (i.e. a boulevard) along Avenue D. The encroachment has existed since 1957 when the house was constructed.

The total area of the encroachment is approximately 0.42 square metres (4.52 square feet). The northeast corner of the house encroaches by a maximum of 0.82 metres (2.69 feet) onto the boulevard.

If approved by City Council, an encroachment agreement will be required. The owner of the property will be subject to the minimum annual fee of \$50."

**RECOMMENDATION:**

- 1) that City Council recognize the encroachment at 402 Spadina Crescent West (Lot Part 7, Block 33, Plan CE1);
- 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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 61**

authorized to execute the agreement, on behalf of the City,  
under the Corporate Seal.

*ADOPTED.*

- B4) Option to Purchase City-Owned Property  
Parcel X, Block 632, Plan 86-S-34927  
St. Volodymyr Villa Corporation  
Nutana Suburban Centre  
(File No. CC 4215-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 44.*

- B5) 1995 Capital Budget  
Project 1815: Mendel Art Gallery -- Building Envelope Repair  
Award of Tender  
(File No. CC 153-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 39.*

- B6) Enquiry - Councillor Langford (May 23, 1995)  
Removal of Inappropriate Trees  
(File No. CC 4139-4)**

**"With the threat of Dutch Elm Disease and the fact that many of our 'Weeping Birch' trees are dying, would it be possible to establish a new policy regarding removal of 'inappropriate trees', especially in neighbourhoods such as Montgomery Place. (I understand that in Edmonton, before the city removes a tree from city property (i.e. boulevards), all the residents on the street are petitioned. In some cases, maybe the community association should also have input.)"**

Report of the General Manager, Civic Buildings and Grounds Department, June 23, 1995:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 62**

"Currently, City of Saskatoon Policy C09-011 (Trees on City Property) establishes the circumstances for the maintenance and removal of trees on the City's property when such action is requested by residents, contractors and other agencies. The policy establishes, in the order of importance, the priorities that the City will observe when responding to such requests.

A copy of Policy C09-011 has been attached to this report. It was originally approved by City Council in 1989 and has been reconfirmed on several subsequent occasions. It is also regularly reviewed by the Planning and Development Committee when it considers requests from residents to over-ride the policy for their specific situations. Over the past several years when considering such requests, the Committee has not identified any situation where the policy should be over-ridden.

The Civic Buildings and Grounds Department uses a 'decision flow-chart', which is based on this Policy's guidelines, to assess requests for removing City-owned boulevard trees. The flow-chart (a copy of which is attached) identifies a series of critical decisions which allow the Supervisor of Arboriculture to evaluate the site-conditions associated with a particular tree and to determine whether it should be removed or relocated. By using this standard set of criteria, all requests to remove City-owned trees can be evaluated in a consistent and objective manner.

The flow-chart uses an evaluation-process which considers whether the tree is hazardous, in a healthy condition, or an inappropriate species. The reference to inappropriate species is largely defined in relation to the trees' use on boulevards, their potential for creating unsafe or obstructed circumstances for pedestrians, and their impact on adjacent properties. For example, poplar trees develop weak branch-crotches when they mature. This weakness will often result in the unpredictable breakage of branches during wind storms, severe rain, or early autumn snowfalls when the leaves are still on the trees. If large branches break from these trees, there is significant danger to the public's safety and considerable potential for damage to public and private property. Furthermore, mature poplar trees have extremely shallow and extensive root-systems which create problems for lawns, gardens, and structures in adjacent private properties. Another example of an inappropriate species is a spruce tree whose low branches may cause serious obstructions for pedestrians on sidewalks; this tree also develops a shallow root-system which tends to destroy the turf on adjacent property.

The Urban Forestry Program will not remove a City-owned boulevard tree which is considered to be an inappropriate species unless the adjacent landowner requests the removal or if the tree is posing an imminent danger to the public's safety. The Arboriculture Supervisor investigates all requests to remove trees which are considered to be inappropriate. If the trees have a diameter of less than 13 cm. (5") at breast height (dbh) and have significant landscaping value, they are relocated to a park. When the trees are greater than 13 cm. (5") dbh, they are removed at the City's expense and replacement trees are planted at the site, under the Civic Buildings and Grounds Department's Boulevard Tree Replacement Program. This Program is funded annually through the Civic Buildings and Grounds Department's operating budget (i.e. the Urban Forestry Program).

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 63**

The City's policy attempts to balance the concerns of a single resident and the interests of the neighbourhood as a whole. The resident who wishes the removal of an inappropriate tree must demonstrate his or her concerns in relation to the risk of personal injury or of damage to personal property that might be attributed to the tree. By integrating this policy with the Boulevard Tree Replacement Program, the residents in the neighbourhood can be assured that if a tree of an inappropriate species is removed, the replacement tree will be of a species that will live longer, will pose a much lower risk to the community, and will further the staged reforestation of the neighbourhood's urban forest.

In 1993 and 1994, your staff in the Urban Forestry Program approved and carried out between 100 and 140 requests to remove inappropriate species of trees, such as spruce and poplar trees. During that period of time, there was only one instance where concerns were expressed by residents; this occurred in the Montgomery Neighbourhood. In this instance, the removal of the tree was halted and did not continue. Otherwise, the absence of opposition from the general public to the removal of inappropriate trees and the positive response which the City has received from land-owners for such actions (particularly when potential dangers are eliminated and when the removed trees are replaced) suggest that the current policy is adequately serving the interests of the community as a whole and is preserving Saskatoon's urban forest."

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

*ADOPTED.*

- B7) Communications to Council**  
**From: Ruby Sollid**  
**111 - 1123 Moss Avenue**  
**Date: June 12, 1995**  
**Subject: Submitting concerns regarding the condition**  
**of graves at the Woodlawn Cemetery**  
**(File No. CC 4080-1)**

On June 19, 1995, City Council received the attached June 12, 1995, letter from Ms. Ruby Sollid. In this letter, Ms. Sollid identified several concerns with the condition of certain graves at the Woodlawn Cemetery. She has also expressed these concerns in a separate letter to your staff at the Cemetery; a response to this latter letter has been sent by the Cemetery's Supervisor.

As requested by City Council, the following June 23, 1995, report has been prepared by the General Manager of the Civic Buildings and Grounds Department:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 64**

"The interments at the grave-site that is referred to in Ms. Sollid's letter occurred when it was not mandatory to use vaults to cover the caskets. The soil in these sites settles slowly over a long period of time. The Woodlawn Cemetery's staff top-dresses these settled graves, adjusts the grave markers, and over-seeds the sites in the spring when the weather conditions are conducive to germinating grass-seed.

In the past, this process of top-dressing and over-seeding had to be repeated almost annually, due to the slow rate of settlement. Recently, our Cemetery has obtained a soil-tamper which mechanically accelerates the settlement of the soil and reduces the need for annual repair. This process has been carried out on the grave which Ms. Sollid refers to and will be continued on other graves at the Cemetery where soil-settlement has occurred.

There are sections in the Woodlawn Cemetery where only flat markers are allowed on the grave-sites. When a flat marker is purchased from a monument company, the family has the option of obtaining a stone-plate or tablet with an inscription or alternatively, of having the stone embedded in a larger concrete slab to provide a border around the stone. The grave-site referred to by Ms. Sollid is located in the flat-marker section. When the first interment occurred, Ms. Sollid or another family-member decided not to have the stone embedded in concrete. Therefore, when the Woodlawn Cemetery's staff placed the stone on the grave-site, there was no border around the stone and subsequently, the grass has grown over the edges of the stone. Ms. Sollid has been advised to consider arranging, through a monument company, to have the stone embedded in a concrete slab.

In her letter, Ms. Sollid has suggested that she has paid twice for the grave-site. According to the Woodlawn Cemetery's records, Ms. Sollid initially purchased a deepened grave-site which allowed for two burials at one grave-site; at that time, she also paid for the first interment. Subsequently, when the second interment took place, Ms. Sollid was invoiced for the opening and closing fees that are charged each time an interment occurs. The second invoice was not for the purchase of the grave-site."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that a copy of this report be forwarded to Ms. Ruby Sollid.

*ADOPTED.*

- B8) 1995 Capital Budget  
Project 1165: Park Development -- Erindale Neighbourhood  
Ernest Lindner Park -- Spray Pool**



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 65**

**Award of Tender  
(File No. CC 4206-1)**

---

Report of the General Manager, Civic Buildings and Grounds Department, June 27, 1995:

"Project 1165 (Park Development -- Erindale Neighbourhood) in the approved 1995 Capital Budget includes a provision for the construction of a new paddling/spray pool which incorporates the appropriate mechanical systems to comply with the current requirements under *The Public Health Act*. This pool will be built in Ernest Lindner Park.

Due to City Council's previous moratorium on constructing paddling pools, a water-feature was not constructed in this Park when it was originally developed; however, funds for this purpose have been collected from the land-owners in this Neighbourhood (i.e. through the Parks and Recreation Prepaid-Services Levy). The moratorium was rescinded by City Council in 1991, when a strategy was approved to construct new neighbourhood water-features and to convert the existing paddling pools to conform with the Provincial Government's requirements. In order to accommodate the incremental budgetary impact of these facilities, the development of the outstanding water-features in the new parks has been phased over several years.

The decision on the type of water-feature (i.e. paddling or spray pool) and on its location within Ernest Lindner Park was made after extensive consultation with the residents of the Erindale Neighbourhood, through their Community Association. Consequently, the residents have chosen a spray pool for this Park.

The tenders for this project were received by the Central Purchasing and Stores Department on June 22, 1995, and were accompanied by the required bid bonds and letters of surety. Exclusive of the G.S.T., the bids were as follows:

North Prairie Homes & Construction Ltd.	Saskatoon	\$111,917.00
Victory Construction Ltd.	Saskatoon	\$119,390.00
Alcor Developments Ltd.	Saskatoon	\$119,578.00
R & D Hill Construction Ltd.	Saskatoon	\$120,982.00
Berge Construction Ltd.	Saskatoon	\$129,400.00

The low bidder, North Prairie Homes & Construction Ltd., is acceptable to the Civic Buildings and Grounds Department. The lowest bid is within the budget which was established for this portion of the project. The net cost to the City of awarding this contract is:

Base bid, including the applicable P.S.T.	\$111,917.00
G.S.T.	<u>7,834.00</u>
Contract amount	\$119,751.00
G.S.T. rebate	<u>4,476.35</u>

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 66**

Net cost to the City

\$115,274.65

Additional work, including the supply of spray-nozzles, will be undertaken under a separate contract. All work which is associated with this project can be performed within its approved construction-budget (\$189,000).

The timing of the start and duration of the construction-work depends, to a large degree, on the weather conditions. If City Council agrees with the recommendations in this report, the construction of this spray pool is scheduled to begin on July 11, 1995. The low bidder intends to complete the work by November 1, 1995 (depending on site-conditions and the weather). If this deadline is met, the pool should be operational, as has been planned, for the start of 1996 summer season. This, of course, assumes that City Council will approve the facility's associated operating budget for 1996.

The estimated future annual impact of this facility on the Civic Buildings and Grounds Department's operating budget is an additional \$7,900. This estimate involves the mechanical equipment's maintenance costs and the facility's utility and chemical costs. This project will not have an impact on the Leisure Services Department's operating budget because seasonal staff within the Park will be redeployed to serve the new facility. The 1996 Operating Budget should include the appropriate funding to accommodate these incremental costs."

- RECOMMENDATION:**
- 1) that the low tender for the construction of a spray pool in Ernest Lindner Park, as submitted by North Prairie Homes & Construction Ltd., be accepted in the amount of \$115,274.65 which includes the base bid and the applicable Goods and Services Tax; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED.*

**B9) Application for Registration of Condominium Plan  
614 - 9th Street East (RM5 Zoning District)  
Lots 13 to 18 inclusive, Block 80, Plan No. Q1  
(File No. CC 4132-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 15.*

**B10) Property for Municipal Reserve**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 67**

**Options for Purchase of Property for Additional Park Space  
Riversdale Neighbourhood  
Award of Tender -- Avenue U Baseball Complex  
(File No. CC 4206-1)**

Attached is a copy of a report which City Council considered during its June 20, 1994, meeting. The report identifies various options for addressing the neighbourhood-park deficiency in the Riversdale Neighbourhood. In consultation with the Riversdale Community and School Association, a strategy was developed that involved redeveloping Optimist Park into a neighbourhood park by relocating the city-wide baseball program and the rugby program to new locations. After discussing this strategy with the Saskatoon Baseball Council, a new location for the baseball program was identified at the former rugby fields on Avenue U. These fields became redundant last year when a new rugby facility was established on 61st Street. As a consequence, City Council resolved on June 20, 1994:

- "1) that the proposed relocation of the baseball program and the related amenities from Optimist Park to the existing rugby site on Avenue U (north of the Holiday Park Golf Course's driving range) be approved, subject to the completion of the relocation of the rugby program to the new facility at 61st Street;**
- 2) that Optimist Park be redeveloped and reclassified as a neighbourhood park for the Riversdale Neighbourhood;**
- 3) that the \$685,841 estimated cost of relocating the baseball program and of redeveloping Optimist Park be approved, with the City's share of the cost (\$680,841) being financed from the Dedicated Lands Account; and**
- 4) that the City's Administration proceed with the appropriate action to effect the land-exchanges and the street-closures that will accommodate the relocation of the baseball program and the redevelopment of Optimist Park".**

On the basis of this resolution, your staff have assisted in relocating the rugby program and have designed a new baseball facility at the Avenue U site in order to effect the relocation of the baseball program. The design of the baseball complex has been approved by the users' groups and the tendering process for the construction was commenced.

Report of the General Manager, Civic Buildings and Grounds Department, June 27, 1995:

"The design of the new baseball complex followed extensive consultations with the users' groups, through the Saskatoon Pee Wee Baseball Association. This project includes grading, irrigation, seeding, planting, chain-link fencing, and the installation of site-furniture. It involves the construction of three baseball diamonds and a multi-purpose building which will contain

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 68**

washrooms, food-services, a meeting room, and equipment storage. The project is being funded by the City (through the Dedicated Lands Account) and by private donations.

The tenders for this project were received by the Central Purchasing and Stores Department on June 27, 1995, and were accompanied by the required bid bonds and letters of surety. Including all taxes, the bids were as follows:

R & D Hill Construction Ltd.	Saskatoon	\$372,661.19
Alcor Developments Ltd.	Saskatoon	\$389,406.00
Miners Construction Co. Ltd.	Saskatoon	\$412,485.00
Wilco Landscape Contractors Ltd.	Saskatoon	\$426,823.00

The low bidder, R & D Hill Construction Ltd. of Saskatoon, is acceptable to the Civic Buildings and Grounds Department. The low bid is within the approved budget for this phase of the work. The cost to the City is as follows:

Base Bid, including the applicable P.S.T.	\$348,282.00
G.S.T.	<u>24,379.19</u>
Total Amount	\$372,661.19
G.S.T. Rebate	<u>13,930.27</u>
Net cost to City	<u>\$358,730.92</u>

The completion of this project will have an incremental cost-implication of \$14,525 on the Civic Buildings and Grounds Department's 1996 Operating Budget."

- RECOMMENDATION:**
- 1) that the tender for the construction of the Avenue U Baseball Complex, as submitted by R & D Hill Construction Ltd. be accepted, in the amount of \$372,661.19 which includes the base bid and the applicable Goods and Services Tax; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 69**

**ADDENDUM TO REPORT NO. 15-1995 of the CITY COMMISSIONER**

**B11) Request for Encroachment Agreement  
243 - 21st Street East  
Lots 21 to 25, Block 152, Plan Q2  
(File No. CC 4090-2)**

Report of the City Planner, June 30, 1995:

"The owner of the property at 243 - 21st Street East (i.e. the Senator Hotel) has requested approval to construct a new facade on the exterior (north and east elevations) of the building. This heritage-restoration project consists of re-creating the building's heritage-facade by constructing a new layer of masonry and new cornices. (See the attachment to this report.)

Parts of the new construction will extend over City-owned property. The cornices will project by a maximum of 0.406 metres (1.3 feet) over the sidewalk along 21st Street East, at a height of 10.46 metres (34.3 feet), and over the sidewalk along 3rd Avenue, at a height of 10.46 metres (34.3 feet). The total area of the encroachments will be approximately 6.74 square metres (72.5 square feet).

If approved by City Council, an encroachment agreement will be required. The owner of the property will be subject to the minimum annual fee of \$50.00. A real property report, which identifies the actual encroachment, will be required after the construction has been completed."

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 243 - 21st Street East (Lots 21 to 25, Block 152, Plan Q2);
  - 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 the agreement, on behalf of the City, under the Corporate Seal.

*ADOPTED.*

**B12) 1995 Operating Budget**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 70**

**Additional Funding to Control Gophers,  
Dandelions, and Mosquitoes  
(File Nos. CC 151-1, 151-9, 1704-1 & 4200-2)**

On June 26, 1995, the Committee of the Whole Council reviewed its 1995 Operating Budget with respect to the provisions which have been made for mosquito-control and gopher-control and with respect to not providing any funding to control dandelions. The City's Administration reported that due to favourable weather conditions, the approved budgetary provision for aerial-larviciding will likely not be fully spent. (Monitoring of mosquito-populations and selected spraying in ditches will continue for the balance of the summer season.) As a result of a smaller larviciding area, the 1995 budget is estimated to be underspent by approximately \$30,000.

In light of the projected underexpenditure, the City's Administration identified various options to the Committee of the Whole Council for reallocating these available funds. The following two options were given the greatest consideration:

- **expanding the gopher-control program to all sportsfields:** On May 8, 1995, City Council approved a financing-strategy which applied the control program to the City's sixteen Class I sportsfields. The proposed expansion would apply to approximately another 250 City-owned playing-fields.
- **re-introducing a dandelion-control program:** An application of herbicide during late August and early September would be an effective method of reintroducing a dandelion-control program which could have an impact on reducing the number of dandelions in the City's parks in 1996. However, it was noted that during its June 19, 1995, meeting, City Council decided to sell its two herbiciding sprayers.

After considerable discussion, the Committee of the Whole Council decided to reallocate the available funding from the mosquito-control program to expand the gopher-control program. Because this decision involves a change in the service-level which was approved in the 1995 Operating Budget, City Council will have to formally confirm the decision of the Committee of the Whole Council.

**RECOMMENDATION:** that the June 26, 1995, decision of the Committee of the Whole Council to reallocate unspent funds from the 1995 aerial-larviciding program for mosquito-control to an expanded gopher-control program on City-owned sportsfields be formally approved by City Council.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 71**

*ADOPTED.*

**Section C - Finance**

- C1) Communications to Council**  
**From: Peter Dufour, President**  
**Saskatoon Minor Hockey Association**  
**Date: March 23, 1995**  
**Subject: Agri Twins Arena Liquor Permit**  
**(File No. CC 305-1)**
- 

Report of the City Solicitor, June 21, 1995:

"City Council at its meeting held on June 19, 1995 requested that Bylaw No. 7116 regarding the sale of alcohol beverages at the Blue Line Arena be repealed in its entirety. Accordingly, our office has prepared Bylaw No. 7489 for City Council's consideration."

**RECOMMENDATION:** that City Council consider Bylaw No. 7489.

*ADOPTED.*

- C2) Investments**  
**(File No. CC 1790-3)**

Report of the City Treasurer, June 26, 1995:

"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.

*ADOPTED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 72**

**Section D - Services**

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

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Property Tax Collections (copy attached) (File No. CC 435-8)	May 1, 1995	May 31, 1995
Business Tax -- General License (copy attached) (File No. CC 435-13)	May 1, 1995	May 31, 1995
Schedule of Accounts Paid \$481,962.48 (File No. CC 1530-2)	June 19, 1995	June 21, 1995
Schedule of Accounts Paid \$1,409,059.74 (File No. CC 1530-2)	June 21, 1995	June 26, 1995
Schedule of Accounts Paid \$919,191.84 (File No. CC 1530-2)	June 22, 1995	June 27, 1995

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

*ADOPTED.*

**D2) Sutherland Memorial Hall Company Annual Report  
(File No. CC 600-2)**

Report of the Acting City Clerk, June 26, 1995:



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 73**

"In accordance with the terms of the City's lease agreement with Sutherland Memorial Hall Company, City Council is to receive an annual report, including a summary of the immediately preceding year's operating and rental policies, and a comparative statement.

By letter dated May 29, 1995, the Secretary of the Sutherland Memorial Hall Company has submitted the attached Financial Statements for the year ended December 31, 1994, together with the minutes of the May 5, 1995, Annual Meeting."

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

*ADOPTED.*

**REPORT NO. 12-1995 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

Councillor R. Steernberg, Chair  
Councillor K. Waygood  
Councillor P. Roe

- 1. City of Saskatoon Policy C10-017  
Parks and Recreation Open Space  
and  
City of Saskatoon Policy C03-011  
Parks and Recreation Levy  
(Neighbourhood and District Components)  
(Files 1815-1, 4206-1 and 4216-1) \_\_\_\_\_**

Your Committee has considered the following report of the Director of Planning and Development dated June 13, 1995:

"Background

City of Saskatoon Policy C03-011 (Parks and Recreation Levy) establishes the financing principles for levying a one-time charge against all (private and City-owned) new lots in order to fund the construction of parks and recreational facilities in residential and industrial areas. The rates for this Levy are set in relation to the following funding criteria:

- The Levy must generate sufficient funds to finance the entire capital cost of eligible

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 74**

parcs and recreational facilities at the neighbourhood and district levels. It also can provide financial support, fully or partially, to multi-district parks and recreational facilities.

- Parks are eligible for funding from the Levy in accordance with the principles which are outlined in City of Saskatoon Policy C03-011.

On an annual basis, the Civic Buildings and Grounds Department, in consultation with the Leisure Services Department, analyzes the costs of constructing the parks and recreational facilities which are eligible for funding from the Parks and Recreation Levy. Within each catchment area, these costs are then compared to the cash which has already been collected and has not yet been spent and to the potential revenue which can be generated from the future sale and development of lots. This yearly analysis permits the City's Administration to examine the programming standards, construction costs, and the Parks and Recreation Levy's rates and to ensure that sufficient funding will be in place to undertake the work that has been contemplated by the Levy.

The first step in the annual review is an analysis of the costs, at current prices, of constructing the eligible parks and recreational facilities. Prior to 1991, this analysis applied the current year's unit costs to a standard set of components for a generic park and recreational facility (i.e. the 'template approach'). In November of 1991, a new funding approach was introduced which allowed for greater flexibility in the design and programming of parks and recreational facilities, particularly at the neighbourhood and district levels. Supported by a public-participation process, the new approach allows for greater user-responsiveness in designing these parks.

To support the new design-process for parks, the City's Administration established an overall capital-cost standard (rather than a template of specified amenities and construction elements) for the development of new parks. Subject to annual review, this amount must provide sufficient funds to develop a park which addresses the most frequently-requested facilities and amenities in our parks (e.g. landscaping, turf, trees, a water-feature, play-apparatus), as well as a reasonable number of the remaining highest-priority programming needs which are identified by the users (e.g. the residents of the neighbourhood). By establishing a maximum capital-cost standard, an element of financial control is provided; as well, the financial flexibility exists to accommodate some of the desires which are identified through the public-participation process.

Recent Experience with the Parks and Recreation Levy

Since 1990, the rate for the Parks and Recreation Levy has remained at \$144.03 per front-metre. The Planning and Development Division did not recommend any increases in the Levy during this period because of the economic conditions in Saskatoon which had slowed the rate of land-sales for new residential and industrial developments. This approach was consistent with the City's actions to reduce the land-component of the price of its industrial properties and of selected residential lots in order to keep the City's overall land-prices competitive within the local and regional markets. The Division could not justify increasing

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 75**

the Parks and Recreation Levy at the same time when it was recommending reductions to the prices of the Land Bank's inventory.

A highly-competitive bidding climate and administrative efforts to hold down the capital costs of new parks and recreational facilities have contributed to the Division's ability to freeze the Parks and Recreation Levy. However, over this period, City Council has approved various recommendations to restructure the Levy, by shifting more of its financial impact from the multi-district (i.e. suburban and city-wide) to the neighbourhood and district levels.

For example, during the ten-year moratorium on the development of new paddling pools, the estimated costs of these facilities were not updated. When the moratorium was lifted, it was necessary to take into account both the current construction prices and the additional water-treatment and safety requirements that had been imposed by the Provincial Government. Rather than increase the overall Parks and Recreation Levy to accommodate the higher construction costs, the Planning and Development Committee recommended (and City Council approved) that the multi-district portion of the Levy should be reduced and that the neighbourhood portion should, correspondingly, be increased.

New Policy on Developing Parks

On April 10, 1995, City Council approved a major revision to City of Saskatoon Policy C10-017 (Parks and Recreation Open Space). This revision was the result of several years of analysis within the City's Administration, as well as discussions with the community associations, the school boards, and several private-sector developers. As part of the process for developing the new Policy, the design-principles were tested, and subsequently approved by City Council, within the neighbourhood sketch plans for the Arbor Creek and Briarwood Neighbourhoods. The next step will be to incorporate these principles into the City's Municipal Development Plan.

The standards for park-development in the recently-approved Policy emphasize the need for retaining sufficient flexibility in the design-process to accommodate each neighbourhood's differences in topography, size, and land-ownership. In terms of the allocation of municipal-reserve lands towards the development of parks, the new Policy reflects the following changes:

- The new policy deletes the industrial-park category and creates three new categories of parks -- neighbourhood pocket park, core neighbourhood park, and linear park.
- The total allocation of municipal reserve for neighbourhood parks increases to 8.7 hectares. However, rather than the core park being the entire 7.9 hectares, it is reduced in size to 5.7 hectares, with 1.6 hectares being allocated to pocket parks within a

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 76**

standard neighbourhood development. Another 1.43 hectares has been allocated for linear parks within the neighbourhood.

- The district-parks distribution (per neighbourhood) has increased from 2.6 to 5.2 hectares per neighbourhood. For multi-district parks, the allocation (per neighbourhood) has decreased from 2.0 to 1.6 hectares.
- No allocation has been specifically provided for special uses, unless a neighbourhood has a larger-than-average size. Previously, 3.2 hectares was allocated, per neighbourhood, for this purpose.

In order to ensure that sufficient capital funds are available to implement these changes, the new Policy now requires a corresponding restructuring of the components of the Parks and Recreation Levy.

Proposed Restructuring of the Parks and Recreation Levy

In establishing the 1995 rates for the Parks and Recreation Levy, three specific issues need to be addressed:

- How should the rates be restructured to reflect the new categories of parks (e.g. linear parks and pocket parks) and the reallocation of the municipal-reserve dedication among these categories?
- What adjustments are required to reflect current construction costs?
- How will the multi-district portion of the Parks and Recreation Levy be used to finance the further construction of parks and recreational facilities?

To simplify the analysis, the City's Administration will be addressing these issues in two stages:

- Stage 1 (which will be covered by this report): The total Parks and Recreation Levy will initially remain unchanged at its current rate of \$144.03 per front-metre. Adjustments will be proposed to the components of this Levy which will implement, with our current prices, the new design-principles in City of Saskatoon Policy C10-017. The emphasis will be on ensuring that the commitments to the community associations, the private-sector developers, and the school boards for constructing the neighbourhood pocket, core neighbourhood, linear, and district parks can be funded from the Levy.
- Stage 2 (which will be covered in a subsequent report): The overall rate of the Parks

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 77**

and Recreation Levy will be considered in relation to current real-estate conditions (e.g. land prices) and to the fact that this rate has not been changed since 1990. This report will focus on the multi-district component of the Levy, including the funding of boulevard trees, suburban parks, and multi-district recreational facilities (e.g. leisure centres).

Stage 1: Funding the Construction of Neighbourhood and District Parks

The Civic Buildings and Grounds Department has reviewed the design-requirements for the neighbourhood pocket, core neighbourhood, linear, and district parks. Construction cost-estimates (based on current prices) have been established for each type of park. These estimates indicate that pocket parks will require approximately \$99,800 per acre; neighbourhood core parks are estimated to cost \$62,100 per acre; and linear and district parks are at \$78,600 per acre and \$52,000 per acre, respectively.

These estimates are based on a more detailed analysis than has occurred in the past. The programming features and design-requirements of each type of park have been separately analyzed, including a review of the actual construction-costs for our recently-constructed parks. Previously, a single average cost was used for the development of both neighbourhood and district parks.

In the past, the cost-estimate was \$56,100 per acre. The new estimates reflect the impact of enhanced provisions for such amenities as pathway-lighting and the loss of the economies of scale which occur when physically-smaller projects are tendered. The differences in programming also affect the per-acre costs of different categories of parks; for example, district parks will be largely programmed for sportsfields, whereas the pocket parks will have more intensive development to accommodate play-structures and a greater emphasis on planted-landscaping (e.g. trees, shrubs).

Over the past several years, our users of neighbourhood and district parks (primarily the residents and the school boards) have identified various programming (e.g. improved site-drainage to accommodate an earlier use of the parks in the spring) and safety requirements (e.g. more lighting) which should be incorporated within these parks. In this context, the costing of these parks includes the following construction features:

- Neighbourhood Pocket Parks: grading, drainage, pathways and lighting, play-areas, benches and garbage receptacles, plants, and irrigated turf.
- Core Neighbourhood Parks: grading, drainage, pathways and lighting, play-areas, ball-diamonds and mini-soccer fields with backstops and goal posts, benches and garbage receptacles, plants, and irrigated turf.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 78**

- Neighbourhood Linear Parks: grading, drainage, pathways and lighting, benches and garbage receptacles, plants, and irrigated turf.
- District Parks: grading, drainage, pathways and lighting, play-areas, ball-diamonds and mini-soccer fields with backstops and goal posts, benches and garbage receptacles, plants, and irrigated turf.

Overall, the City's park-development standards have been increased in response to the expectations of our community. The amenities in the City-developed parks are also being compared to those which are being constructed by private-sector developers (where the City's prepaid-funding standard is supplemented from the overall revenues of the development). The City's standards are relatively modest when compared to what the private-sector developers are prepared to fund from other sources in order to enhance the marketability of their new subdivisions.

The calculation of the required rates is based on a detailed analysis of the anticipated new development in existing and future subdivisions (within the established suburban development areas) by the public and private sectors. Current design-plans are examined to provide estimates of the potential front-metres of development over which these costs can be levied. The Parks and Recreation Levy's prepaid-services accounts are analyzed to determine the currently-available financing. On the basis of this analysis, your staff have calculated the following changes to the components of the Parks and Recreation Levy (i.e. rates per front-metre):

	<u>Current Rates</u>	<u>Proposed Rates</u>
Neighbourhood	\$ 51.87	\$ 84.19
District	33.33	33.14
Multi-District	<u>58.83</u>	<u>26.70</u>
Total	\$144.03	\$ 144.03

The major shift in the rate-structure is towards the neighbourhood parks. While the land-allocation for these parks is relatively unchanged, the number of park-projects has increased from a single neighbourhood park to a combination of a core neighbourhood park and several pocket and linear parks (depending on design-considerations).

Within an overall revenue-philosophy for our prepaid-services levies, the shifting of the Parks and Recreation Levy's rate-structure towards the neighbourhood facilities is consistent with the financing principles within City of Saskatoon Policy C03-011. As has been stated in this Policy, this Levy exists:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 79**

`to obtain a direct financial contribution from the beneficiaries of parks and recreation facilities in approximate relation to the benefits received (as measured by geographic proximity to the facilities)'.  
.

The greatest and most direct benefits occur through the parks and recreational facilities that are provided at the neighbourhood level and that are developed near the residences of those who paid the prepaid levy. At the district level, these benefits are less direct and are potentially shared with residents who have not paid the Levy. At the multi-district level, the parks and recreational facilities have a significant city-wide component, thereby raising the question as to why only the lot-purchaser in a newly-developed area is required to fully finance the capital cost of such facilities. These issues will be more fully discussed in the next report (i.e. `stage 2') which will be written following City Council's consideration of the recommendations in this report."

**RECOMMENDATION:** 1) that, effective on July 1, 1995, the Parks and Recreation Levy's per-front-metre rates be as follows:

Neighbourhood	\$ 84.19
District	33.14
Multi-District	<u>26.70</u>
Total	\$ 144.03

- 2) that the City's Administration provide a further report on the multi-district portion of the Parks and Recreation Levy and on the sufficiency the Levy's total rate to finance capital-project expectations for boulevard trees, suburban parks, and other multi-district recreational facilities;
- 3) that City of Saskatoon Policy C03-011 (Parks and Recreation Levy) be amended to reflect the implications of the preceding recommendations; and,
- 4) that a copy of this report be provided to the Leisure Services Advisory Board for its information.

*ADOPTED.*

**REPORT NO. 11-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 80**

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

**1. 1995 Assistance to Community Groups: Cash Grants Program  
Sports Component  
(File No. CK. 1871-5)**

Report of Chair, Sports Advisory Subcommittee, June 5, 1995:

"Our Subcommittee was established two years ago by City Council to provide recommendations on the allocation of the Sports Component of the Assistance to Community Groups Cash Grant Program. The table below provides an overview of the applications received. Comments on individual applications and our recommendations for funding are given in the attached summary chart. (See Appendix 1.)

<b>Cash Grant Statistics - Sport Component - 1995</b>	
Total applications received	30
New applicants in 1995 (did not apply in 1994)	5
1994 applicants who did not apply in 1995	6
Total funding requested	\$142,464.36
Funding available for allocation in 1995 (Note: travel grant program deleted in 1995)	\$66,900
Funding available for allocation in 1994	\$72,900

Documentation Required

We are concerned about the number of applicants who did not supply required documentation, despite having received at least one follow-up phone call from Administration staff. Four applicants failed to provide their last annual returns to the Corporations Branch and one has yet to provide financial statements. Annual returns were not received from the Saskatoon Baseball council (Application #48), the Saskatoon Ki-rin



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 81**

Women's Rugby Club (#54) (not recommended for funding because the project is ineligible), the Riversdale Athletics Club (#74), and Bridge City Senior Action Inc. (#75). Financial statements were not received from the Saskatoon Hapkido Association (#76).

This documentation is required to show that the applicant is eligible to receive the grant and is fiscally responsible. Your Subcommittee recommends that, should City Council allocate funding to these groups, no monies be paid out until after the required documentation is received and, if the documentation is not received within thirty (30) days of City Council's decision to provide funding, that the grant be revoked.

Adjudication Criteria

Given the decrease in the amount of funding available, the Subcommittee found it necessary to review its criteria for the allocation of funding. As in 1994, the primary emphasis has been on the level of membership in an organization. However, the Subcommittee has decided that this year and in the future, it should give a high priority to programs that contain a youth component, since youth have fewer options than adults to access funding to participate in sports, and since encouraging youth to be active in sports can have long-term benefits to the community in terms of wellness and community development. Your Subcommittee therefore requests that the Legislation and Finance Committee consider amending City Policy No. C03-018 (Assistance to Community Groups), 'Appendix A' (Specific Evaluation Criteria of Advisory Groups), Section II (Sport Component) to reflect that programs that contain a youth component will be given high priority in the adjudication process."

Your Committee has reviewed this report with the Chair of the Sports Advisory Subcommittee, and supports the recommendations and the Subcommittee's view that priority should be given to programs containing a youth component. The Committee also wishes to express its appreciation to the Sports Advisory Subcommittee for their excellent work.

- RECOMMENDATION:**
- 1) that the Sports Component of the 1995 Assistance to Community Groups: Cash Grants Program be allocated as outlined in the column headed '*L&F Recomm.*' of the attached summary chart (Appendix 1);
  - 2) that City Council's allocation of funding to the following groups be granted with the proviso that no monies be paid out until the required documentation is received and, if the documentation is not received within thirty (30) days of City Council's decision to provide funding, that the grant

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 82**

be revoked: Saskatoon Baseball Council (#48) and Riversdale Athletics Club (#74); and that these groups also supply annual returns;

- 3) that City Policy No. C03-018 *Assistance to Community Groups*, 'Appendix A' (Specific Evaluation Criteria of Advisory Groups), Section II (Sport Component) be amended to reflect that programs containing a youth component will be given high priority in the adjudication process; and
- 4) that the Legislation and Finance Committee (in conjunction with the Planning and Development Committee) be requested to review the criteria of the Sports Component of the Cash Grants Policy, particularly with respect to whether adult sports activities should be included at all, and also how this program relates to the Youth Sports Subsidy Program, with a view to improving coordination among various funding programs and reducing any overlap.

*ADOPTED.*

**2. 1995 Assistance to Community Groups: Cash Grants Program  
Social Services Component  
(File No. CK. 1871-3)**

*DEALT WITH EARLIER. SEE PAGE NO. 27.*

**REPORT NO. 12-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 83**

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

- 1. Request for Vending License for  
On-Site Massage Service on City Sidewalk  
Mr. Bill Dustin/Ms. Wilma Poole  
(File No. CK. 300-11)**

*DEALT WITH EARLIER. SEE PAGE NO. 24.*

**REPORT NO. 11-1995 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

Councillor A. Langford, Chair  
Councillor D. Atchison  
Councillor D. L. Birkmaier  
Councillor J. Postlethwaite

- 1. Enquiry - His Worship Mayor Dayday (May 23, 1995)  
Noise - Idylwyld Freeway Construction  
(File No. CK. 375-2)**

City Council, at its meeting held on June 19, 1995, considered Clause A11, Report No. 14-1995 of the City Commissioner regarding the above matter and resolved, in part:

- "2) that the matter of providing a cover for jackhammers to reduce the noise be referred to the Works and Utilities Committee."

Your Committee recently visited the construction site on the Idylwyld Bridge and was advised that the use of covers on jackhammers has been reviewed. It has been found that the use of covers on jackhammers cause the jackhammers to seize up as a result of the accumulation of grime. The use of covers would result in a downtime of one-half hour per day for each jackhammer. In addition, the covers would reduce only the noise from the jackhammer itself. Most of the noise stems from the impact of the jackhammer chisel with the concrete, and the fracturing of the concrete. The noise from these sources would not be affected by the covers.

The Project Manager and the Contractor have been requested to explore any possibility for decreasing the noise. Unfortunately, nothing practical has been found. Your Committee is

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 84**

confident that if there was a reasonable solution, it would be considered favorably by the City and the Contractor. It should be noted that the work on the Idylwyld structures is being spread over more sites. Therefore, the intensity of activity on the Idylwyld Bridge should be less than it has been. Most of the work on the other structures involves the use of smaller, lighter, and less noisy chipping hammers. Hopefully, the worst of the situation is over.

With respect to shorter hours, the problem is that the jackhammer work is the critical activity in terms of time. For example, three weeks of demolition work using jackhammers results in a one-day pour of concrete. With this contract it is not feasible to shorten the work hours.

Your Committee suggests that if there is major rehabilitation work to be done on bridges in the future, consideration be given to shorter hours for construction.

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

*ADOPTED.*

**2. Capital Project No. 583 -- Transit-Replace/Refurb Buses  
Purchase of Transit Vehicles for 1995 and 1996  
(File No. CK. 1402-1)**

Report of the Transit Manager, June 20, 1995:

"City Council has approved the purchase of six low-floor transit buses in 1995 under Capital Project No. 583. We are recommending the purchase of four low-floor buses, which are the replacement buses planned for 1996.

At the present time, there are three bus manufacturers in Canada, New Flyer Industries of Winnipeg, Manitoba; NovaBus of Montreal, Quebec; and Ontario Bus of Mississauga, Ontario. Of these three, only New Flyer Industries has a proven vehicle. NovaBus is testing its prototype in Montreal. It is not in our best interest, nor in the best interest of NovaBus, to test its prototype vehicle 3000 km away from the factory. Ontario Bus, which also has a prototype, has just recently found a new buyer. When Ontario Bus commences operations again, it will have a 1600-bus backlog to honour.

The net result is that for 1995/96, the City of Saskatoon would consider New Flyer Industries as the only supplier capable of meeting our immediate needs. However, the lead time between ordering buses and delivery is 18 to 24 months.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 85**

In discussions with New Flyer, it has indicated that it would consider Saskatoon Transit Services entering into an existing order already awarded to New Flyer. In effect, we would be purchasing vehicles specified by such cities as Victoria, Hamilton, or Chicago. Should their specifications be acceptable, we would benefit in the following ways:

- (a) better price;
- (b) better delivery date.

The better price would result from the competitive bidding process from the larger orders in the New Flyer line, and from the fact that the assembly line would not have to be re-engineered for our buses. We are, therefore, requesting a deviation from the policy at this time to allow Saskatoon Transit Services to tie into an existing order with New Flyer Industries.

In light of the expected delivery time, even with New Flyer Industries, we do not expect delivery before 1996. We are, therefore, requesting approval to purchase ten buses (1995 and 1996 capital programs combined) at this time. There are sufficient funds in the Transit Vehicle Replacement Reserve to purchase the additional four buses at this time.

For the longer term, we have just recently agreed in principle with several Alberta cities to develop joint vehicle specifications to allow us to joint tender in the future. However, in the short term, we feel that it is in our best interests to tie into an existing order with New Flyer Industries.

The proposed contract will be brought back to City Council for approval."

Your Committee has reviewed this matter and supports the purchase of four additional low-floor buses at this time.

- RECOMMENDATION:**
- 1) that the scope of Capital Project No. 583 be increased by \$1,280,000, from \$1,920,000, to enable Saskatoon Transit Services to purchase four additional low-floor buses at this time;
  - 2) that the source of funding be the Transit Vehicle Replacement Reserve; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 86**

- 3) that Saskatoon Transit Services be authorized to tie into an existing order with New Flyer Industries, Winnipeg, Manitoba, for the total purchase of ten low-floor replacement buses.

*ADOPTED.*

**REPORT NO. 7-1995 OF THE A COMMITTEE OF THE WHOLE COUNCIL**

Composition of Committee

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

1. **Amendments to Policy C09-014 - Business Development Incentives  
(File No. CK. 3500-0)**

Attached is a copy of *Policy C09-014 - Business Development Incentives*. The Saskatoon Regional

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 87**

Economic Development Authority submitted proposed amendments to this policy, and your Committee approved the following amendments:

"Change name throughout to:

'Saskatoon Regional Economic Development Authority'

2.7 Add 'biotechnology' after 'advanced biology'

Delete reference to 'a pure research facility'. The policy should not discourage multi-nationals who may be considering locating world research centres in Saskatoon.

2.10 Change 'Review committee' to 'Incentives Review Sub-Committee'  
Add 'including one member of Council'. Four person committee is adequate.

3.1 Add

(c) The amount of any incentive may be phased in or phased out over a number of years.

4.1(a) Add '...and forwards them to the Chair and members of the incentives sub-committee'

4.2(a) Change to 'SREDA will strike a sub-committee to review each application.'

4.2 Add

(b) SREDA reports on all requests to City Council, recommending acceptance or denial of the request.

4.3 Change sub-heading to 'Incentives Review Sub-committee'

(a) Evaluates all applications.

4.4 Change to 'Incentives Review Sub-committee'."

**RECOMMENDATION:** that Policy *C09-014 - Business Development Incentives* be amended as outlined in the above report.

*ADOPTED."*

*Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 88**

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

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7489**

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7489, being "*The Blue Line Arena Beverage Alcohol Repeal Bylaw*" and to give same its first reading.

*CARRIED.*

The bylaw was then read a first time.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT Bylaw No. 7489 be now read a second time.

*CARRIED.*

The bylaw was then read a second time.

Moved by Councillor Waygood, Seconded by Councillor Sternberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 7489.

*CARRIED.*

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

Committee arose.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 89**

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

That while in Committee of the Whole, Bylaw No. 7489 was considered clause by clause and approved.

Moved by Councillor Waygood, Seconded by Councillor Birkmaier,

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

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7489 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT Bylaw No. 7489 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Waygood,*

*THAT the meeting stand adjourned.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, JULY 4, 1995  
PAGE 90**

The meeting adjourned at 11:25 p.m.

---

Mayor

---

Acting City Clerk