

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, May 23, 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, Langford, Langlois,  
Postlethwaite, Roe, Steernberg and Waygood;  
City Commissioner Irwin;  
A/Director of Planning and Development Coveyduck;  
Director of Works and Utilities Gustafson;  
A/Director of Finance Veltkamp;  
City Solicitor Dust;  
City Clerk Mann;  
City Councillors' Assistant Kanak

*Councillor McCann entered the meeting at 7:25 p.m. during consideration of Item A.7) of "Communications".*

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

*THAT the minutes of regular meeting of City Council held on May 8, 1995, and of special meeting of City Council held on May 15, 1995, be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Discretionary Use Application  
Proposed Housing for the Elderly (100 units)  
3104 Louise Place - M.3A District  
Applicant: St. Volodymyr Villa Corporation  
(File No. CK. 4355-1)**

#### **REPORT OF CITY CLERK:**

"The above matter is being reported on under Clause 1, Report No. 6-1995 of the Municipal Planning Commission.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 2**

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

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

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Roe, Seconded by Councillor Langford,*

*THAT Clause 1, Report No. 6-1995 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 6-1995 OF THE MUNICIPAL PLANNING COMMISSION**

- 1. Discretionary Use Application  
Housing for the Elderly - 100 Units  
Parcel X, Block 632, Plan No. 86-S-34927  
3104 Louise Place  
Applicant: St. Volodymyr Villa Corporation  
3102 Louise Place  
(File No. CK. 4355-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated April 28, 1995, regarding an application submitted by St. Volodymyr Villa Corporation requesting City Council's approval to use Parcel X, Block 632, Plan No. 86-S-34927 (3104 Louise Place) for the purpose of Housing for the Elderly. This property is zoned M.3A District in the Zoning Bylaw and as a consequence, Housing for the Elderly may only be permitted by City Council at its discretion.

Your Commission has reviewed the above application in detail and supports the recommendation for approval by the Planning and Construction Standards Department. During review of this application, significant discussion was held with respect to the parking requirements, as well as the requirement for approval of the second phase being subject to subsequent approval by City Council of a subdivision application, that will result in a minimum 30.0 metres site frontage for Parcel X, Block 632, Plan No. 86-S-34927. Your Commission concurs with these conditions as well as the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 3**

remainder of the conditions of approval outlined in the above report of the Planning and Construction Standards Department.

**RECOMMENDATION:** that this report be brought forward under Item No. 2a) during the Public Hearing process, and that City Council consider the following recommendation:

"that the application by St. Volodymyr Villa Corporation requesting permission to use Parcel X, Block 632, Plan No. 86-S-34927 (3104 Louise Place) for the purpose of Housing for the Elderly (100 units) be approved, subject to:

- a) the provision of a minimum of one off-street parking space for each dwelling unit, a minimum of one designated off-street loading space, a minimum of one disabled visitor off-street parking space, and a minimum of ten off-street parking spaces assigned to and demarcated as general visitor parking spaces;
- b) a maximum permitted building height of eleven metres and maximum of three storeys above grade;
- c) a maximum floor space ratio of 1:1;
- d) the development of site landscaping as shown on the attached site plan, to the satisfaction of the City Planner; and
- e) the approval of the second phase of this project be subject to subsequent approval by City Council of a subdivision application that will result in a minimum 30.0 metres site frontage for Parcel X, Block 632, Plan No. 86-S-34927.

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

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Langlois, Seconded by Councillor Birkmaier,*

*THAT the application by St. Volodymyr Villa Corporation requesting permission to use*

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

*Parcel X, Block 632, Plan No. 86-S-34927 (3104 Louise Place) for the purpose of Housing for the Elderly (100 units) be approved, subject to:*

- a) the provision of a minimum of one off-street parking space for each dwelling unit, a minimum of one designated off-street loading space, a minimum of one disabled visitor off-street parking space, and a minimum of ten off-street parking spaces assigned to and demarcated as general visitor parking spaces;*
- b) a maximum permitted building height of eleven metres and maximum of three storeys above grade;*
- c) a maximum floor space ratio of 1:1;*
- d) the development of site landscaping as shown on the attached site plan, to the satisfaction of the City Planner; and*
- e) the approval of the second phase of this project be subject to subsequent approval by City Council of a subdivision application that will result in a minimum 30.0 metres site frontage for Parcel X, Block 632, Plan No. 86-S-34927.*

*CARRIED.*

- 2b) Rezoning - Parcels S and V, Block 919, Plan 93-S-36409  
and MR2, Plan 93-S-36409, M.T.O. No. 94-S-02434  
North Industrial Area - English Crescent and Tubby Crescent  
I.D.4 to I.D.1 District  
Proposed Bylaw No. 7481  
(File No. CK. 4351-1)**

**REPORT OF CITY CLERK:**

"Attached is a copy of Clause 2, Report No. 4-1995 of the Municipal Planning Commission which was adopted by City Council at its meeting held on March 27, 1995.

A copy of Notice which appeared in the local press under dates of April 29 and May 6, 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. 7481, copy attached."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 5**

*His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

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

*THAT the hearing be closed.*

*CARRIED.*

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

*THAT Council consider Bylaw No. 7481.*

*CARRIED.*

**2c) Proposed Demolition  
319 - 25th Street West  
(File No. CK. 530-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on February 27, 1995, considered Clause B7, Report No. 5-1995 of the City Commissioner, copy attached, and adopted the following recommendation:

- 1) that the information be received;
- 2) that City Council declare the building located at 319 - 25th Street West (Lot 10, Block 19, Plan DJ) to be a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in Council's opinion, the building is a danger to the public's safety and health and depreciates the value of other lands or improvements in the vicinity; and
- 3) 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.'

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 6**

Report of the City Planner, May 11, 1995:

A recent inspection of the property at 319 - 25th Street West indicates that it is in the same condition as was described in our February 20, 1995, report to City Council. The building is boarded up. It appears that no attempt has been made to repair or to maintain the building.

During its February 27, 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:

- (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 form 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 319 - 25th Street West and to fill in any open basement or excavation which remains on the site after the demolition;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 7**

- 2) that the owner be given until July 17, 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 319 - 25th Street West; 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 which is known as 319 - 25th Street West.'

Report of the City Solicitor, May 12, 1995:

City Council, at its meeting held on February 27, 1995, when considering this matter, resolved in part:

- "3) 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 owner, the assessed owner and other interested parties were all served with Notice of Council's meeting to be held on May 23, 1995.

We are enclosing a recent 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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 8**

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.'

Also attached is a copy of a letter dated May 12, 1995, from Darrell J. Schneider, regarding the matter."

*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.*

*Ms. Emily Worth addressed Council and asked for an adjournment of the hearing for two weeks.*

*Mr. Darrell Schneider circulated photographs of the property at 319 25th Street West and expressed concern regarding the condition of this property and its impact on the sale of his property at 323 25th Street West. He expressed the opinion that the property must be demolished and that there must be a bylaw in place to expedite the entire procedure.*

*Mr. Terry Boucher expressed the view that the building at 319 25th Street West should be demolished.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

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

*CARRIED.*

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the hearing be closed.*

*CARRIED.*

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

*1) THAT, because of its present condition, City Council declare the building located*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 9**

*at 319 - 25th Street West, Saskatoon, Saskatchewan, and more particularly described as:*

*Lot Ten (10), in Block Nineteen (19), 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 Number (DJ) G 582,*

*a nuisance, because in Council's opinion, the building is dangerous to the public's safety and health and depreciates the value of other lands or improvements in the vicinity;*

2) *THAT pursuant to Section 124 of The Urban Municipality Act, City Council proceed with an Order to Demolish the building at 319 - 25th Street West and to fill in any open basement or excavation which remains on the site after the demolition;*

3) *THAT the owner be given until July 17, 1995, to comply with the Order; and,*

4) *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 319 - 25th Street West; 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 which is known as 319 - 25th Street West.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 10**

**1) Kent Smith-Windsor, Executive Director  
The Partnership, dated May 8**

Submitting comments regarding civic facilities and services. (File No. CK. 5500-1)

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

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

*THAT the information be received.*

*CARRIED.*

**2) Dallas Furmanic  
Saskatoon Volkswagen Association, undated**

Requesting permission for the temporary closure of 21st Street between Fourth Avenue and Spadina Crescent on July 30, 1995 from 11:30 a.m. to 6:00 p.m. for the Saskatoon Volkswagen Association Annual Extravaganza. (File No. CK. 205-1)

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

*Moved by Councillor Langford, Seconded by Councillor Postlethwaite,*

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

*CARRIED.*

**3) Marianne Yurchuk, Promotion Director  
65 CKOM, dated May 9**

Requesting permission to hold a one day fundraising drive in Kiwanis Park on Wednesday, May 31, 1995 from 6:00 a.m. to 6:00 p.m. (File No. CK. 205-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 11**

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

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

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

*CARRIED.*

**4) Geoff Dufour  
Robertson Stromberg, dated May 10**

Requesting permission for John Van Haastrecht to address Council regarding the construction of an underground pedestrian walkway beneath Acadia Drive, between Wildwood and Circle Park Malls. (File No. CK. 6150-10)

**RECOMMENDATION:** that Mr. Van Haastrecht be heard during consideration of Clause B1, Report No. 12-1995 of the City Commissioner.

**5) Deric B. Karolat  
McKercher McKercher & Whitmore, dated May 18**

Requesting permission for Douglas B. Richardson to address Council regarding the proposed linkage of Circle Park and Wildwood Malls. (File No. CK. 6150-10)

**RECOMMENDATION:** that Mr. Richardson be heard during consideration of Clause B1, Report No. 12-1995 of the City Commissioner.

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

*THAT Messrs. Van Haastrecht and Richardson be heard during consideration of Clause B1, Report No. 12-1995 of the City Commissioner.*

*CARRIED.*

**6) Deputy Minister Michael Shaw  
Saskatchewan Environment and Resource Management, dated May 10**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 12**

Submitting a copy of letter forwarded to Dean Britton regarding concerns about fishing at the weir on the South Saskatchewan River. (File No. CK. 277-1)

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

*Moved by Councillor Langlois, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

**7) Glen Makahonuk, President  
CUPE Saskatchewan and CUPE 1975, dated May 10**

Asking Council to endorse a resolution which demands that the Federal Government reverse its Canada Health and Social Transfer policy and reinstate adequate funding for health care. (File No. CK. 3000-1)

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

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

*THAT the information be received.*

*CARRIED.*

**8) H. R. Kloppenburg  
Kloppenburg & Kloppenburg, dated May 11**

Requesting permission for Bert Gladstone to discuss his concerns regarding Second Avenue at a meeting of A Committee of the Whole Council. (Files CK. 4130-1 and 6320-1)

**RECOMMENDATION:** that the information be received and referred to the Works and Utilities Committee to meet with Mr. Gladstone.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 13**

*Moved by Councillor Roe, Seconded by Councillor Steernberg,*

*THAT the information be received and referred to the Works and Utilities Committee to meet with Mr. Gladstone.*

*CARRIED.*

**9) Jeff Graham, Director of Sales  
Delta Bessborough, dated May 15**

Requesting permission to use the north bound lane in front of the Delta Bessborough on Friday, May 26, 1995 from 6:00 a.m. to 3:00 p.m. to host a Bike-A-Thon in conjunction with the 6th Annual Delta/Perrier Drive for Diabetes. (File No. CK. 205-1)

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

*Moved by Councillor Langford, Seconded by Councillor Steernberg,*

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

*CARRIED.*

**10) Kent Smith-Windsor, Executive Director  
The Partnership, dated May 16**

Submitting requests regarding the annual powerboat championships to be held from July 14 to 16, 1995. (File No. CK. 205-1)

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

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 14**

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

*CARRIED.*

**11) Elaine Findlay, Chairperson  
St. Thomas-Wesley United Church Council, dated May 12**

Asking Council to reconsider proceeding with the proposed rezoning of the Riversdale neighbourhood. (File No. CK. 4353-2-4)

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

*Moved by Councillor Langford, Seconded by Councillor Waygood,*

*THAT the information be received and joined to the file.*

*CARRIED.*

**12) E. Robert Stromberg, President  
Saskatchewan Place Board of Directors, dated May 15**

Submitting response to referral of concerns from Saskatoon Special Olympics regarding a three-on-three basketball and roller hockey tournament to be held in Saskatoon on August 5 and 6, 1995. (Files CK. 175-31 and 611-3)

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

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

*THAT the information be received.*

*CARRIED.*

**13) R.A. Monson, Church School Superintendent  
Third Avenue United Church, dated May 16**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 15**

Requesting permission for temporary closure of 24th Street between Third and Fourth Avenues, for use of the City Hall park across from the church and for the sprinklers to be shut off from 11:00 a.m. to 3:00 p.m. on Sunday, June 4, 1995 for the annual Church School picnic. (File No. CK. 205-1)

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

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

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

*CARRIED.*

**14) R. Bruce Shepard, Director, Development and Alumni Affairs  
University of Saskatchewan, dated May 15**

Requesting use of Diefenbaker Corner and temporary closure of 21st Street between First and Second Avenues from 11:30 a.m. to 1:00 p.m. from Monday, September 11 to Saturday, September 16, 1995, inclusive, for events planned in conjunction with the 100th anniversary of The Right Honourable John Diefenbaker's birthday. (File No. CK. 205-1)

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

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

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

*CARRIED.*

**15) Bonnye Moncrief, President  
Saskatchewan Landlord Association Inc., dated May 16**

Requesting permission for a representative of the Saskatchewan Landlord Association Inc. to address Council regarding proposed Bylaw No. 7479. (File No. CK. 185-1)

**RECOMMENDATION:** that a representative of the Saskatchewan Landlord Association Inc. be heard during consideration of Clause 5, Report No. 7-1995 of the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 16**

Legislation and Finance Committee.

**16) Phil Rivard, Director  
Saskatchewan Landlord Association Inc., dated May 16**

Submitting comments regarding proposed Bylaw No. 7479. (File No. CK. 185-1)

**RECOMMENDATION:** that the information be received and considered with Clause 5, Report No. 7-1995 of the Legislation and Finance Committee.

**25) Harmon van Bergen  
30 Anderson Crescent, dated May 23**

Commenting regarding proposed Bylaw No. 7479. (File No. CK. 185-1)

**RECOMMENDATION:** that the information be received and considered with Clause 5, Report No. 7-1995 of the Legislation and Finance Committee.

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

*THAT the information be received and considered with Clause 5, Report No. 7-1995 of the Legislation and Finance Committee.*

*CARRIED.*

**17) Marlene Hall, Secretary  
Development Appeals Board, dated May 16**

Submitting Notice of Development Appeals Board Hearing regarding proposed solarium addition to rear of dwelling at 7 John East Avenue. (File No. CK. 4352-1)

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

**18) Marlene Hall, Secretary  
Development Appeals Board Hearing, dated May 17**

Submitting Notice of Development Appeals Board Hearing regarding proposed detached four-car garage in rear yard area at 511 - 5th Avenue North. (File No. CK. 4352-1)



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 17**

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

**19) Marlene Hall, Secretary  
Development Appeals Board, dated May 17**

Submitting Notice of Development Appeals Board Hearing regarding proposed four-car detached garage in rear yard area at 515 - 5th Avenue North. (File No. CK. 4352-1)

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

**20) Marlene Hall, Secretary  
Development Appeals Board, dated May 17**

Submitting Notice of Development Appeals Board Hearing regarding interior alterations to main floor coffee shop at 801 - 7th Avenue North. (File No. CK. 4352-1)

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

**21) Marlene Hall, Secretary  
Development Appeals Board, dated May 18**

Submitting Notice of Development Appeals Board Hearing regarding proposed detached garage in rear yard at 801 - 29th Street West. (File No. CK. 4352-1)

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

*Moved by Councillor Langford, Seconded by Councillor Postlethwaite,*

*THAT the information be received.*

*CARRIED.*

**22) Nolene Rowan  
1532 Cairns Avenue, dated May 10**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 18**

Submitting comments regarding adult entertainment establishments. (File No. CK. 4350-25)

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

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

*THAT the information be received.*

*CARRIED.*

**23) Sandy Huckerby, Promotions Director  
Skydive Saskatoon Inc., dated May 18**

Requesting permission to perform parachute jumps into various events in Saskatoon during 1995.  
(File No. CK. 205-13)

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

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

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

*CARRIED.*

**24) Zenon Zuzak, Assistant Chief Librarian  
Saskatoon Public Library, dated May 12**

Submitting response to request to provide Council with the report with respect to the matter of increased funding from the Province to cover non-city resident users of the library. (File No. CK. 175-19)

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

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT the information be received and that City Council lend its support to the public*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 19**

*library's request for increased funding from the Province to cover non-city resident users of the library.*

*CARRIED.*

- 25) **Harmon van Bergen**  
**30 Anderson Crescent, dated May 23**

*DEALT WITH EARLIER. SEE PAGE NO. 16.*

- 26) **Marjory Smith**  
**17 Stewart Avenue, undated**

Submitting comments regarding proposed Bylaw No. 7479. Similar notes were received from the following:

U. Johnston, 1324 - 14th Street East  
Jerry Young, 27th Street West  
K.R. Smith, 17 Stewart Avenue  
Joanna King, 2107 - 17th Street West  
Lorne King, 2107 - 17th Street West  
Roy Langlands, 629 Avenue L South  
Dean Atwood, 533 Avenue L North

A.L. Lane, 414 Ash Street  
El Hrytsak, 203 Avenue K South  
Rodger Berge, 322 Flavelle Crescent  
Kevin Schneider, 135 Carter Crescent  
Greg Cather, 31 Peeling Avenue  
Brian Isbister, 315 Bentham Crescent  
Cathy McIntyre, 533 Avenue L North

**RECOMMENDATION:** that the information be received and considered with Clause 5, Report No. 7-1995 of the Legislation and Finance Committee.

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

*THAT the information be received and considered with Clause 5, Report No. 7-1995 of the Legislation and Finance Committee.*

*CARRIED.*

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

- 1) **Todd Benson, President**  
**Saskatoon Special Olympics, undated**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 20**

Expressing concerns regarding a three-on-three basketball and roller hockey tournament to be held in Saskatoon on August 5 and 6, 1995. **Referred to the Saskatchewan Place Board of Directors for a report.** (Files CK. 175-31 and 611-3)

- 2) **Linda Fritz**  
**919 University Drive, undated**

Submitting comments regarding boulevard cleaning in the early morning hours. **Referred to the Administration for a report.** (File No. CK. 4070-1)

- 3) **Dale Botting, Executive Director, Prairie Region**  
**Canadian Federation of Independent Business, dated May 4**

Submitting background report on the new Provincial Crown Construction Tendering Policies and urging Council to pass a resolution formally opposing this new Agreement and/or the expansion of this new Agreement. **Referred to the Legislation and Finance Committee.** (File No. CK. 277-1)

- 4) **John M. Thomson**  
**202 Nixon Crescent, dated May 8**

Submitting concerns regarding development in the Dundonald area. **Referred to the Planning and Development Committee and to the Municipal Planning Commission.** (File No. CK. 4131-1)

- 5) **Jacque Korol**  
**2817 Preston Avenue, dated May 12**

Expressing concerns regarding the hedge along the south boundary of the property at 2817 Preston Avenue. **Referred direct to the Administration to handle.** (File No. CK. 4000-1)

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

*Moved by Councillor Langford, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Dani vanDriel, Principal  
Concepts III Public Relations & Design Inc., dated May 10**

Requesting Council to proclaim the month of June, 1995 as "A Month of Community Caring" in Saskatoon. (File No. CK. 205-5)

**2) Andrea Neufeld, Student Employment Officer  
Canada Employment Centre for Students, dated May 16**

Requesting Council to proclaim the week of June 19 to 23, 1995 as "Hire A Student Week" in Saskatoon. (File No. CK. 205-5)

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

*Moved by Councillor Roe, Seconded by Councillor Steernberg,*

*THAT City Council approve the above-noted proclamations.*

*CARRIED.*

**REPORTS**

Mr. J. Kozmyk, Chair, submitted Report No. 6-1995 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 12-1995 of the City Commissioner;

Councillor Heidt, Chair, presented Report No. 7-1995 of the Legislation and Finance Committee; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 22**

Councillor Birkmaier, Chair, presented Report No. 5-1995 of the Land Bank Committee.

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

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

- a) Report No. 6-1995 of the Municipal Planning Commission;*
- b) Report No. 12-1995 of the City Commissioner;*
- c) Report No. 7-1995 of the Legislation and Finance Committee; and*
- d) Report No. 5-1995 of the Land Bank Committee.*

*CARRIED.*

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

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

*Committee arose.*

*Councillor McCann, Chair of the Committee of the Whole, made the following report:*

*THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:*

**"REPORT NO. 6-1995 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

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

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

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

- 1. Discretionary Use Application  
Housing for the Elderly - 100 Units  
Parcel X, Block 632, Plan No. 86-S-34927  
3104 Louise Place  
Applicant: St. Volodymyr Villa Corporation  
3102 Louise Place  
(File No. CK. 4355-1)**

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

**REPORT NO. 12-1995 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

- A1) Enquiry - Councillor Langlois (April 24, 1995)  
Lack of Curb Cuts  
Queen Street Between 5th Avenue and 7th Avenue North  
(File No. CC 6220-1)**

**"On Queen Street, between 5th and 7th Avenue North, we have several individual clinics used frequently by elderly or disabled people. It has been brought to my attention that there are no curb cuts at the intersections on the north side of Queen Street to allow for wheelchair access to those clinics. Could the Administration please investigate and report back."**

Report of the City Engineer, May 8, 1995:

"The Engineering Department has investigated this concern and is proposing that wheelchair ramps be installed along Queen Street between 5th Avenue and 7th Avenue.

The Engineering Department budgets annually for the installation of approximately 40 wheelchair ramps for existing sidewalks throughout the city. A priority list is developed throughout the year based on requests received by agencies working to promote accessibility for those in wheelchairs, the public, and various Civic Departments. The construction standard for new sidewalks includes a

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 24**

wheelchair ramp at each corner of an intersection. This standard applies to all newly-constructed sidewalks as well as any sidewalk replacements. As well, the sidewalk maintenance staff are under instruction to include a wheelchair ramp at intersections where they are undertaking sidewalk repairs.

In order to make Queen Street, between 5th Avenue and 7th Avenue, fully accessible, 5 additional wheelchair ramps are required. It is proposed that ramps be installed at the following locations:

- 1) Queen Street and 5th Avenue - North East corner
- 2) Queen Street and 6th Avenue - North West corner
- 3) Queen Street and 6th Avenue - North East corner
- 4) Queen Street and 7th Avenue - North West corner
- 5) Queen Street and 7th Avenue - North West corner.

All other corners of these intersections have accommodation for wheelchairs at the present time. These ramps will be provided at a cost of approximately \$2,500 funded through the 1995 Traffic Safety Program (Capital Project 631).

The Engineering Department is currently assembling a list of priority locations to be installed in 1995 and these locations will be included on this list."

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

*IT WAS RESOLVED: that the information be received and referred to the special budget planning meeting to be held in June.*

**A2) 1995 Provision of Civic Services Program  
(File Nos. CC 1870-3 and 205-1)**

Report of the City Engineer, May 9, 1995:

"The accompanying report indicates the required road closures to enable the various organizations to stage their respective community events.

The various road closures were arrived at after meetings between event co-ordinators and representatives from pertinent civic departments."

**RECOMMENDATION:** that the attached road closure requests for the 1995 Provision of Civic Services Program be approved subject to administrative conditions.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 25**

*ADOPTED.*

**A3) Secondary Sewage Treatment Upgrade  
Project #790-7 -- Process Control System  
Contract 5, No. 5-0385  
(File Nos. CC 7800-4 and 670-2)**

Report of the Manager, Water and Pollution Control Department, May 8, 1995:

"The 1995 Sewage Utility Capital Budget includes \$385,000 to supply and install a control system for the secondary sewage treatment plant. The design of the secondary sewage treatment upgrade has been divided into six major construction contracts. Council awarded contracts #1, #2, #3, and #4 in 1994. On April 25, 1995, tenders were received for Contract #5, Process Control System, which includes the supply and installation of control room computer equipment, operator interface software, programmable logic controllers, instrumentation cabling and instrumentation power supplies. The bids are summarized below:

<u>Contractor</u>	<u>Location</u>	<u>Base Bid (including G.S.T. &amp; P.S.T.)</u>
Triad Power 1987	Saskatoon, SK	\$423,002.00
Aim Electric Ltd.	Saskatoon, SK	\$462,721.64
Alliance Energy Ltd.	Saskatoon, SK	\$502,571.51
Shadow Systems Ltd.	Saskatoon, SK	\$505,809.33

A technical and commercial bid analysis has been carried out by Stanley Associates Engineering Ltd., the project consultants, and the bid of Triad Power 1987 has been found to be the lowest qualified bid. As part of the bid evaluation, credits were established from the bid breakdown for items that could be deleted from the contract. The credits include \$15,000 and \$13,000 for spare parts and PLC programming, respectively, (GST included). Stanley Associates Engineering Ltd. has subsequently reported that this work can be accomplished, with the agreed to deletions, at a total bid price of \$393,042.03 including all taxes.

The summary of the total purchase cost and appropriate taxes is as follows:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 26**

Base Price (including PST)	\$ 395,329.00
Deletion Credit	<u>(28,000.00)</u>
	\$ 367,329.00
GST (7%)	<u>25,713.03</u>
Contract Amount	\$ 393,042.03
GST Rebate (4%)	<u>(14,693.16)</u>
Contract Net Cost	<u>\$ 378,348.87"</u>

**RECOMMENDATION:** 1) that City Council accept the tender, including deletion of spare parts and PLC programming, submitted by Triad Power 1987, for the supply and installation of the Process Control System at the Pollution Control Plant, at a total estimated cost of \$393,042.03, 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.*

**A4) Supply of Crushed Quick Lime  
Water and Pollution Control Department  
Water Treatment Plant  
(File No. CC 1000-3)**

Report of the Manager, Water and Pollution Control Department, May 9, 1995:

"Tenders have been requested from Continental Lime Limited, Summit Lime Works, Wilbur Ellis Co., Wallace Construction, and Riddell for the supply of crushed quick lime used in the water softening process at the Water Treatment Plant.

At the close of tenders on April 25, 1995, one bid from Continental Lime Limited had been received. The bid price was \$136.30 per metric tonne to a maximum of 3,000 metric tonnes constituting a blanket purchase order of \$437,523 (including 7% G.S.T.). Continental Lime Limited supplied lime for the Water Treatment Plant in 1994 at a price of \$131.46 per metric tonne and has

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 27**

provided satisfactory service in the past.

The 1995 Operating Budget provides \$339,621 (including 7% G.S.T.) for the purchase of lime. Based on anticipated flows and dosages in 1995, it is estimated that 2,400 metric tonnes of lime will be required. The estimated 1995 cost is shown:

<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	
2,400 T	\$136.30/T	\$327,120	bid price
		<u>+ 22,898</u>	(7% GST)
		\$350,018	total purchase cost
		<u>- 13,085</u>	(GST rebate)
		\$336,933	net cost to City in 1995

**RECOMMENDATION:** that City Council accept the tender submitted by Continental Lime Limited of Calgary, Alberta, for the supply of crushed quick lime to the Water Treatment Plant, at a price of \$136.30 per metric tonne, for a total blanket purchase order of \$437,523, GST included.

*ADOPTED.*

**A5) 1995 Supply of Asphalt Mix Types 1 and 2  
Contract No. 5-0016  
(File No. CC 1000-4)**

Report of the City Engineer, May 12, 1995:

"Tenders for the 1995 Supply of Types 1 and 2 Asphalt Mix were received and opened publicly on May 9, 1995. This material is used primarily by the Works Branch paving crew for resurfacing projects.

Tenders were received from the following firms:

- |    |                                            |              |
|----|--------------------------------------------|--------------|
| 1) | ASL Paving Ltd., Saskatoon                 | \$424,747.52 |
| 2) | Central Asphalt and Paving Inc., Saskatoon | \$420,964.01 |

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 28**

Bid prices include G.S.T. and P.S.T., and are summarized on the attached tabulation form.

Under the provisions of this unit price contract, the City has the right to divide the contract into any number of bid items and to award the bid items to different bidders. Central Asphalt and Paving Inc. was low tender on both Asphalt Mix Types 1 and 2. Its combined low tender of \$420,964.01 represents an average 4.9% increase from the asphalt mix supply tender of 1994. The Engineering Department's estimate was \$430,260.

The low tender consisted of:

Base Bid (including P.S.T.)	\$395,550.88
G.S.T.	<u>25,413.13</u>
Contract Amount	\$420,964.01
G.S.T. Rebate	<u>14,521.79</u>
Net Cost to City	\$406,442.22"

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Central Asphalt and Paving Ltd., for the 1995 supply of Asphalt Mix Types 1 and 2, at a total estimated cost of \$420,964.01, including G.S.T. and P.S.T.; 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.*

**A6) Proposed Speed Limit Change  
8th Street - Boychuk Drive to Briargate Road  
(File No. CC 5300-2)**

Report of the City Engineer, May 15, 1995:

"The Engineering Department is proposing that the speed limit be reduced on 8th Street between Boychuk Drive and Briargate Road.

As development increases in the Briarwood neighbourhood, traffic is increasing on this section of roadway as are the number of turning vehicles at the Briargate Road entrance. This roadway is currently signed at a maximum speed of 80 kph and it is proposed to have the speed limit lowered to 60 kph. This speed limit is consistent with the speed limit on 8th Street to the west of Boychuk Drive."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 29**

- RECOMMENDATION:**
- 1) that the speed limit on 8th Street between Boychuk Drive and Briargate Road be lowered to 60 kph from 80 kph; and,
  - 2) that the City Solicitor be instructed to prepare the appropriate amendment to Traffic Bylaw No. 7200 to bring the proposed change into effect.

*ADOPTED.*

**A7) 1995 Water Main Replacements  
Project No. 785  
Award of Contract No. 5-0005  
(File No. CC 7820-5)**

Report of the City Engineer, May 12, 1995:

"Tenders were received and opened publicly on May 9, 1995, for the 1995 Water Main Replacements. The work consists of the installation of new PVC mains to replace existing deteriorated mains at 14 locations. It includes the supply of all material and the restoration of paved streets.

The following tenders were received:

<u>Contractor</u>	<u>Construction Method</u>	<u>Total Tender Price</u>
Miazga Construction Ltd. Saskatoon	(Partly Trenchless)	\$723,871.15
Hamm Construction Ltd. Saskatoon	(Trenchless)	\$746,533.55
A.M.E. Systems Ltd. Saskatoon	(Open Cut)	\$746,712.12
Hamm Construction Ltd. Saskatoon	(Open Cut)	\$810,029.03

Attached is the tabulation sheet showing the bid unit prices.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 30**

The estimate prepared by the Engineering Department was in the amount of \$827,831.00.

Although material and labour costs seem to have risen recently, the bid unit prices of the low tender reflect a 5.5% decrease from the 1994 prices. This is probably a result of the reduced earthwork and pavement restoration required with the construction method proposed for some of the locations - 'ReMAIN' is a new technique of replacing pipe with a hydraulic pulling system and requires only small access shafts at designated locations. The method has been successfully employed in other cities.

Miazga Construction Ltd. is a local contractor with extensive experience in water and sewer construction. With the assistance of the declared subcontractor, Mogul Underground Installations Ltd., the firm has the equipment and capability to carry out the work. Previous work for the City by these contractors has been performed satisfactorily.

Funds allocated under the 1995 Capital Budget from the Infrastructure Reserve for Project No. 785 (Water & Sewer Replacement/Rehabilitation) totalled \$2,400,000.00, of which \$860,000.00 was designated for water main replacement.

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

Unit Prices Total (including PST)	\$667,169.30
GST	46,701.85
Contingency Sum	<u>10,000.00</u>
Total Tender Price	\$723,871.15
GST Rebate	<u>(6,686.77)</u>
Net Cost to City	<u>\$717,184.38</u>

- RECOMMENDATION:**
- 1) that City Council accept the unit prices submitted by Miazga Construction Ltd., for 1995 Water Main Replacements, for a total estimated cost of \$723,871.15, 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.*

**A8) Proposed Two Hour Parking Restriction**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 31**

**Queen Street - 6th to 7th Avenues  
(File No. CC 6120-2)**

Report of the City Engineer, May 10, 1995:

"With the demolition of the former City Hospital, the Engineering Department has determined that there is an opportunity to create additional on-street parking on Queen Street. The area surrounding City Hospital has an extremely high demand of on-street parking, and each stall that can be created is considered much needed for the area.

Plan No. H7-20D depicts the creation of a 'Two Hour Parking, 0900-1800, Monday to Friday' zone on the south side of Queen Street between 6th and 7th Avenues. This area was formally restricted with 'No Parking' and 'Loading Zone' signage which served the main entrance to the former City Hospital. Several of the old driveways have now been abandoned and the loading areas are no longer required. In order to protect driver visibility at two of the remaining construction driveways, 'No Parking' signage is being proposed across them. It is therefore recommended that the two hour parking and no parking signage as shown on Plan No. H7-20D be installed on the south side of Queen Street between 6th and 7th Avenues.

Once demolition of the former hospital is complete and the new surface parking lot constructed, the Engineering Department will again review the on-street parking requirements of the area and bring forth any required changes at that time."

**RECOMMENDATION:** that a "Two Hour Parking, 0900-1800, Monday to Friday" restriction and "No Parking" restrictions be implemented on the south side of Queen Street, between 6th and 7th Avenues, as shown on attached Plan No. H7-20D.

*ADOPTED.*

**A9) Supply of Liquid Ferric Chloride  
Water and Pollution Control Department  
Pollution Control Plant  
(File No. CC 1000-3)**

Report of the Manager, Water and Pollution Control Department, May 17, 1995:

"Tenders have been requested from Eaglebrook Inc. of Canada, Marsulex Inc., and Stanchem Inc. for the supply of liquid ferric chloride used in the treatment process at the Sewage Treatment Plant. Ferric Chloride is used in the coagulation and removal of suspended solids and assists in the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 32**

control of odours at the treatment plant.

At the close of tenders on April 20, 1995, bids from two firms had been received. Eaglebrook Inc. was the low bid price at \$1,375 per metric tonne as Iron compared to Stanchem Inc. at \$1,545 per metric tonne as Iron. Eaglebrook Inc. supplied liquid ferric chloride for the Wastewater Treatment Plant in 1994, at a price of \$1,320.50 per metric tonne and has provided satisfactory service in the plant.

The 1995 Operating Budget provides \$1,292,000 for the purchase of liquid ferric chloride. Based on anticipated flows and dosages in 1995, it is estimated that 795 metric tonnes of liquid ferric chloride will be required. Normally chemical supply contracts run from May until May and the full 795 metric tonne order would be required. It is expected, however, that the new secondary sewage treatment process will be operating by the end of 1995, substantially reducing the need for liquid ferric chloride in 1996. Therefore, this blanket purchase order is based on the amount of chemical required for the remainder of the year (approximately 8/12 x 795 metric tonnes = 530 metric tonnes). The estimated blanket purchase order cost is shown:

Quantity	Unit Cost	Total Cost	
530 T	\$1,375/T	\$ 728,750	bid price
		65,588	(9% PST)
		<u>51,012</u>	(7% GST)
		\$ 845,350	Total purchase cost
		<u>(29,286)</u>	GST rebate
		\$ 816,064	Net cost

- RECOMMENDATION:**
- 1) that City Council accept the low bid from Eaglebrook Inc. of Canada, Mississauga, Ontario, for the supply of liquid ferric chloride to the Pollution Control Plant, Water and Pollution Control Department, at a price of \$1,375.00 per metric tonne as Iron, for one year, for a total blanket purchase order of \$845,350, including PST and GST; and,
  - 2) that the Manager of the Central Purchasing and Stores Department issue the appropriate purchase requisition.

*ADOPTED.*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 33**

**A10) Capital Project #955-1 - Electrical Substation (W.A. Friebel) 138 kV Upgrade  
Tenders for Power Transformers for W.A. Friebel Substation  
(File Nos. CC 1000-2 and 1703)**

---

Report of the Acting Manager, Electrical Distribution Department, May 9, 1995:

"The Central Purchasing and Stores Department called for tenders on the supply of two (2) 138/72 kV - 14.4 kV 22.4/29.9/37.3 MVA power transformers for Capital Project #955-1, Electrical Substation (W.A. Friebel) 138 kV Upgrade. Three complete bids were received and opened publicly on April 19, 1995, as per the attached tabulation. One incomplete bid was received, but was not considered in the evaluation and the price was not divulged at the public opening.

This project involves the voltage and capacity upgrading at the W.A. Friebel Substation at Preston Avenue and 108th Street in order to receive future 138 kV supply. The project includes the installation of 138 kV bus, circuit breakers and switches, two power transformers (138 kV - 14.4 kV 20/26.7/33.3 MVA), 14.4 kV cables to connect transformers to existing 14.4 kV switchgear, and some fencing and landscaping. This report deals with the supply of the two power transformers.

The total budget for the W.A. Friebel Substation upgrade is \$2,615,000.00 and the estimate for the equipment on this tender was \$1,670,000.00. The lowest evaluated bid received from Ferranti-Packard Transformers Ltd. for the supply of the two power transformers meets the requirements of the specification and is being recommended. The net costs are calculated as follows:

**Power Transformers - Quantity Two (2)**

Base Tender	\$ 1,271,400.00	*
Transportation/Insurance Charges	40,000.00	
GST	91,798.00	
PST	<u>118,026.00</u>	
Contract Amount	\$ 1,521,224.00	
GST Input Tax Credit	<u>91,798.00</u>	
Net Estimated Cost to the City	<u>\$ 1,429,426.00</u>	

\* Includes \$3,000.00 for heat run test on second unit and \$6,000 for epoxy paint on both units."

**RECOMMENDATION:** 1) that City Council accept the tender submitted by Ferranti-Packard Transformers Ltd. for the supply of two (2)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 34**

22.4/29.9/37.3 MVA 138/72 kV - 14.4 kV power transformers for a total amount of \$1,521,224.00, F.O.B. Saskatoon, GST and PST 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.*

**A11) 1995 Capital Projects  
Tenders for Overhead Power Cable  
(File No. CC 1000-2)**

Report of the A/Manager, Electrical Distribution Department, May 10, 1995:

"The Central Purchasing and Stores Department called for tenders on the supply of overhead power cables for approved 1995 Capital Projects # 955-1, W.A. Friebel - 138 kV Upgrade; # 726-5, 138 kV Conversion J.R. Cowley to W.A. Friebel.

Three bids were received and are shown on the attached tabulation.

Some bidders have quoted lower unit prices based on the supply of certain minimum quantities of cable which are in excess of the quantities specified by the City as being required. These minimum quantity based bids are not being recommended as they would result in excessive material in inventory with no definite planned usage. Also, the minimum quantity based bids do not permit fair comparison with the bids that meet the specification in terms of quantity.

The lowest bids which meet the specification were submitted by Alcatel Canada Wire Inc. for Items 1 and 7; and Phillips Cables Ltd. for Items 2 and 4. Items 3, 5 and 6 were included as possible alternatives, but are not being accepted.

Tenders from all firms are based on current metal prices and are subject to adjustment for copper base prices at time of delivery.

Current bid prices are an average of 16% to 41% higher than our present average inventory cost. Base copper price is 76% higher than one year ago. Base aluminum price is 40% higher than one year ago.

The net costs are calculated as follows:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 35**

<b>Manufacturer</b>	<b>Phillips Cables Ltd.</b>	<b>Alcatel Canada Wire Inc.</b>	<b>Total Costs</b>
Items	2 & 4	1 & 7	1, 2, 4 & 7
Evaluated Price	\$ 78,478.33	\$ 11,388.40	\$ 89,866.73
GST @ 7%	5,493.48	797.19	6,290.67
PST @ 9%	<u>7,063.05</u>	<u>1,024.96</u>	<u>8,088.01</u>
Total Cost to City	\$ 91,034.86	\$ 13,210.55	\$104,245.41
Input Tax Credit	<u>(5,493.48)</u>	<u>(797.19)</u>	<u>(6,290.67)</u>
Net Cost to City	\$ 85,541.38	\$ 12,413.36	\$ 97,954.74"

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Alcatel Canada Wire Inc., for the supply of Items 1 and 7, at a total estimated cost of \$13,210.55, GST and PST included;
  - 2) that City Council accept the tender submitted by Phillips Cables Ltd., for the supply of Items 2 and 4, at a total estimated cost of \$91,034.86, GST and PST included; and,
  - 3) that the Manager of the Central and Purchasing and Stores Department issue the appropriate Purchase Requisition.

*ADOPTED.*

**A12) Proposed Parking Meter Installation  
10th Street - Broadway Avenue to west lane  
(File No. CC 6120-3)**

Report of the City Engineer, May 15, 1995:

"The Engineering Department is proposing that parking meters be installed on the north and south sides of 10th Street, from Broadway Avenue to the lane to the west.

The Engineering Department has received a request from the Broadway Business Improvement

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 36**

District to improve the availability of parking within the district. A comprehensive review has been undertaken, however, it will not be completed for some time. Improvements have been made to the sidewalks and City boulevard on 10th Street, including the installation of posts to facilitate meters, from Broadway Avenue to the lane to the west. The Broadway Business Improvement District has asked for parking improvements as soon as possible. Considering that a comprehensive strategy will take considerable time and effort to complete, we are forwarding a progress report at this time. The Broadway Business Improvement District has approved the installation of these meters.

Currently, there are ten parking stalls with two-hour parking restrictions on 10th Street, from Broadway Avenue to the lane to the west. The parking characteristics that were collected for these partial block faces indicate that vehicle turnover is considerably lower than on the adjacent metered blocks of Broadway Avenue. High accumulation indicates that the parking spaces are in demand. The availability of parking can be improved on this portion of 10th Street with the addition of two-hour parking meters as shown on the attached Plan No. H9-36D."

**RECOMMENDATION:** that two-hour parking meters be installed on 10th Street, from Broadway Avenue to the lane to the west, as shown on the attached Plan No. H9-36D.

*ADOPTED.*

**A13) 1995 Vehicle Purchases  
Project 581: Vehicle & Equipment Services  
3/4-Ton Trucks  
File No. CC 1390-1**

Report of the Manager, Vehicle and Equipment Services, May 17, 1995:

"On February 27, 1995, City Council approved the purchase of five 3/4-ton trucks which were included in the 1993 Vehicle and Equipment Services Capital Budget. The order for the five units was split between Dodge City (2 units) and Auto Clearing (1982) Ltd. (3 units). When the factory invoices for the units were received, Auto Clearing (1982) Ltd. was billed for five units which had already been built to City of Saskatoon Specifications. Auto Clearing (1982) Ltd. notified Vehicle and Equipment Services that an error was made and offered the units to the City of Saskatoon for the same unit price as was originally tendered.

Vehicle and Equipment Services has two 1/2-ton trucks which are used on the crosswalk painting program. The two units, equipped with a hydraulic lift tailgate, carry the paint machine, barricades, and a supply of paint which puts the unit weight well over the designed capacity of the 1/2-ton trucks. It is the intent of the Vehicle and Equipment Services Department to replace the two 1/2-ton trucks with 3/4-ton trucks. The two 1/2-ton units being replaced will be reassigned and two

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 37**

units up for replacement in the fleet will be disposed of through public auction.

Funding for the purchase of the 3/4-ton trucks is the approved 1994 Capital Budget."

At the recommendation of the Works and Utilities Committee, the Administration approached Auto Clearing (1982) Ltd. to negotiate a better price for the two units. Auto Clearing (1982) Ltd. was able to offer the City a better factory rebate on these two units, with the result that they are being offered for \$18,828.97 per unit plus taxes, a reduction of \$233.00 per unit.

The net cost of the two additional vehicles is calculated as follows:

Base Price (\$18,828.98 x 2)	\$37,657.96
PST (9%)	3,389.22
GST (7%)	<u>2,636.06</u>
Contract Amount	\$43,683.24
GST Rebate	<u>1,502.55</u>
Net Estimated Cost to City	<u>\$42,180.69</u>

**RECOMMENDATION:** that City Council extend the contract with Auto Clearing (1982) Ltd. for the supply of 3/4-ton trucks by two units, for an additional cost of \$43,683.24, including GST and PST.

*ADOPTED.*

**Section B - Planning and Development**

**B1) Request For Encroachment Agreement  
Portion of Acadia Drive between Circle Park and Wildwood Malls  
(File No. CC 4090-2)**

Report of the City Planner, May 17, 1995:

"Ashley J. D'Silva, Executive Vice President of Devan Properties Ltd., has requested to enter into an encroachment agreement with the City for a portion of Acadia Drive, between the Circle Park and Wildwood Malls, to facilitate the construction a pedestrian-link (walkway). (See the attached plan.) If the agreement is approved by City Council, Devan Properties Ltd. intends to raise the existing vertical level of Acadia Drive and to construct a walkway under the street. The new walkway will create a comfortable, convenient, and safe means for pedestrians to move from one shopping centre to the other. The existing pedestrian-crossing across Acadia Drive will be retained, but will be relocated to the south.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 38**

The proposal has been examined by your staff in the Engineering, Transit, and Planning and Construction Standards Departments. The proposal complies with the provisions of the Zoning Bylaw. If the encroachment is approved, a building permit will be required for the construction that occurs.

Because of the work that is proceeding on Circle Drive this year, the applicant will be coordinating the construction-schedule for the proposed walkway with the Engineering Department so that Acadia Drive and Taylor Street are not closed at the same time. At the time of writing this report, the proposed 'window' for constructing the walkway is from the third week in July to the third week in September of 1995. This may vary depending on the progress of construction on the Circle Drive Project. Missing this 'window' would result in deferring the construction of the proposed walkway until 1997 because Taylor Street at Circle Drive will be closed to traffic for most of the 1996 construction-season.

The Engineering Department has indicated that if City Council agrees with the proposed encroachment, the following conditions should be included in the encroachment agreement:

- a) that the agreement provide for the assignment of obligations under the agreement to every subsequent owner of either mall;
- b) that a termination-clause be included which outlines the responsibilities of the mall-owner on terminating the agreement by either party and which requires the mall to be responsible for removing the tunnel and completely restoring the right-of-way and any utility that is within the area;
- c) that the mall-owner be responsible for the life-cycle maintenance condition of the tunnel and the surrounding area (including the road-surface above the tunnel);
- d) that the mall-owner be completely responsible for the maintenance of the construction-area (from Highlands Crescent to the Shell Service Station), for a two-year period after the City issues a completion-certificate;
- e) that the mall-owner follow all of the City of Saskatoon's standards in the construction of the planned work;
- f) that the mall-owner be responsible for the yearly lease-payment of \$15.05/m<sup>2</sup>, plus the equivalent taxes, for the deemed area that is used for the tunnel;
- g) that the mall-owner be responsible for the construction-cost of a new lift of asphalt on Acadia Drive, between 8th Street East and the mall-entrance (in order to match the work that was completed last year by the City);

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 39**

- h) that the mall-owner be responsible for all costs that the City Engineer, as the City of Saskatoon's representative, recommends as proposed for realigning Acadia Drive and the bus-mall on the Wildwood Mall's property;
- i) that the mall-owner be responsible for safe pedestrian-traffic on the adjacent property through the provision of railings, retaining walls or other methods, all of which shall be constructed to the satisfaction of the City Engineer;
- j) that the agreement be reviewed on a five-year basis for the establishment of lease-rates and other matters, such as maintenance and upkeep requirements;
- k) that the consolidation of the fill-material on Acadia Drive be monitored on a seven-year basis, and that any consolidation that is detrimental to the driving or pedestrian-surface be repaired on an annual basis, at the cost to the mall-owner;
- l) that the mall-owner be responsible for the cost of all landscaping on the right-of-way and that the mall-owner be responsible for the operation and maintenance of this work, with the design of this landscaping meeting with the approval of the Civic Buildings and Grounds Department; and
- m) that the mall-owner be responsible for completing the work on Acadia Drive within the schedule which has been determined by the City Engineer and that any required time-allocation beyond this scheduled time-period be subject to a penalty.

The terms of this proposed agreement have been agreed to, in principle, by all parties. Discussions are continuing."

The proposed encroachment agreement would result in the creation of a small hill in Acadia Drive between the two malls. The crest of the hill would be 2.4 m. (8 ft.) higher than the existing roadway. The hill would extend from the driveway, south of the Shell Service Station, to the south property-line of the two malls. The proposed modifications meet the City of Saskatoon's engineering-standards. However, your staff believe that the public now needs some time to review pictures of what Acadia Drive would look like and to present their views to City Council.

We are proposing that this report be tabled with City Council at its meeting on May 23, 1995, and that City Council defer consideration of this matter until its meeting on June 19, 1995. At that time, City Council could receive written and/or oral presentations on the matter.

In the meantime, discussions on the proposed terms of the encroachment agreement will be finalized and the public can review the pictures. We understand that the pictures of what Acadia Drive would look like have been forwarded to the community associations in this area and are also on display in the Circle Park Mall and in the Wildwood Mall.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 40**

- RECOMMENDATION:**
- 1) that City Council defer consideration of this report to June 19, 1995;
  - 2) that City Council, at its meeting on June 19, 1995, consider the following recommendations:
    - a) that the encroachment across the Acadia Drive right-of-way, between the Circle Park Mall and the Wildwood Mall, be approved as has been indicated on the attached plan;
    - b) that the City Solicitor be instructed to prepare the appropriate encroachment agreement which includes the thirteen conditions that are outlined in this report; and,
    - c) that His Worship the Mayor and the City Clerk be authorized to execute the encroachment agreement, on behalf of the City, under the Corporate Seal.

*Pursuant to earlier resolution, Items A.4) and A.5) of "Communications" were brought forward and considered.*

*Moved by Mayor Dayday,*

*THAT Mr. Van Haastreicht be heard.*

*CARRIED.*

*Mr. John Van Haastreicht, President, Devan Properties Ltd., provided information and highlighted various drawings regarding the proposed connection between Wildwood and Circle Park Malls. He asked Council to proceed with approval of the encroachment.*

*Mr. Douglas B. Richardson, McKercher McKercher & Whitmore, addressed Council on behalf of a group of concerned mall owners and expressed support for the recommendations of the Administration that consideration of the report be deferred to June 19.*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 41**

- IT WAS RESOLVED: 1) that City Council defer consideration of this report to June 19, 1995;*
- 2) that City Council, at its meeting on June 19, 1995, consider the following recommendations:*
- a) that the encroachment across the Acadia Drive right-of-way, between the Circle Park Mall and the Wildwood Mall, be approved as has been indicated on the attached plan;*
  - b) that the City Solicitor be instructed to prepare the appropriate encroachment agreement which includes the thirteen conditions that are outlined in this report; and,*
  - c) that His Worship the Mayor and the City Clerk be authorized to execute the encroachment agreement, on behalf of the City, under the Corporate Seal; and*
- 3) that the community associations in Ward 9 be notified.*

**B2) Subdivision Application #6/95  
Swan Crescent, Brightwater Crescent, and Lavalee Road  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #6/95  
Applicant: Webster Surveys Ltd. for Preston Developments Inc.  
Legal Description: Part of Parcel G, Plan No. 84-S-30068; Part of Parcel B, Plan No. 94-S-17318; All of Lot E, Block 140, Plan No. 84-S-30069; Parcels C, D, and H, Plan No. 94-S-17318  
Location: Swan Crescent, Brightwater Crescent, and Lavalee Road

The April 27, 1995, report of the City Planner concerning this application is attached.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 42**

**RECOMMENDATION:** 1) that Subdivision Application #6/95 be approved, subject to:

- a) the payment of \$600.00 which is the required approval fee;
- b) the owner entering into a development and servicing agreement with the City of Saskatoon; and,

2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and on behalf of the City of Saskatoon, the formal agreements, in a form that is satisfactory to the City Solicitor, with respect to required easements in Buffer Strips MB5, MB6, and MB7.

*ADOPTED.*

**B3) Subdivision Application #7/95  
LaRonge Road  
(File No. CC 4300-2-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #7/95  
Applicant: Wilf Peters for the City of Saskatoon  
Legal Description: Part of Lot 16 and Lot 17, Block 911, Plan No. 79-S-43600  
Location: LaRonge Road

The April 26, 1995, report of the City Planner, concerning this application, is attached.

**RECOMMENDATION:** that Subdivision Application #7/95 be approved, subject to the payment of \$50.00 which is the required approval fee.

*ADOPTED.*

**B4) Subdivision Application #8/95  
Laycoe Crescent**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 43**

**(File No. CC 4300-2-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #8/95  
Applicant: Webb Surveys for City of Saskatoon  
Legal Description: Part of NW ¼ Section 1-37-5-W3M  
Location: Laycoe Crescent

The April 26, 1995, report of the City Planner concerning this application is attached.

- RECOMMENDATION:**
- 1) that Subdivision Application #8/95 be approved, subject to the payment of \$2,000.00 which is the required approval-fee;
  - 2) that the requested easements be granted as shown on the Plan of Proposed Subdivision, including those which are not contained within the heavy broken-line which represents the boundary of the proposed subdivision-area; and,
  - 3) that His Worship the Mayor and City Clerk be authorized to execute, under the Corporate Seal and on behalf of the City of Saskatoon, any agreement with respect to such easements, in a form that is satisfactory to the City Solicitor.

*ADOPTED.*

**B5) Subdivision Application #9/95  
1207 Lancaster Boulevard  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #9/95  
Applicant: Webster Surveys Ltd. for Kim and Audrey Stewart  
Legal Description: Part Lot 1, Block 11, Plan No. G792  
Location: 1207 Lancaster Boulevard

The April 27, 1995, report of the City Planner concerning this application is attached.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 44**

- RECOMMENDATION:**
- 1) that City Council resolve, in connection with the approval of Subdivision Application #9/95, that it would be impractical and undesirable to require full compliance with Section 15(4) of Subdivision Bylaw No. 6537 for the following reasons:
    - a) the proposed lot's frontage and area exceed the requirements of both the Subdivision and Zoning Bylaws;
    - b) the proposed new lot meets City Council's previously-adopted requirement that all new lots in Montgomery Place have a frontage of at least 15 metres;
    - c) this proposal represents a good opportunity for infill development; and,
  - 2) that Subdivision Application #9/95 be approved, subject to:
    - a) the payment of \$50.00 which is the required approval fee;
    - b) the payment of \$8,545.37 which is the required area-development charge; and,
    - c) the removal of the detached garage to the satisfaction of the City Planner.

*ADOPTED.*

- B6) Application for Registration of Condominium Plan  
710 Eastlake Avenue -- RM4 District  
Lots 19 to 22, Block 61, Plan No. Q1  
Applicant: Gordon A. Webster  
(File No. CC 4132-1)**
- 

Report of the City Planner, May 11, 1995:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 45**

"An application for registration of a condominium plan for a development on Lots 19 to 22, Block 61, Plan No. Q1 (710 Eastlake Avenue), has been received from Gordon A. Webster, on behalf of 29 Palms Fitness Centre Ltd. and Larden Holdings Ltd. The proposal is for a three-storey multiple-unit dwelling, which contains 17 units. Twenty-nine parking spaces have been included on the site, seventeen of which are underground.

The proposal has been examined under the provisions of the Zoning Bylaw and it complies with the requirements of this Bylaw in all respects. The site is situated within an RM4 District.

The development has also been examined under the provision of the Building Bylaw. If the construction is completed in accordance with the requirements of the approved building permit, the development will meet the requirements under this Bylaw. A copy of the construction plans, together with the requisite surveyor's plans, have been forwarded to the City Clerk's Department for review, if necessary, by members of City Council.

In view of the above-noted considerations of the Zoning Bylaw and the Building Bylaw, the Planning and Construction Standards Department advises that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval required under the Zoning Bylaw has been given in relation to the separate occupancy of the units;
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood; and,
- d) the requirement to designate at least one parking space as an exclusive-use area for each unit has been met; one underground space is included as a part of each unit."

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993*, to Gordon A. Webster (611 - 9th Street East, Saskatoon, S7H 0M4), for the condominium development at 710 Eastlake Avenue; and,
  - 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant.

*ADOPTED.*

**B7) Land-Use Applications Received by the Planning and Construction Standards Dept.  
For the Period Between April 26 and May 11, 1995  
(For Information Only)**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 46**

**(File No. CC 4300-2)**

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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 #11/95: Kerr Road (See attached map.)  
Applicant: Webster Surveys Ltd. for Westland Properties Ltd.  
Legal Description: Parcel MM, Plan No. 86-S-17947  
Current Zoning: R.1A  
Date Received: April 26, 1995
  
- Application #13/95: 1305 Rockingham Avenue  
Applicant: Judy Metcalfe  
Legal Description: Lot 6A, Block 10, Plan No. 85-S-49820  
Current Zoning: R.2  
Date Received: May 3, 1995

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

*ADOPTED.*

**B8) Offer to Purchase City-Owned Tax-Title Property  
Lots 20 and 21, Block 12, Plan No. Q10 (G 3042)  
313 Ontario Avenue  
(File Nos. CC 4215-1 and 1920-1)**

Report of the Land Manager, May 15, 1995:

"During its February 27, 1995, meeting, City Council approved the listing for sale of the above-noted tax-title property. (See the attached map.) The listing for this property occurred through Clackson Real Estate Ltd., at a price of \$29,000.

The City has received an offer to purchase this property. The Land Department's staff have countered this offer, subject to the approval of City Council, at a price of \$22,000.

In addition to receiving City Council's approval, this offer includes a condition that the City must perform an environmental assessment (phase one) of the property. The cost of performing this assessment is estimated at \$1,200. Both the City and the prospective purchaser have the option of

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 47**

cancelling the sale based on the results of the assessment.

To date, there has been limited interest in purchasing this property from the City. Therefore, your staff recommend accepting the proposed sale of the property at a price of \$22,000."

**RECOMMENDATION:** that Lots 20 and 21, Block 12, Plan No. Q10 (G3042) be sold to the Creative House of Studios, or its nominee, for \$22,000, plus any applicable taxes, and in accordance with the terms that have been outlined in this report.

*ADOPTED.*

**B9) Subdivision Application #12/95  
102 Dunlop Street  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #12/95  
Applicant: Ruthard Fil Hierath  
Legal Description: Lot 14, Block 2, Plan A7429  
Location: 102 Dunlop Street

The May 12, 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 #12/95, 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 parcel is zoned R.2 which allows semi-detached dwellings to be built on parcels with 7.5 metres frontage;
- b) the site-area of the resultant lots exceeds the minimum required in the Subdivision Bylaw by 23.9 square metres;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 48**

- c) the depth of the resultant lots exceeds the minimum required in the Subdivision Bylaw by 6.6 metres;
  - d) the proposed development would increase the availability of affordable housing in the Forest Grove Neighbourhood; and,
- 2) that Subdivision Application #12/95 be approved, subject to:
- a) the payment of \$50.00, which is the required approval fee; and,
  - b) the payment of \$3,306.53, which is the required area-development charge.

*ADOPTED.*

**B10) Communications to Council**

**From: Dorothy Skreden**

**304, 425 - 5th Avenue North**

**Date: April 2, 1995**

**Subject: Requesting the City to trim the trees  
on the 400 block of 5th Avenue North**

**(File No. CC 4139-4)**

During its April 24, 1995, meeting, City Council received the above-noted letter from Ms. Dorothy Skreden in which she suggested that a tree on the 400 block of Fifth Avenue North had not been pruned. (A copy of Ms. Skreden's letter has been attached.) City Council referred this letter to the City's Administration for consideration and for a report, if necessary.

Report of the General Manager, Civic Buildings and Grounds Department, May 15, 1995:

"In 1994, the City's boulevard trees in the City Park Neighbourhood were pruned by a private-sector firm, through a contract with the Civic Buildings and Grounds Department. All of the City's trees on the boulevard on the 400 block of 5th Avenue North were included in this contract and were pruned in accordance with the International Society of Arboriculture's and the National Arborist Association's pruning standards. The trees were subsequently inspected by a qualified employee of the City.

The specific tree, which is next to the entrance of the apartment at 425 - 5th Avenue North, was



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 49**

pruned. It appears from the freshness of the cuts that two branches were removed at that time. Over the years, this boulevard tree and others on this block have been pruned extensively, thereby leaving just enough branches to allow the trees to continue growing. Removing any more branches would jeopardize the health of the tree."

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

*ADOPTED.*

**Section C - Finance**

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

Report of the City Treasurer, May 16, 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.*

**C2) 1994 City of Saskatoon  
Financial Statements and  
Public Accounts  
(File No. CC 1895-3)**

Report of the City Comptroller, May 17, 1995:

"The following financial statements are attached for City Council's information:

- 1994 City of Saskatoon Financial Report

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 50**

- 1994 City of Saskatoon Public Accounts

A bound package which includes the following 1994 audited financial reports:

- General Superannuation Plan
- Defined Contribution Pension Plan For Seasonal/Non-Permanent Part-time Employees
- Police Superannuation Plan
- Fire Department Superannuation Plan
- Public Library"

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

*ADOPTED.*

**Section D - Services**

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

<b>SUBJECT</b>	<b>FROM</b>	<b>TO</b>
Property Tax Collections (copy attached) (File No. CC 435-8)	April 1, 1995	April 30, 1995
Business Tax -- General License (copy attached) (File No. CC 435-13)	April 1, 1995	April 30, 1995
Schedule of Accounts Paid \$1,505,173.45 (File No. CC 1530-2)	May 8, 1995	May 10, 1995
Schedule of Accounts Paid \$4,194,400.01 (File No. CC 1530-2)	May 10, 1995	May 15, 1995
Schedule of Accounts Paid \$1,003,761.69 (File No. CC 1530-2)	May 15, 1995	May 17, 1995

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 51**

Schedule of Accounts Paid  
\$1,053,925.60  
(File No. CC 1530-2)

May 18, 1995

May 25, 1995

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

*ADOPTED.*

**D2) City of Saskatoon  
Strategic Plan - Update  
(File No. CC 100-14)**

I. Overview

City Council has reviewed and confirmed the present Strategic Plan and its Core Strategies. In order to make the plan a working document, it is important that there be clear responsibilities for the individual strategies, a reporting of the accomplishments to date, and an identification of key issues to be addressed in the upcoming year. Essentially, we have a cycle of selecting our priorities for the upcoming year, assigning responsibility for each priority, reviewing our successes and failures, and to setting new objectives for the upcoming year. This report provides an update to City Council on assigned priorities, administrative accomplishments to date, and requests City Council to review its accomplishments and to identify its key priorities for 1996.

II. Assigned

As with any planning process responsibilities must be assigned to ensure that appropriate steps are taken to accomplish the goals of the Strategic Plan. Appendix A is a proposed responsibility matrix for City Council, the Administration, and for issues that have joint responsibilities. We would ask that City Council review and confirm this matrix.

III. 1994 Priorities

Although 1994 was a difficult year, many priorities that were set were complete, or many steps were taken to commence actions on these priorities. Appendix B takes each Core Strategy and highlights key successes over the last 18 months by civic departments.

IV. Key Issues

Having commenced the strategic planning process and having reviewed the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 52**

accomplishments for one year, it is now time to ensure that the strategies are still valid, and to set the priorities for 1996. City Council should now reflect on its directions for 1996, so that administratively your staff can develop the 1996 administrative priorities, and put in place the resources necessary for both City Council and the Administration to accomplish the objectives of both City Council and the Administration. Therefore, as soon as possible, your staff would ask that City Council identify its key priorities and issues for 1996, so that we have adequate time to ensure their implementation.

- RECOMMENDATION:**
- 1) that City Council confirm its acceptance of the assigned responsibilities as outlined in Appendix A;
  - 2) that City Council receive Appendix B as a progress report on 1994 accomplishments; and,
  - 3) that City Council refer this report to A Committee of the Whole Council for review, and a report, on its accomplishments to date and on its key priorities and issues for 1996.

*IT WAS RESOLVED: 1) that City Council receive Appendix B as a progress report on 1994 accomplishments; and,*

*2) that City Council refer this report to A Committee of the Whole Council for review and report on its accomplishments to date and on its key priorities and issues for 1996, as well as confirmation of its acceptance of the assigned responsibilities as outlined in Appendix A.*

**D3) Proposed Agreement - The City of Saskatoon and  
Saskatchewan Power Corporation  
A. L. Cole Power Plant  
(File No. CC 500-10)**

Report of the City Commissioner, May 19, 1995:

"For several years, we have been working with officials from SaskPower to remedy the dangerous and unsightly condition at the site of the former A. L. Cole Power Plant. In this regard, SaskPower has now submitted a proposal to the City outlining its commitments respecting the remediation of the site and its expectations regarding the City's participation in the project.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 53**

**History**

The original A. L. Cole Power Plant (the 'Plant') was built by The City of Saskatoon in 1910 on the present site. Between 1928 and 1930, the Saskatchewan Power Commission took over the site and the current Plant was constructed. The City of Saskatoon has not owned or controlled the site since that time.

The Plant was operated and expanded by SaskPower during the years 1930 to 1957. In 1957, the Queen Elizabeth Power Station came on stream and the Plant was subsequently phased out and eventually mothballed.

In 1987, SaskPower sold the Plant to TSL Industries Ltd. TSL planned to develop the Plant as a residential condominium project. A term of the sale agreement was that SaskPower would do an environmental clean-up, consisting of the remediation and removal of PCB and petroleum contamination so as to make the site safe.

From 1987 to 1990, TSL did some work on the site, specifically, they removed all of the salvage which had value, constructed a show suite, removed some asbestos and made a minor beginning on other renovations to the building. The renovations and salvage were carried on in such a manner that the building is actually in much worse condition now than when it was sold by SaskPower. For example, all of the copper flashing has been salvaged from the roof, leaving it in a damaged and deteriorating condition. In this regard, the building is no longer capable of being secured.

Because the site continued to deteriorate and became a haven for vermin and transients, the City, in late 1991, ordered the demolition and clean-up of the site. The order compelled the owner to have the site cleaned by May 31, 1992. The owner did not undertake any works or other steps in this regard, and the City accordingly commenced discussions with SaskPower with respect to responsibility for this site.

As an interim measure, the City fenced and secured the site and began providing site security. SaskPower began removing debris from the building, pumped the basement, removed PCB contamination and removed some bunker crude oil contamination. To date, however, no demolition of the actual structure has commenced.

In this regard, most recent discussions with SaskPower have culminated in the following proposal respecting the demolition and clean-up of the Plant and site.

**Current Proposal**

At its sole expense, SaskPower proposes to undertake and complete the following works:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 54**

1. the removal of all asbestos in the Plant as well as an underground oil storage tank located in the Plant;
2. the demolition of the Plant;
3. the removal from the site of all debris and material resulting from the demolition;
4. the removal of the foundations of the Plant, as well as all concrete, block or brick walls within the foundation walls of the Plant, to not less than one metre below grade;
5. the removal of 400 cubic metres of soil from the perimeter of the Plant;
6. the restoration of the site to grade level;

all in keeping with the Phase III, Environmental Site Assessment, A. L. Cole Property, Saskatoon, Saskatchewan, prepared by the consulting firm of HBT Agra Limited.

In consideration of the above undertaking by SaskPower, it is proposed that the City:

1. accept without charge at the Spadina Landfill all material and debris from the demolition provided that such material may be legally accepted by the City for disposal at the Landfill and requires no special handling;
2. provide SaskPower sufficient clean fill to restore the Plant site to grade level, subject to such fill being freely available to the City without charge. Responsibility for haulage, etc. would be for the account of SaskPower. In this regard, the expansion of the Sewage Treatment Plant has produced more than sufficient quantities of clean fill for SaskPower's purposes;
3. subject to the City's right to dispose of the property in the interim should it so desire, to provide SaskPower with the free use of portions of the former Electrical Building situate at 19th Street and Avenue B during the course of the remediation project;
4. provide SaskPower, without charge, sewer, water and electrical services during demolition;
5. provide site security services until the demolition and clean-up is complete;
6. provide SaskPower, without charge, with any and all permits and authorizations which SaskPower may require from the City in order to complete its undertakings;
7. provide SaskPower, without charge, with certain City of Saskatoon staff assistance during

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 55**

the remediation project;

8. provide SaskPower, without charge, with any and all plans and drawings which may be in The City of Saskatoon's possession relating to the Plant.

As City Council is aware, the current owner of the Plant site, TSL Industries Ltd., is in default with respect to municipal taxes, and significant taxes, arrears of taxes, penalties and interest are due and owing the City. In this regard, and in keeping with City Council instruction, tax enforcement proceedings have been initiated and underway for some time pursuant to the provisions of *The Tax Enforcement Act*. In this regard, the proposed agreement with SaskPower contemplates that the City would expeditiously continue with such proceedings.

In the event that the City in due course acquires tax title to the lands comprising the Plant site, the proposed agreement would provide that SaskPower will indemnify and save the City harmless with respect to any and all environmental claims, costs and demands which may arise and relate to that period of time during which SaskPower operated the Plant to the date that SaskPower completes the demolition and clean-up of the Plant site.

Additionally, by participating in the public auction/tender process associated with tax enforcement proceedings, The City of Saskatoon, if successful, could become the legal and beneficial owner of the lands comprising the Plant site. In such event, it is proposed that the City and SaskPower would share pro rata in the proceeds of any third-party disposition of the lands by the City, based upon their respective expenses in the demolition and clean-up of the site.

**Cost Estimates**

When discussions with SaskPower commenced several years ago, it became clear that there would be costs incurred by the City to assure the remediation of the site. In 1994, City Council authorized a capital budget provision of \$155,000.00, in anticipation that the demolition would commence within 1994. The principal component of the budget estimate was to provide security to December 31, 1994, by which time it was anticipated that demolition would be underway, and site security being provided by SaskPower and/or its demolition contractor. Unfortunately, the demolition was not commenced, and the City was compelled to continue providing security to the present date. As at April 30, 1995, total expenditures in this regard amount to \$208,000.00, resulting in an overexpenditure of some \$53,000.00.

Including the noted overexpenditure, the cost implications to the City of the current proposal are estimated as follows:

· Overexpenditure (April 30, 1995)	\$ 53,000.00
· Electric, Water and Sewer Services	32,000.00

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 56**

·	Electrical Building Maintenance	42,000.00
·	Site Security	210,000.00
·	Staff Compensation	13,500.00
·	Waived Landfill Charges	150,000.00
·	Waived Permit Fees	<u>18,000.00</u>
	Total	<u>\$518,500.00</u>

The \$168,000.00 estimated with respect to waived Landfill charges and Permit fees does not represent an actual cash outflow, and, accordingly, the net out-of-pocket cost of the proposal to the City amounts to \$350,500.00.

Discussions have been underway to have security provided by New Careers, supervised by the Corp of Commissionaires. New Careers would subsidize the first 20 weeks' salary and cover the initial training and hiring costs.

In addition to the above costs, The City of Saskatoon currently is the owner of the former A. L. Cole Pumphouse. This structure, and the parcel of land upon which it is situate, were transferred to the City at the same time the Plant site was transferred to TSL Industries for the purpose of maintaining the river bank parcel in public ownership. SaskPower has agreed to include the demolition of the Pumphouse in the Plant demolition tenders. If included, the cost to the City of the Pumphouse demolition would be less than if tendered separately by the City. However, the Meewasin Valley Authority, as an alternative to demolition, has expressed an interest in using the Pumphouse for riverbank programming. The Meewasin Valley Authority has commissioned a study to review the opportunity, cost and financing of the possible reuse of this structure. We are advised that the noted study should be available in the near future.

The Pumphouse is a substantial structure both above and below the grade and contains a very deep well and related equipment. Our current staff estimate to fill the well and demolish the structure is \$150,000.00.

A related structure in the vicinity of the former A. L. Cole Plant is the former City Transit rectifier building which is a low brick building lying to the east of the A. L. Cole Plant, along the extension of Avenue A. This structure is currently vacant with the exception of some electrical switchgear. If the A. L. Cole site is to be cleared, it would be opportune to demolish this building at the same time, since there is no foreseen reuse of it. The cost to demolish the rectifier building and relocate the switchgear is estimated to be \$30,000.00.

Accordingly, the total out-of-pocket cost to the City of the current proposal together with the clearing of the area generally (Pumphouse and Rectifier Building) is \$530,500.00.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 57**

**Ownership Status**

Currently, the title to the A. L. Cole site is in the name of the now defunct TSL Industries Ltd. who purchased the property from SaskPower. Property taxes outstanding total \$420,391.00 to December 31, 1994, and your staff are proceeding under *The Tax Enforcement Act*. We expect that the City will be in a position to acquire tax title to the lands approximately June 15, 1995. Should tax title be so obtained, a decision as to the final disposition of the property is required. The City must offer the property for sale by public tender. The City can set a reserve bid (outstanding taxes and charges) and other conditions (eg. the purchaser could be required to post a performance bond to ensure demolition and clean-up of the lands). The City also has the right to bid on the property at the time of the public tender process, and, if successful, to retain title for the City's own beneficial use or later sale.

Your staff estimates the value of the site, as clean residential property, in the range of \$480,000.00 to \$600,000.00. Your staff believes that the City should attempt to beneficially acquire the lands during the public tender process under *The Tax Enforcement Act*. Funding for the purchase should be from the Land Bank. The outstanding taxes of \$420,391.00 (December 31, 1994) have already been written off."

- RECOMMENDATION:**
- 1) that the proposal of SaskPower relating to the demolition and clean-up of the A. L. Cole Power Plant, as described herein, be approved and accepted; and,
  - 2) that the City Solicitor be instructed to prepare the required Agreement in this regard as between The City of Saskatoon and SaskPower for execution by His Worship the Mayor and the City Clerk on behalf of The City of Saskatoon; and,  
**upon execution of such Agreement:**
  - 3) that the Administration be instructed to proceed expeditiously with all tax enforcement proceedings relating to the A.L. Cole site, including application for title so soon as such may be made; and,
  - 4) that in the event tax title to the A. L. Cole site is in due course acquired, the Administration be instructed to submit a bid to beneficially acquire the lands upon the offering of such lands for sale by public tender; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 58**

- 5) that SaskPower be requested to include in the A. L. Cole demolition tender an item for the demolition of the City-owned Pumphouse and that portion of the tender be submitted to City Council for consideration and approval; and,
- 6) that the Administration prepare a public tender respecting the demolition and clean-up of the former Rectifier Building site on Avenue A, and that recommendations on awarding the contract be submitted to City Council; and,
- 7) that funding of the City's portion of the demolition and clean-up costs of the A. L. Cole site, the Pumphouse, and the Rectifier Building, and the acquisition costs of the former A. L. Cole site (if successful), be financed from the Land Bank and that the control and management of the property be by the Land Bank.

*ADOPTED.*

**REPORT NO. 7-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

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

**1. Interac Payment - Utility Bills  
Parking Tickets and Taxes  
(File No. CK. 1500-1)**

"At its meeting held on April 4, 1995, the Legislation and Finance Committee when dealing with the referral from City Council regarding the above, resolved:

**'that this matter be referred to the Administration for a brief report on the advertising program for the Interac Payment plan.'**

Report of the City Treasurer, May 26, 1995:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 59**

First, it should be clarified that the term interac payment refers to a method of payment similar to paying by cheque or credit card (visa, mastercard). This requires some action to be taken by the customer when payment is being made. Conversely, a pre-authorized payment plan, another method for making payment, does not require further action by the customer. Once an agreement has been signed payment action is initiated by the person rendering the bill versus the customer. It is our understanding that the inquiry above concerns our TIPPS (Tax Instalment Payment Plan Service) plan for property taxes, and our Direct Debit plan for utilities, which are pre-authorized payment plans.

It is our intention to include these pre-authorized payment plans with our equalized billing plan for utilities and market them to our customers as budget billing plans. Budget billing plans because customers have a set amount to pay for a specified period of time, making it easier to plan for these expenditures.

Our plans for actively promoting these budget billing plans in 1995 include:

- inserting a promotional brochure for the equalized payment and pre-authorized payment plans for utilities with the monthly utility bills - this will be done in two (2) separate months.
- inserting a promotional brochure for the TIPPS plan for property taxes with the monthly utility bills - this will be done for one (1) month.
- encouraging utility customers who call in to our call centre to enrol in our pre-authorized payment plan.
- in the fall, mailing TIPPS applications directly to customers not participating in TIPPS.
- upon request, providing financial institutions with equalized payment and pre-authorized payment plan applications for distribution to their customers.
- upon request, providing financial institutions with TIPPS applications for distribution to their customers."

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

*ADOPTED.*

**2. Request for Exemption from Amusement Tax  
Saskatoon Shrine Club  
(File No. CK. 1910-2)**

Report of City Treasurer, May 10, 1995:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 60**

"The attached application for exemption from Amusement Tax has been received from the Saskatoon Shrine Club. The organization has provided the Financial Statements for the fiscal period ended December 31, 1994. The event scheduled is for the Shrine Circus to be held at the Exhibition Grounds on May 12, 13, and 14, 1995.

According to the applicant, surplus earnings are used for charitable purposes, such as, sponsoring crippled children at the Exhibition, christmas gifts for children in hospital, and clowns at Camp Easter Seal.

Estimated Amount of Amusement Tax Waiver is  $\$100,000 \times 9\% = \$9,000.00$

City Council has the authority under The Amusement Tax Bylaw to exempt this event from Amusement Tax on the grounds that it is entertainment, the receipts of which are for charitable reasons.

Similar requests in previous years received favourable consideration from City Council."

**RECOMMENDATION:** that the Saskatoon Shrine Club be exempted from Amusement Tax for the Shrine Circus to be held May 12 to 14, 1995, inclusive.

*ADOPTED.*

**3. 1995 Assistance to Community Groups - Cash Grants Program  
Recreation Component  
(File No. CK. 1870-2-3)**

Report of General Manager, Leisure Services Department, May 9, 1995:

"Staff in the Leisure Services Department have reviewed the applications received under the Recreation Component of the Assistance to Community Groups Grant program. Four applications were received this year, an increase of one over last year. Available funding for 1995 was \$9,800, the same level as 1994. The increase in applications necessitated a revision to the amounts of funding allocated to those groups who have previously received grants. The recommendations of Leisure Services Department staff regarding the allocations of the grant funds are listed in the attached summary chart. (See Appendix 1.)"

Your Committee supports the recommendations of the Leisure Services Department.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 61**

**RECOMMENDATION:** that the Recreation Component of the 1995 Assistance to Community Groups: Cash Grants Program be allocated as outlined under the *L & F Recomm.* column of the attached summary report (Appendix 1).

*ADOPTED.*

**4. Provision of Civic Services Program - 1995  
(File No. CK. 1870-3)**

Report of Director of Finance, May 11, 1995 (excerpt):

"Each year your staff requires that all organizations and groups that would like free civic services during the calendar year submit a request for service to the City Engineer. These requests are then evaluated and costed for the proposed event. For the last several years, City Council has budgeted \$45,000 for these services.

The attached list was prepared by the Engineering Department. The list shows the organization, date of the event, type of assistance required, cost approved in previous years, and the estimated cost for 1995. The requests range from garbage pick-up for Folkfest, to signs and barricades for Louis Riel Days."

Your Committee has reviewed the requests for Civic Services and notes that while the total estimated cost this year is \$56,000 which is \$11,000 over the budgeted amount, perhaps this cost can be reduced administratively.

**RECOMMENDATION:** that full approval be granted, as outlined under the *TOTAL* column of the attached summary report, with the understanding that the administration will cut the costs wherever possible to attempt to meet the budgeted allocation of \$45,000.

*ADOPTED.*

**5. Proposed Bylaw No. 7479  
The Animal Control Amendment Bylaw, 1995  
(File No. CK. 152-4)**

City Council considered Clause 5, Report No. 4-1995 of the Legislation and Finance Committee at

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 62**

its meeting held on April 10, 1995 regarding amendments to *The Animal Control Bylaw* to provide for the clean up of animal feces on private property in the City. Council subsequently referred the matter back to the Committee for further review, in view of the concerns expressed by the Saskatchewan Landlord Association Inc., that the occupant or resident who is the offender is the one who should be charged and not the property owner.

Your Committee determined that this type of charge cannot be added to the utility bill of the occupant or resident of a premises, and therefore believes that the ultimate responsibility for clean up of property should be with the owner.

Attached is a copy of Bylaw No. 7479, which differs from the Bylaw contained in Clause 5 referenced above, as follows:

- 1) The time to comply with a request to clean-up has been extended from 24 hours to 72 hours;
- 2) The section now requires that if the request is made to the occupant of private property, a copy of the request must also be sent by certified mail to the owner of the property at the mailing address shown on the last revised assessment roll of the City.

These provisions will enable the owner to make arrangements to enter the property to deal with the clean up issue.

Attached, as background information, is a copy of Clause 5, Report No. 4-1995 of the Legislation and Finance Committee.

**RECOMMENDATION:** that City Council consider Bylaw No. 7479.

*Pursuant to earlier resolution, Items A.15), A.16), A.25) and A.26) of "Communications" were brought forward and considered.*

*Moved by Mayor Dayday,*

*THAT Ms. Moncrief be heard.*

*CARRIED.*

*Ms. Bonnye Moncrief, President, Saskatchewan Landlord Association Inc., urged Council to ensure that the person who is the occupant or resident be held responsible financially and legally*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 63**

*for their own actions and not the property owner.*

*Moved by Mayor Dayday,*

*THAT the speakers be heard.*

**CARRIED.**

*Mr. Phil Rivard, Director, Saskatchewan Landlord Association Inc., expressed the opinion that the individual responsible for the damage should be held responsible.*

*Mr. Lorne King noted that those responsible should be held responsible for cleanup.*

*Mr. Wilf Hampel urged Council to find a better solution to the problem than passing the cleanup onto the property owner. He indicated that the proposed bylaw should be changed to make the tenant or pet owner responsible for cleanup.*

*Mr. Herb Schautz indicated support for a fine and noted that there must be ways of collecting from the tenant if the fines are not paid.*

*Mr. Ben Yolnave expressed the view that the irresponsible people must be made responsible.*

*Moved by Mayor Dayday,*

*THAT City Council consider Bylaw No. 7479.*

*YEAS: His Worship the Mayor, Councillors Postlethwaite, Langford,  
Steernberg, Heidt, Langlois and McCann 7*

*NAYS: Councillors Birkmaier, Waygood, Atchison and Roe 4*

**REPORT NO. 5-1995 OF THE LAND BANK COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier  
Councillor H. Langlois

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 64**

Councillor K. Waygood  
His Worship the Mayor  
City Commissioner  
Director of Finance  
Director of Works and Utilities  
Director of Planning and Development

**1. Request to Sell City-Owned Property  
Proposed Lots 1 to 26, Block 405 and  
Proposed Lots 1 to 41, Block 406  
Proposed Laycoe Subdivision  
Silverspring Neighbourhood  
(File No. CK. 4214-1)**

Report of Land Manager, March 20, 1995:

"The City has been selling single-family lots in the Silverspring Neighbourhood since a portion of the area was first subdivided in 1987. To date, 328 City-owned lots have been sold in this Neighbourhood. In 1994, 77 lots were sold in the Silverspring Neighbourhood; this is the highest number for this Neighbourhood in any year since 1988. Many of these sales can be attributed to the City's concentrated marketing effort to dispel false perceptions about the Neighbourhood and to promote its numerous amenities and its affordability for residential development.

Currently, 105 lots are available for sale within the Silverspring Neighbourhood. Of these, only 18 are located on crescents. Because of the low inventory of crescent-lots and because of last year's increased sales-activity, the Land Department's staff intend to subdivide, and to offer for sale, 67 lots in the proposed Laycoe Crescent area of this Neighbourhood. These lots will be offered for sale to both individuals and builders through a lot-draw process. Any lots that are not sold through this process will be added to the Land Department's list of properties for over-the-counter sales on a first-come, first-served basis.

We anticipate registering the legal plan of survey to create the lots sometime in June of this year. The lot-draw would be administered at that time. The attached map and list identifies the 67 lots and the recommended price for each (based on the established prepaid-services rate, a land rate, and the land-administration fee).

In order to build on the recent success in selling lots in this Neighbourhood, your staff are proposing a two-part incentive package for builders who wish to purchase lots in the Silverspring Neighbourhood. The first component of this package would provide builders with the opportunity to have three lots within the new Laycoe Subdivision held for them, at



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 65**

no cost, until December 31, 1995. To receive this consideration, the builder must construct and operate a showhome in the Subdivision, in accordance with the terms of City of Saskatoon Policy C09-010 (Residential Lot Sales -- Showhome Policy).

The second component of the incentive package would provide builders with a volume discount for purchasing lots that are currently available for sale within the Silverspring Neighbourhood, as well as the new lots that we plan to offer in the Laycoe Subdivision. Under this volume discount, the builders can receive a rebate which is based on the amount of their total lot-purchases during 1995. The proposed rebate-schedule is as follows:

Total Purchases of Lots in 1995	Rebate
\$100,000.00	5 %
\$200,000.00	6 %
\$300,000.00	7 %

It should be noted that this discount will not apply to the sale of the fifteen collector-street lots whose prices were reduced by City Council during its February 27, 1995, meeting.

Your staff would also like to administer development-controls, as a condition of sale for the sixty-seven new lots, which would apply to both individuals and builders. The controls would consist of the following building-requirements:

- All dwellings must be constructed with a two-car attached garage.
- The minimum size for a bungalow, bi-level, or split-level dwelling will be 1,000 square feet. The minimum size for a two-storey dwelling will be 1,500 square feet."

The University of Saskatchewan has approved the prices outlined in this report.

- RECOMMENDATION:**
- 1) that the Land Department be authorized to sell 67 new lots in the Laycoe Subdivision of the Silverspring Neighbourhood through a lot-draw process, at the prices which are outlined in this report;
  - 2) that any of the above-noted lots which are not sold through the lot-draw process, be placed on the Land Department's list for sale, over-the-counter, on a first-come, first-served basis, and at the prices which are outlined in this report;
  - 3) that the Land Department be authorized to initiate an

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 66**

incentive package for builders in the Silverspring Neighbourhood, as outlined in this report; and

- 4) that the Land Department be authorized to administer development controls, as a condition of sale, in accordance with the criteria that are outlined in this report.

*ADOPTED.*

**2. Request to Sell Residential Lots  
Proposed Lots 37 to 45, Block 352  
Haslam Crescent -- Silverspring Neighbourhood  
(File No. CK. 4216-1)**

Report of the Land Manager, April 7, 1995:

"A replotting scheme is currently being processed which includes approximately 2.087 hectares of City-owned land within the Haslam Crescent area of the Silverspring Neighbourhood. This land was left out of the initial subdivision in 1987 in order to allow the City's Engineering Department to determine the future road-requirements for the northeast corner of the intersection at Attridge Drive and Central Avenue.

The Engineering Department's staff have now advised that approximately 1.279 hectares of land are required at this location for future road-widening purposes. The remaining 0.808 hectares will be used to create nine lots on Haslam Crescent, completing the design for this street and providing a 20-metre buffer strip between the rear of these lots and the road-widening area. (See the attached plan.) We anticipate that the replotting scheme will be completed in June of 1995 to legally register the road-widening area, the buffer strips, and the nine lots.

Your staff will be administering a lot-draw for 67 new lots in the 'Laycoe area' of the Silverspring Neighbourhood in June of 1995. (The sale of these lots was the subject of a report which the Land Bank Committee considered during its March 30, 1995, meeting.) We intend to include the nine lots on Haslam Crescent in this lot-draw. The draw will be open to both contractors and individuals. Any lots which are not sold through the draw will be added to the Land Department's list of properties for over-the-counter sales on a first-come, first-served basis.

The prices for the nine lots on Haslam lots are established by using the approved prepaid-services rates, a land-rate, and the approved land-administration fee. The land-rate for this

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 67**

area of the Silverspring Neighbourhood ranges between \$500 and \$600 per front metre. Therefore, your staff are recommending a land-rate of \$550.00 per front metre for these nine lots. Using this rate, a standard lot with 16.5 metres of frontage would be priced at \$30,098.42, which is consistent with other similar crescent-lots that are available in this Neighbourhood.

Prior to the scheduled April 27, 1995, meeting of the Land Bank Committee, the Land Department's staff will be meeting with representatives from the University of Saskatchewan to discuss pricing for the Laycoe and Haslam lots. If the University agrees with the proposed lot-prices, your staff will be seeking City Council's approval for the sale of these lots. (City Council will deal with the Laycoe lots separately through the above-mentioned report.)"

The University of Saskatchewan has approved the prices outlined in this report.

- RECOMMENDATION:**
- 1) that the Land Department be authorized to offer for sale, through the lot-draw process, Lots 37 to 45, Block 352 in the Silverspring Neighbourhood, using the pricing approach which has been proposed in this report (i.e. a land rate of \$550.00 per front metre); and
  - 2) that any of the above-noted lots which are not sold through the lot-draw process be placed on the Land Department's list of miscellaneous properties for sale, over-the-counter, and on a first-come, first-served basis.

*ADOPTED."*

*Moved by Councillor McCann, Seconded by Councillor Postlethwaite,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 68**

**6a) Bylaw Amendment - Proposed Bylaw No. 7483  
Firefighters' Pension Plan  
Amendments Required by Superintendent of Pensions  
(File No. CK. 4730-4-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on May 8, 1995, deferred consideration of Clause D2, Report No. 10-1995 of the City Commissioner, copy attached, until the next regular meeting of Council.

The following is a memo of Solicitor Manning dated May 11, 1995:

`City Council at its meeting held on May 8, 1995, deferred consideration of Bylaw No. 7483.

The Trustees of the Firefighters's Pension Fund have recently approved further amendments to the Firefighters' Plan having to do with the form of pension. We will be arranging for a representative of the Trustees of the Firefighters' Fund to be present to answer any questions having to do with amendments to the Plan.

In order that the amendments may be dealt with at one time and that the representative need only attend on one occasion, it is our intention to include the recently approved amendments in a single amending bylaw along with the contents of proposed Bylaw No. 7483. Accordingly, we would request that Council not consider proposed Bylaw No. 7483 at this time."

*Moved by Councillor Postlethwaite, Seconded by Councillor Langlois,*

*THAT City Council not consider Bylaw No. 7483.*

*CARRIED.*

**ENQUIRIES**

**Councillor Langford  
Processing Complaints -  
Fire Hazards and Derelict Properties  
(File No. CK. 2500-1)**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 69**

With the number of health concerns, fire hazards and derelict properties on the increase, is it possible to use the 24-hour "communications" number at the Fire Hall to receive complaints and to channel them to the appropriate authorities to expedite solutions to the problems that exist.

**Councillor Langford  
Removal of Inappropriate Trees  
(File No. CK. 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 trees from city property [ie. boulevards], all the residents on the street are petitioned. In some cases, maybe the community association should also have input.)

**Councillor Postlethwaite  
Request to Install 3-Way Stop at Arlington and Main and  
4-Way Stop at Balfour and Harrington  
(File No. CK. 6250-1)**

I ask that the Administration please look into the possibility of installing a 3-way stop at Arlington and Main, and a 4-way stop at Balfour and Harrington. I have received requests from Greystone and College Park Community Associations who are concerned for the safety of children travelling to and from school, and to parks in both areas. They look on 3 or 4-way stops as a cheaper way to help than pedestrian activated lights.

**His Worship Mayor Dayday  
Noise - Idylwyld Drive Construction  
(File No. CK. 375-2)**

I have received a number of complaints due to the noise created by the jack-hammering done by crews working on the Idylwyld Freeway. The problem is that the jack-hammering begins at 6:00 a.m. and continues until 11:00 p.m. giving nearby residents very little quiet time.

Would the Administration review the following:

1. The noise bylaw and whether such long-term construction was intended to be exempt; and,
2. The contract with the contractors and whether the contract included a noise bylaw exemption.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 70**

I would also ask the Administration to see if any interim action could be taken while the situation is being reviewed.

**Councillor Heidt  
Intersection of Matheson Drive and Massey Drive  
(File No. CK. 6250-1)**

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Over 43 accidents -- would the Administration look at the changing Yield sign at Matheson Drive and Massey Drive to a Stop sign, as visibility is poor.

**Councillor Birkmaier  
Dogs on Leashes  
(File No. CK. 152-2)**

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Would the Planning and Development Committee please review and report the accessibility to dogs on leashes in all city parks.

**Councillor Steernberg  
Traffic Concerns - Monck Avenue  
(File No. CK. 6000-1)**

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Over this last weekend, a vehicle lost control at the intersection of Centennial Drive and Monck Avenue. The article inferred that occurrences or events such as this are not uncommon. This was confirmed through discussions with the resident in whose yard the vehicle came to rest. I was informed that during all hours in the evening, cars can be seen using Monk Avenue as a drag strip. In light of this recent incident, would the Administration please provide a report outlining possible solutions (ie. speed bumps) and the related costs.

**Councillor Atchison  
Request for Encroachment Agreement  
Circle Park Mall and Wildwood Mall  
(File No. CK. 6150-10)**

---

- a) What is the proposed closing date for Circle and Taylor. If the proposal for a level grade on Circle Drive goes ahead this year, what date would Taylor and Circle Drive close?
- b) Do we have a traffic study pertaining to a change in traffic flows when a mall goes from a

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 71**

neighbourhood mall to a super or regional mall (ie. the joining of Circle Park and Wildwood)?

- c) Is the contract proposed in Item (F) the same as Midtown Plaza (re: the 22nd Street underpass) and is the proposed contract the same as Midtown Plaza on all other points, and if not, which ones are not and which points are omitted from the Wildwood/Circle Park Mall or Midtown Plaza contract?
- d) What type of mall is planned for University Heights? What effect would the encroachment have on a mall built in University Heights? Would a mall in University Heights even be built then?
- e) Will you still be able to drive from Circle Park Mall to Wildwood Mall across Acadia?

I would like this for the June 19, 1995 meeting.

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7479**

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7479, being "*The Animal Control Amendment Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT Bylaw No. 7479 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor McCann, Seconded by Councillor Langford,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 72**

THAT Council go into Committee of the Whole to consider Bylaw No. 7479.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7479 was considered clause by clause and approved.

Moved by Councillor McCann, Seconded by Councillor Steernberg,

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

CARRIED.

Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 7479 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor McCann, Seconded by Councillor Waygood,

THAT Bylaw No. 7479 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7481**

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 73**

THAT permission be granted to introduce Bylaw No. 7481, 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.

The bylaw was then read a first time.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT Bylaw No. 7481 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor McCann, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7481.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7481 was considered clause by clause and approved.

Moved by Councillor McCann, Seconded by Councillor Steernberg,

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

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
TUESDAY, MAY 23, 1995  
PAGE 74**

Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 7481 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor McCann, Seconded by Councillor Waygood,

THAT Bylaw No. 7481 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 McCann,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 10:30 p.m.

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Mayor

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City Clerk