



**PUBLIC AGENDA
STANDING POLICY COMMITTEE ON FINANCE**

Monday, November 3, 2014, 2:00 p.m.

Council Chamber, City Hall

Pages

1. **CALL TO ORDER**
2. **CONFIRMATION OF AGENDA**
3. **ADOPTION OF MINUTES**
 - 3.1 **Minutes of regular meeting of the Standing Policy Committee on Finance held on October 6, 2014.**
4. **UNFINISHED BUSINESS**
5. **COMMUNICATIONS (requiring the direction of the Committee)**
 - 5.1 **Delegated Authority Matters**
 - 5.2 **Matters Requiring Direction**
 - 5.3 **Requests to Speak (new matters)**
6. **REPORTS FROM ADMINISTRATION**
 - 6.1 **Delegated Authority Matters**
 - 6.1.1 **Audit Report - Recreation and Sport Division Revenue Collection System (Rec Trac) (File CK. 1600-14)** 3 - 3

Recommendation
That the one-page summary report on the Recreation and Sport Division Revenue Collection System (Rec Trac) Audit be received as information and posted on the City's website.
 - 6.1.2 **Three-Year Land Development Report 2015 - 2017 (Files CK. 4110-1, AF. 4110-001, and LA. 4110-001)** 4 - 34

A Power Point presentation will be provided.

Recommendation
That the information be received.

- 6.1.3 Lease Agreement with Dream Asset Management Corporation for Yard Waste Composting Depot (Files CK. 520-1, x CK. 7830-4-2 and CP. 7832-6)** 35 - 37

Recommendation

1. That a lease for a portion of NE 33-36-04-3 Ext 0, with Dream Asset Management Corporation, with the terms as set out in the November 3, 2014 report of the General Manager, Corporate Performance be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and The City Clerk be authorized to execute the agreement under the Corporate Seal.

6.2 Matters Requiring Direction

- 6.2.1 Civic Building Energy Efficiency - Energy Performance Contracting (Files CK. 752-1, x CK. 1700-1 and CP. 0758-1)** 38 - 42

Recommendation

That the Standing Policy Committee on Finance refer this report to City Council for consideration during the 2015 Business Plan and Budget process, and recommend the following:

1. That the Administration move forward with Energy Performance Contracting for civic facilities based on the approach outlined; and
2. That a Green Loan of \$600,000 be established, funded through Capital Project No. 2568 – Civic Building Energy Efficiency.

- 6.2.2 Inquiry - Councillor A. Iwanchuk (September 29, 2014) Installation of Walking/Cycling Path - Perimeter of Pacific Park (Files CK. 4205-35, x CK. 1700-1 and PK. 4206-PA)** 43 - 46

Recommendation

That the Standing Policy Committee on Finance recommend to City Council:

That the report of the General Manager, Community Services Department, dated November 3, 2014, be forwarded to the 2015 Business Plan and Budget Review for information and consideration.

7. URGENT BUSINESS
8. MOTIONS (notice previously given)
9. GIVING NOTICE
10. ADJOURNMENT



October 27, 2014

City of Saskatoon – City Clerk’s Office
Attention: Secretary – Standing Policy Committee on Finance
222-3rd Avenue North
Saskatoon, Saskatchewan S7K 0J5

Audit Report – Recreation and Sport Division Revenue Collection System (RecTrac)

The 2013-2014 Corporate Audit Plan included provision to conduct a financial system audit of the Recreation and Sport Division’s revenue collection system. The Recreation and Sport Division uses a point of sale system called RecTrac to collect admission revenue. The RecTrac system was purchased in 2010 and a phased implementation commenced in 2011, starting with the City’s golf courses (April 2011), then continued with the Forestry Farm Park and Zoo (April 2012) and most recently expanded to include the City’s six indoor leisure centres and four outdoor pools (June 2013).

In addition to admission revenue, the RecTrac system is also used to process short-term item rentals (e.g., strollers, wagons, lockers, golf carts, etc.) and issue and track the use of Leisure Cards and gift certificates. Payment terms are generally cash, cheque, credit card or debit card, although other non-cash payment instruments are also accepted (e.g., courtesy passes). A limited number of customers are billed through the Sundry Accounts Receivable (SAR) system.

The scope of the audit included admission revenue collected through the RecTrac system at the golf courses, zoo, indoor leisure centres and outdoor pools, and admission revenue recorded in the RecTrac system from the indoor rinks and Terry Fox Track. The audit did not include examination of the revenue collected through the RecTrac system in the Building Standards Division (business licenses, building and plumbing permits, property information disclosure reports) or the inventory module of the RecTrac system currently in use at the golf courses.

The objectives of the audit were to determine whether adequate controls are in place to ensure:

- complete, accurate and timely billing and collection of revenues,
- adjustments are valid and accurately processed, and
- opportunities for theft, fraud and misappropriation are minimized.

Management is currently working on implementation of the recommendations.

Respectfully submitted,

Nicole Garman, CA, CIA, CGAP
Garman, Weimer & Associates Ltd.
(306) 373-7611

Three-Year Land Development Report 2015 - 2017

Recommendation

That the information be received.

Topic and Purpose

The Three-Year Land Development Report provides a summary of developer servicing plans and inventory levels for residential and non-residential lands within Saskatoon. The report also provides a review of dwelling unit demand based upon various population growth rates.

Report Highlights

1. Over the past three years, Saskatoon has experienced an average population growth rate of 3.8% annually.
2. During the past two years, single-family developer inventory has fluctuated between 150 and 350 lots, and builder inventory has fluctuated between 800 and 1,500 lots.
3. Developers in the city plan to service residential land capable of accommodating a total of approximately 16,688 dwelling units.
4. Developers in the city plan to service approximately 430 acres of industrial land.
5. Developers in the city plan to service approximately 295 acres of commercial land, which is capable of accommodating over 2.9 million square feet of retail space.

Strategic Goals

Servicing of land noted in this report supports the long-term strategy of increasing revenue sources and reducing reliance on residential property taxes under the Strategic Goal of Asset and Financial Sustainability.

The information provided in this report also supports the long-term strategy of planning and investing in infrastructure needed to attract and support new businesses and skilled workers to the city, and the four-year priority of continuing to create and support a business friendly environment and increase the tax base that is non-residential under the Strategic Goal of Economic Diversity and Prosperity.

Background

The Three-Year Land Development Report is an annual report which summarizes the servicing of residential and non-residential land within Saskatoon.

This report will provide information on builder and developer inventory levels, servicing plans, and dwelling unit demand profiles based on various population growth scenarios.

Report

Population Growth and Housing Demand

Population in Saskatoon has been growing over the past several years, with an average population growth rate of 3.8% for the 2011 - 2013 period. With a strong economy, this continued growth is expected in the years to come, and the land development industry must be prepared to accommodate the resulting demand for residential, commercial and industrial land. At a 3% to 4% population rate, approximately 10,500 to 14,250 new dwelling units will be required in new suburban growth areas over the next three years.

Single-Family Land Inventory

In recent years, the City of Saskatoon (City) has undertaken aggressive servicing plans to ensure an adequate supply of serviced land. Even with the aggressive servicing strategy, developer inventory levels over the past two years, both City and private, has been limited, fluctuating between 150 to 350 lots. While developer inventory has been low, there has been a healthy supply of builder inventory, which has fluctuated between 800 and 1,500 lots over the past two years.

Residential Servicing Plans

Over the next few years, developers in the Saskatoon are planning land servicing capable of accommodating an estimated 16,688 dwelling units. This number of dwellings would support an annual population growth rate of over 4% over the same time period. Information on developer servicing schedules are included in Attachment 1.

The high number of dwelling units being serviced is largely due to the amount of multi-family land being serviced. Typically, multi-family servicing is driven by the servicing schedules of single-family land. In many phasing areas from 2014 - 2017, the single-family phases are located in close proximity to high numbers of multi-family sites, which results in the servicing being done concurrently.

In addition, a more concerted effort to concentrate multi-family uses along major neighbourhood roadways and to encourage transit usage, resulting in large areas of multi-family land being serviced in a given phase. Also, a general shift towards higher density neighbourhoods, through the inclusion of more apartment-style and stacked street townhouse style sites, contribute to the high number of multi-family sites being serviced.

Land developers have the option to scale back on residential servicing plans, should market demand slow down or to avoid over-supplying the market. It should also be noted that the planned servicing levels in Attachment 1 are projections. The servicing information contained in Attachment 1 was collected from developers in the summer of 2014. The ability for developers to deliver the serviced land within the planned timeframes is dependent upon several factors, including weather conditions and contractor performance.

Three-Year Land Development Report

Industrial Servicing Plans

From 2014 - 2017, developers plan to service approximately 430 acres of industrial land in the city. The majority of industrial servicing will occur in the Marquis Industrial area. The City's ownership area in Marquis Industrial will reach the completion of planned servicing in 2017.

Information on industrial servicing schedules is provided in Attachment 1.

Commercial Servicing Plans

From 2014 - 2017, developers in Saskatoon plan to service over 295 acres of commercial land, which is capable of accommodating over 2.9 million square feet of retail space. In addition, to the 295 acres noted above, opportunities for commercial uses also exist on sites zoned for industrial use. For example, industrial zoned sites located on high-traffic roadways frequently accommodate retail uses, such as those located on 51st Street or Millar Avenue.

Information on commercial servicing schedules is provided in Attachment 1.

Due Date for Follow-up and/or Project Completion

This report is produced by Saskatoon Land on an annual basis. A Three-Year Development Report which provides a summary for 2016 - 2018 servicing plans will be brought forward to the SPC on Finance Committee in late 2015.

Public Notice

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

Attachment

1. Three-Year Land Development Report 2015 - 2017

Report Approval

Written by: Ian Williamson, Planner 16
Reviewed by: Frank Long, Director of Saskatoon Land
Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

Three-Year Land Development Report.doc



City of
Saskatoon
Saskatoon Land



THREE-YEAR LAND DEVELOPMENT REPORT

2015 - 2017

Projected Servicing Plans

Aspen Ridge
Brighton
Elk Point
Evergreen
Kensington
Rosewood
Stonebridge
The Willows

Blairmore Neighbourhood 3
Hampton Business Park
Holmwood Suburban Centre
Hudson Bay industrial
Marquis Industrial
Rosewood Commercial
Southwest Industrial

Introduction

The Three Year Land Development Report is an annual report that summarizes the planned servicing of residential and non-residential lands in the city of Saskatoon. This report includes the following information:

- Review of demand profiles;
- Builder and developer inventory levels;
- New neighbourhood build-out timeframes and market absorption; and
- Planned servicing schedules for 2015 to 2017.

The Three Year Land Development Report is produced by the Saskatoon Land Division, City of Saskatoon (City). As part of this process, Saskatoon Land collects known servicing information from all major land developers in Saskatoon.

The land development industry plays an integral role in any healthy or growing economy. Whether it is a local economy like Saskatoon's or a provincial economy like Saskatchewan's, the sign of a healthy land development industry is an indication of a strong and prosperous economy. The land development industry is a significant part of the supply chain to facilitate economic growth, as well as an integral part of the demand side for economic growth. It responds to the needs of a variety of customers in the housing, commercial, institutional and industrial sectors. In doing so, the land development industry invests considerable capital dollars in the provision of municipal infrastructure and thereby creates a demand for durable products and employment.

Over the past several years, Saskatoon has witnessed considerable growth in the economy and population. During 2013, Saskatoon's growth within the Census Metropolitan Area (CMA) was characterized by the following key indicators as shown in Table 1 below.

Table 1: Annual Economic Indicators

	2013	2012	% Change
			2012 - 2013
Total Workforce Population	234,700	226,200	3.8%
Employment	161,900	150,800	7.4%
Participation Rate	72.00%	70.70%	1.9%
Unemployment Rate	4.20%	5.60%	-25.3%
Non-residential Permits (\$000's)	465,897	425,808	9.4%
Residential Permits (\$000's)	619,515	654,362	-5.3%
Housing Starts	2,980	3,753	-20.6%
Retail Sales (\$Millions)	6,265	6,318	-2.2%

Source: SREDA 2013 Annual Report

Without the land development industry, urban growth could not be adequately sustained. During periods of intense growth as experienced in Saskatoon over recent years, it would be impossible to house all of the newcomers arriving in our city. The development of raw land is essential during periods of growth, as it allows homes to be built for a growing population, and jobs to be created both directly and indirectly in the land servicing and construction industry. It also provides the land base for commercial and industrial expansion for further employment and population growth.

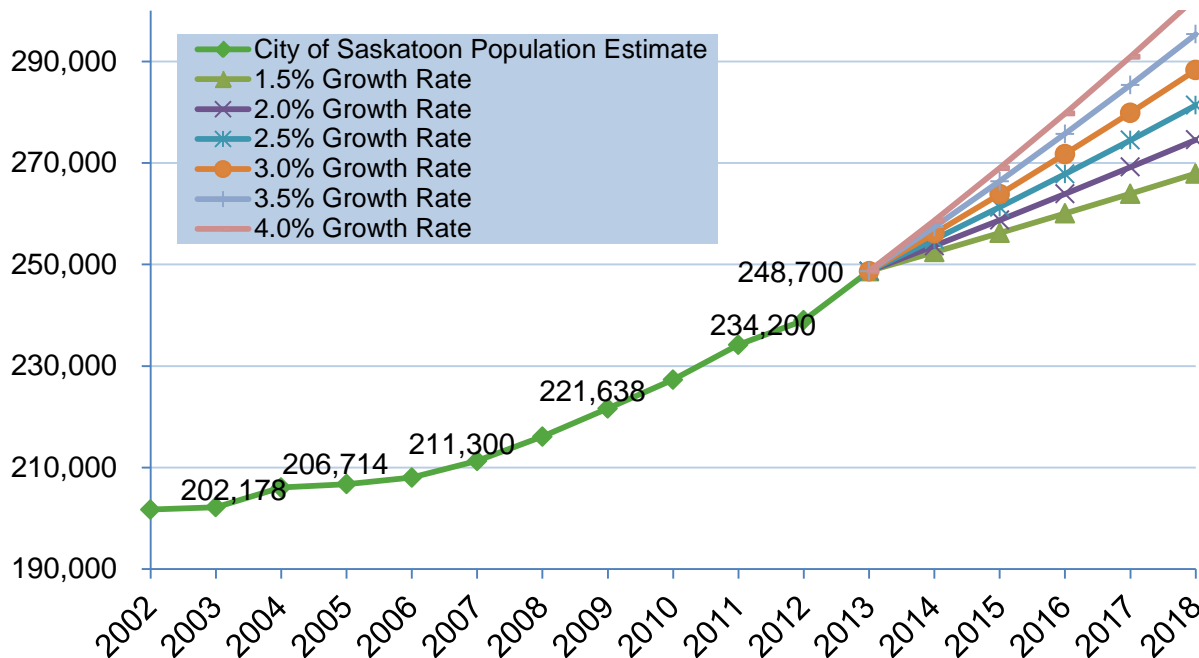
1. Demand Profile

Population

Population in Saskatoon has been growing over the past several years, and in recent years, the rate of growth has been increasing. With a strong economy, continued growth is expected in the years to come. The rate at which growth will occur is unknown, but projecting various growth rates allows land developers to plan for adequate levels of serviced land to meet demand in these scenarios. Population projections for growth rates from 1.5% to 4.0% are shown in Figure 1 below.

Based on Statistics Canada annual population estimates, Saskatoon has been growing at an average annual rate of 3.1% for the period of 2009 - 2013 and 3.8% for the 2011 - 2013 period. Maintaining a 3% - 4% growth rate will mean that Saskatoon's population would exceed 279,000 by 2017. A current civic estimate, as of July 2014, had Saskatoon's population at 254,000.

Figure 1: City of Saskatoon, Population Growth Scenarios, 2002 – 2018



Demand for Residential Land

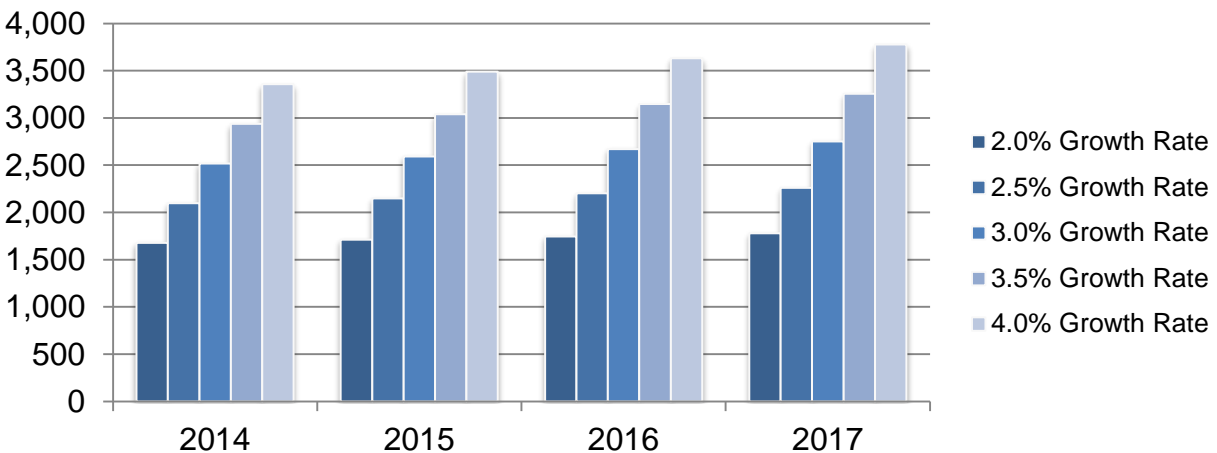
Demand for residential land is estimated on assumptions of population growth, household size and density of development. Estimates of total population growth are divided by household size to determine the number of housing units. To estimate the amount of land required to develop these units requires assumptions about the type of housing that will be required. Based on the population growth projected in the various growth scenarios shown in Figure 2 and average household size, it is possible to estimate how many dwelling units may be required to meet a given population increase.

Table 2 and Figure 2 demonstrate the suburban dwelling unit demand in Saskatoon at various population growth scenarios. The number of dwelling units for each growth scenario is calculated based on population growth and an average household size of 2.4 persons per unit. An average split of 81% suburban development and 19% infill development is assumed based on an average of building permits taken out over the past five years. Of the total dwelling units shown in Table 2 for suburban demand, a 50/50 split is assumed for single-family and multi-family dwelling units. Additional information on historical demand based on building permit numbers is outlined in Section 3 of this report.

Table 2: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2014 – 2017

Growth Rate	2014	2015	2016	2017	Total
1.0%	839	848	856	865	3,408
1.5%	1,259	1,278	1,297	1,317	5,151
2.0%	1,679	1,712	1,747	1,781	6,919
2.5%	2,099	2,151	2,205	2,260	8,715
3.0%	2,518	2,593	2,671	2,752	10,534
3.5%	2,938	3,041	3,147	3,257	12,383
4.0%	3,357	3,492	3,631	3,777	14,257

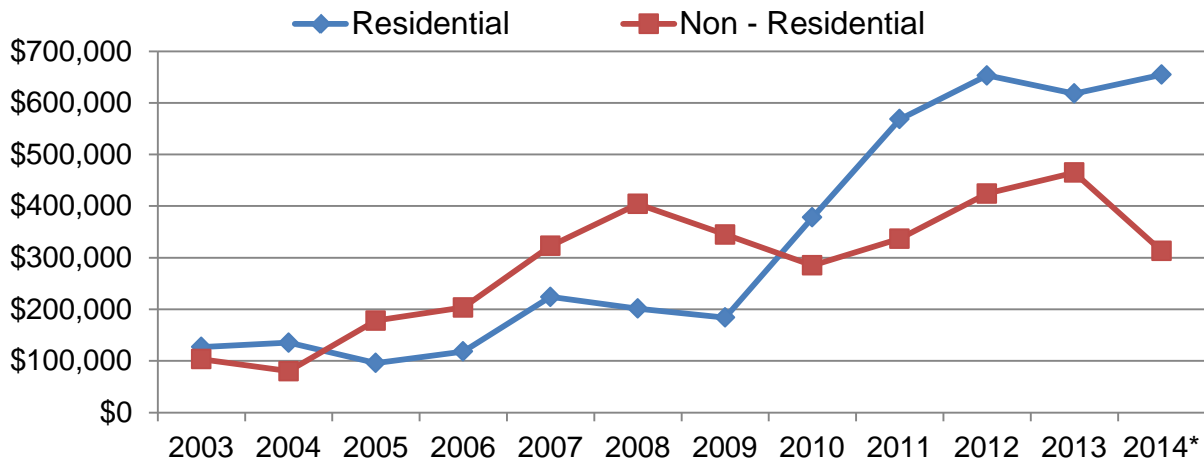
Figure 2: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2014 - 2017



Demand for Non-Residential Land

Non-residential development does not follow the growth pattern of residential development, as shown in Figure 3. Gross Domestic Product (GDP) growth drives employment, labour force and income trends, and results in the development of commercial facilities. Commercial development in Saskatoon also services the surrounding area, so household growth in the CMA and approximately 100 kilometre surrounding area will influence the demand for commercial land in Saskatoon. Data from the City’s Building Standards Division indicated that 2013 Building Permit values exceeded \$1 billion. Building permit values for 2014 are projected to be slightly less than 2013, just under \$1 billion.

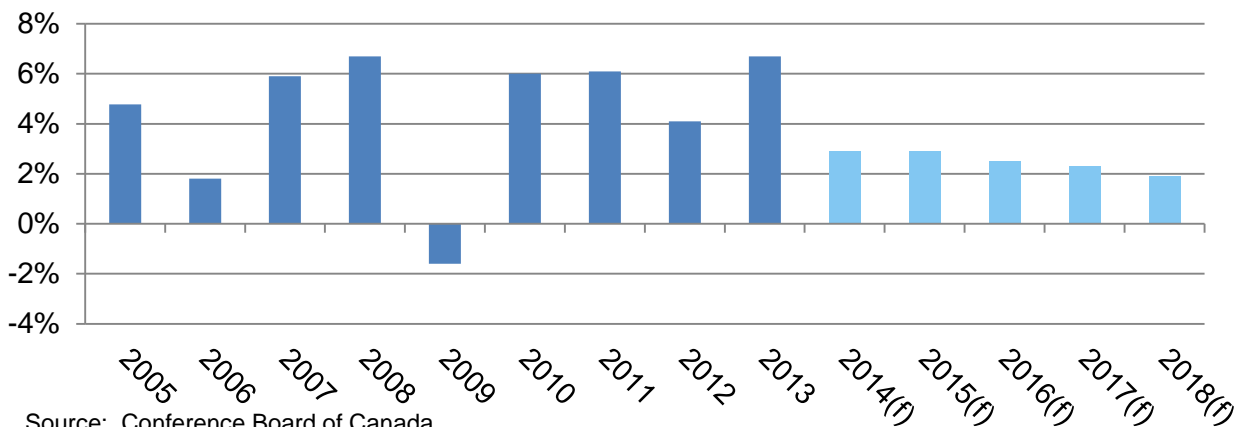
Figure 3: Building Permit Values (\$,000) 2003 – 2014 (projected)



* 2014 figures projected to December 31, 2014

The Conference Board of Canada reported that Saskatoon’s 2013 GDP growth was the fastest since 1997 and it was the strongest among all major cities in Canada. GDP growth is projected to be between 1.9% and 2.9% for the next five years. In 2014, the Conference Board of Canada projects Saskatoon to have one of the strongest economic growth rates among Canadian cities.

Figure 4: Saskatoon Real Gross Domestic Product, 2005 – 2014



Source: Conference Board of Canada

Demand for industrial land is perhaps the least dependent on local demand. While industrial land is used extensively to service the local economy, demand for industrial services and land can be generated by regional, inter-provincial and international demand. However, local labour force and community characteristics will play an essential part in attracting non-local industrial capacity. Current inventories and historical absorption rates of industrial land are an essential baseline for guiding the development of additional industrial land.

2. Land Inventory - Residential

Builder and Developer Inventory – Single-Family Lots

Table 3 below identifies the starting inventory of single-family lots held by homebuilders and land developers as of January 1, 2014.

Table 3: Builder/Developer Single Family Inventory, January 1, 2014

Neighbourhood	Builder	Developer Inventory		Total
	Inventory	City	Private	
Stonebridge	507	0	3	510
Hampton Village	101	6	0	107
Evergreen	355	78	0	438
Rosewood	164	27	64	257
Willowgrove	7	0	0	7
Willows	6	0	0	6
Briarwood	1	0	4	5
Kensington	62	2	0	65
Arbor Creek	7	0	0	7
Totals	1,210	113	71	1,394

As Table 3 indicates, on January 1, 2014, a total of 1,210 lots were held by builders and 184 lots were held by developers, for a total of 1,394 lots. The developer inventory consisted of 113 lots produced by Saskatoon Land, and 71 lots produced by private developers.

Based on information contained in Saskatoon Land's August 2014 *Builder and Developer Lot Supply Report*, Saskatoon Land anticipates a builder inventory of 1,425 single-family lots and a developer inventory of 400 single-family lots as of January 1, 2015. These projections take into account completed developer single-family servicing from July to December 2014. These projections assume a 30% absorption level of builder and developer single-family inventory held as of August 2014.

Lots held by developers are generally required to meet the demand by homebuilders for the upcoming construction season. Due to the high cost and time involved with lot servicing, each developer will identify their required inventory sufficiency level. This figure will allow the developer to balance the supply versus demand needs within the

housing market. Over-supply of product brings with it the financial carrying costs incurred by the developers. Under-supply can create a lack of options for builders who do not have a sufficient inventory of lots and may create an artificial demand due to speculators. Inventory sufficiency requirements vary from six months for some private developers to a one-year supply for Saskatoon Land.

Builder and Developer Inventory – Multi-Family Inventory, January 1, 2014

Table 4 identifies inventory of multi-family land held by builders and developers as of January 1, 2014.

Table 4: Builder and Developer Multi-Family Inventories, January 1, 2014

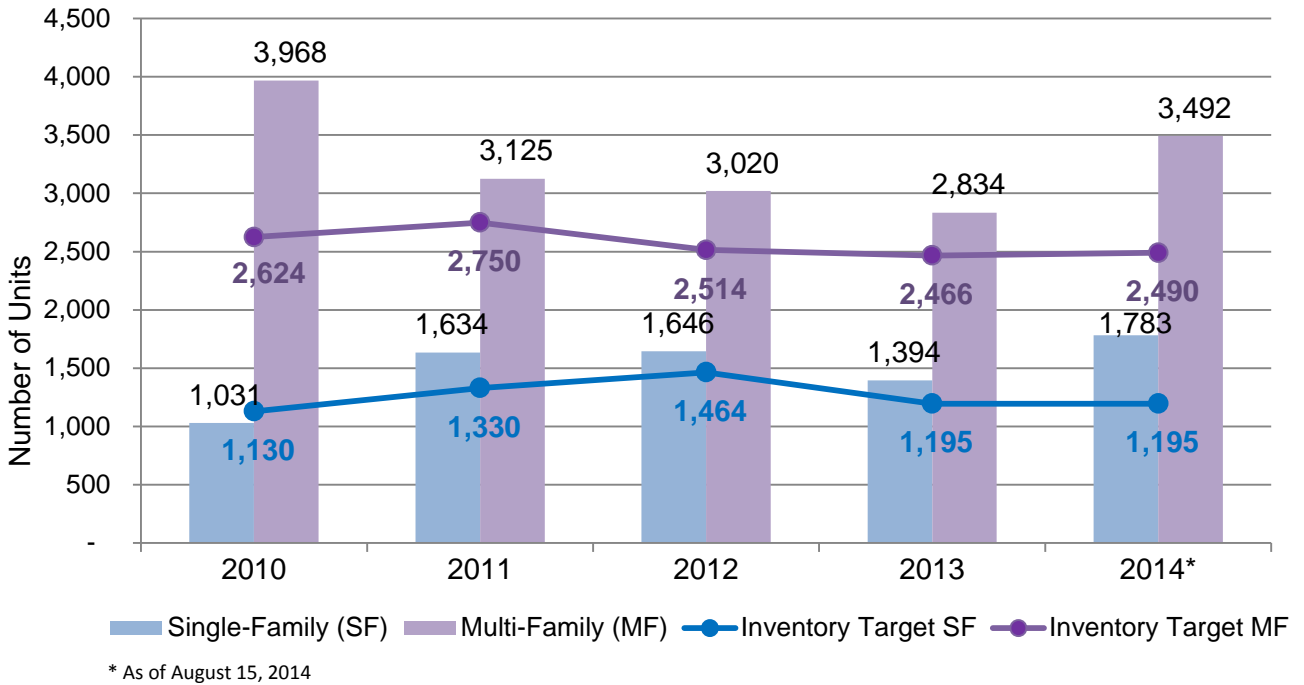
Neighbourhood	Builder Inventory		Developer Inventory				Totals	
			City		Private			
	Acres	Possible Dwelling Units	Acres	Possible Dwelling Units	Acres	Possible Dwelling Units	Acres	Possible Dwelling Units
Stonebridge	17.85	470	0.00	0	13.25	274	31.10	744
Willowgrove	7.06	128	0.00	0	0.00	0	7.06	128
Hampton Village	7.58	114	1.14	46	0.00	0	8.72	160
Blairmore S.C.	4.03	241	0.00	0	0.00	0	4.03	241
Lakewood S.C.	4.22	169	0.00	0	0.00	0	4.22	169
Rosewood	12.10	332	0.00	0	8.10	122	20.20	454
Evergreen	56.40	938	0.00	0	0.00	0	56.40	938
Totals	109.24	2,392	1.14	46	21.35	396	131.73	2,834

Note: The average density of development indicated in the above table is approximately 28 units per acre. This ranges from 15 units per acre for most group townhouse sites to 40 units per acre for 3-storey buildings to 60 units per acre for M3 lands in the Blairmore Suburban Centre and Stonebridge.

Sufficiency requirements for multi-family inventory can be similar to single-family lots and vary from one year preferred by some private developers to a two-year supply preferred by the City. It is also noted that the servicing of multi-family sites within a neighbourhood is driven by the phasing for single-family lots. As a result, the amount of multi-family land being serviced year to year can vary greatly.

Figure 5 on the following page displays the historical inventory levels held by home builders and developers in Saskatoon over the past five years. Comparable to trends seen in recent years, builder and developer inventory levels have been stable, fluctuating between 1,031 and 1,783 single-family lots, which generally represents a one to one-and-a-half year supply of single-family inventory. Multi-family inventory held by builders and developers has fluctuated between 2,700 to 4,000 dwelling units.

Figure 5: Builder/Developer Inventory Levels, 2010 – August 2014



3. Market Absorption and Neighbourhood Build-Out

Due to the high population growth rates experienced in the city in recent years, neighbourhood build-out times have shortened significantly, moving towards seven to eight year build-out times in the cases of the Willowgrove and Hampton Village neighbourhoods. Evergreen is also on pace for a comparable build-out time, with the final phase of single-family servicing completed in 2014.

Details on neighbourhood build-out timeframes are shown in Table 5. This information is based on planned servicing and the number of building permits issued for each neighbourhood.

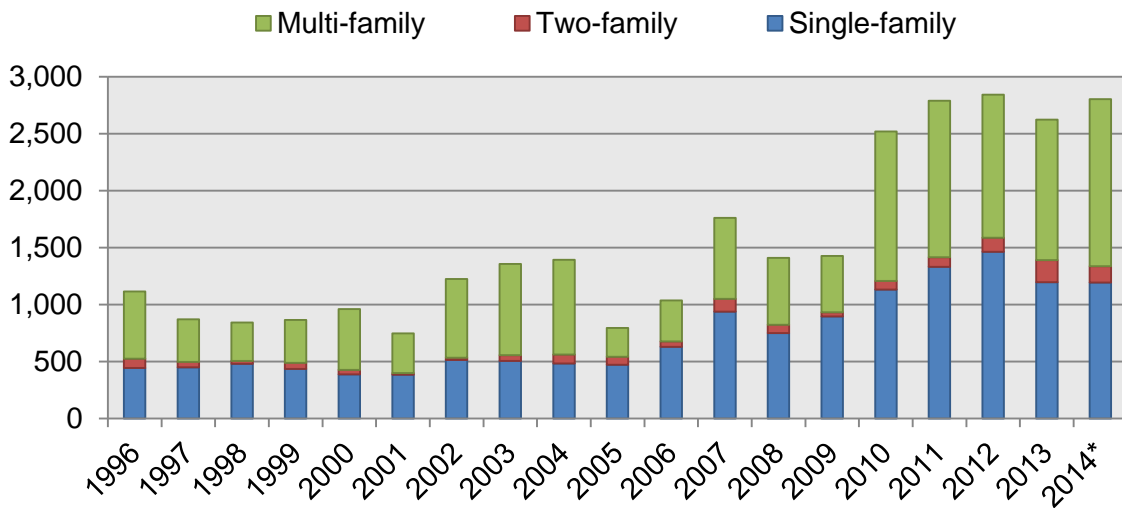
Table 5: New Neighbourhood Build-Outs

Neighbourhood	OUD (to date)	MUD (to date)	Total Est. OUD	Total Est. MUD	Build-out % SF	Build-out % MF	Overall Build-out	Est. Servicing Completion	Est. Full Build-out Year
Willowgrove	1,754	994	1,763	1,075	99.5%	92.5%	96.8%	complete	2014
Stonebridge	2,377	1,676	2,655	1,815	89.5%	92.3%	90.7%	2015	2017
Hampton Village	1,823	650	1,851	744	98.5%	87.4%	95.3%	complete	2015
Rosewood	987	466	2,731	1,532	36.1%	30.4%	34.1%	2020	2023
Evergreen	1,279	572	1,753	3,691	73.0%	15.5%	34.0%	2015	2018
Kensington	146	98	1,708	1,741	8.5%	5.6%	7.1%	2017	2020

OUD = one-unit dwelling
MUD = multi-unit dwelling

Based upon the pace of building permit issuance in 2014, it is projected that building permits will be issued for 1,193 single-family dwelling units and 1,468 multi-family dwelling units, a split of 45% single-family and 55% multi-family. Due to anticipated demographic changes in Saskatoon as a result of an aging population and a movement towards smaller household sizes, new neighbourhoods are designed to accommodate an increase in demand for multi-family development. Based on city-wide numbers, housing demand is trending towards more multi-family units. Historical single-family, two-unit, and multi-family building permit figures are shown in Figure 6 below.

Figure 6: Historical Building Permit Issuance (1996-2014)



* projected year end

4. Land Inventory - Industrial

Saskatoon Land's four year average for industrial land sales is shown in Table 6. From 2011 to 2014, Saskatoon Land averaged 74.59 acres per year of industrial land sales.

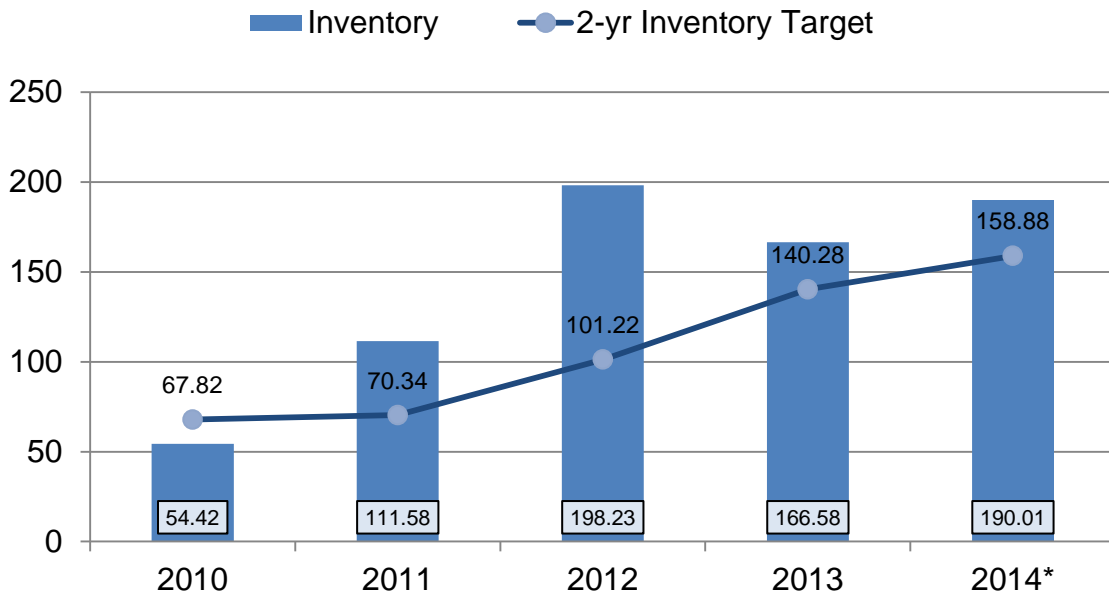
Table 6: Four Year Average Industrial Land Sales/Leases

Year	Acres
2011	98.28
2012	86.57
2013	54.80
2014*	58.70
Average	74.59

*Denotes projected year-end sales

Saskatoon Land is mandated to ensure a two-year supply of industrial land at the end of each construction season. Figure 7 shows the historical inventory levels of land available for industrial development held by developers and recent industrial land purchasers. The two-year inventory target is based on recent industrial sales based on the preceding five years.

Figure 7: Historical Industrial Inventory



5. Servicing Plans – Residential

Servicing plans for single-family lots and multi-family parcels by Saskatoon Land and private developers are outlined in Tables 7 and 8. Corresponding to the tables, Figures 8 to 15 show the areas planned for servicing by neighbourhood for 2015, 2016 and 2017. These servicing forecasts are assembled from information provided by Saskatoon Land and private developers within the city. Forecasts represent a best case scenario for servicing completion and assume strong contractor performance and optimal weather conditions for servicing.

It should be noted that land developers have the option to scale back on servicing plans should market demand slow or in an effort to avoid over-supplying the market. The planned servicing levels outlined in this report are projections, and intend to note all the lots to be serviced.

Single-Family Servicing

Table 7 identifies the servicing plans for single-family lots by neighbourhood.

Table 7: Single-Family Lot Servicing (2014 – 2017)

Neighbourhood	2014			2015			2016			2017			2014-2017
	City	Private	Total	City	Private	Total	City	Private	Total	City	Private	Total	Total
Aspen Ridge	0	0	0	378	0	378	386	60	446	298	0	298	1,122
Brighton	0	300	300	0	450	450	200	450	650	214	450	664	2,064
Evergreen	314	0	314	0	0	0	0	0	0	0	0	0	314
Elk Point	0	0	0	233	200	433	293	200	493	504	200	704	1,630
Kensington	401	215	616	278	122	400	0	100	100	0	100	100	1,216
Parkridge	174	0	174	0	0	0	0	0	0	0	0	0	174
Rosewood	0	220	220	0	340	340	0	250	250	0	275	275	1,085
Stonebridge	0	0	0	0	24	24	0	0	0	0	0	0	24
The Willows	0	0	0	0	0	0	0	99	99	0	0	0	99
Total	889	735	1,624	889	1,136	2,025	879	1,159	2,038	1,016	1,025	2,041	7,728

In addition to the servicing plan as noted above, Saskatoon Land has approximately 700 lots serviced to the water and sewer stage in any one year. This partial servicing creates more certainty in production and allows for a short-term acceleration of serviced lots to accommodate market demand.

Multi-Family Servicing

Table 8 on the following page identifies the servicing plans for multi-family land by neighbourhood for 2014 to 2017. For each year, the number of acres of land is shown as well as an estimate of the number of possible residential units that could be accommodated on that amount of land. Some of the land zoned for institutional or mixed-use development may also accommodate non-residential uses. However, for the purposes of this report, residential uses have been assumed at maximum potential density for each development site.

Table 8: Multi-Family Servicing (2014 to 2017)

Neighbourhood	2014		2015		2016		2017	
	Acres	Possible Dwelling	Acres	Possible Dwelling	Acres	Possible Dwelling	Acres	Possible Dwelling
Aspen Ridge								
City	-	-	11.77	211	8.14	244	30.20	937
Private	-	-	-	-	-	-	-	-
Total	-	-	11.77	211	8.14	244	30.20	937
Blairmore # 3								
City	-	-	-	-	2.47	86	15.01	899
Private	-	-	-	-	-	-	-	-
Total	-	-	-	-	2.47	86	15.01	899
Brighton								
City	-	-	-	-	7.73	126	-	-
Private	3.00	45	25.50	701	15.30	230	12.10	182
Total	3.00	45	25.50	701	23.03	356	12.10	182
Elk Point								
City	-	-	3.71	56	8.97	208	2.30	35
Private	-	-	-	-	7.60	114	16.30	245
Total	-	-	3.71	56	16.57	322	18.60	280
Evergreen								
City	27.29	653	18.22	547	-	-	-	-
Private	-	-	6.25	188	-	-	-	-
Total	27.29	653	24.47	735	-	-	-	-
Kensington								
City	16.50	370	16.03	371	-	-	-	-
Private	17.61	414	21.76	659	-	-	-	-
Total	34.11	784	37.79	1,030	-	-	-	-
Parkridge								
City	4.77	95	-	-	-	-	-	-
Private	-	-	-	-	-	-	-	-
Total	4.77	95	-	-	-	-	-	-
Rosewood								
City	-	-	2.47	99	-	-	-	-
Private	9.00	135	10.00	150	22.20	487	9.60	144
Total	9.00	135	12.47	249	22.20	487	9.60	144
Stonebridge								
City	-	-	-	-	-	-	-	-
Private	-	-	3.60	99	-	-	-	-
Total	-	-	3.60	99	-	-	-	-
Willows								
City	-	-	-	-	-	-	-	-
Private	-	-	-	-	15.30	230	-	-
Total	-	-	-	-	15.30	230	-	-
TOTAL								
City	48.56	1,118	52.20	1,284	27.31	664	47.51	1,871
Private	29.61	594	67.11	1,797	60.40	1,061	38.00	571
Total	78.17	1,712	119.31	3,081	87.71	1,725	85.51	2,442

Table 9 summarizes single-family and multi-family dwelling unit servicing schedules of all developers from 2014 to 2017. From 2014 to 2017, developers in Saskatoon plan to service land for a total of 16,688 dwelling units.

Table 9: Residential Servicing Summary (2014 – 2017)

Land Use	2014	2015	2016	2017	Total
Single-Family	1,624	2,025	2,038	2,041	7,728
Multi-Family	1,712	3,081	1,725	2,442	8,960
Total	3,336	5,106	3,763	4,483	16,688

The high number of dwelling units being serviced is largely due to the amount of multi-family land being serviced from 2014 to 2017. Typically, multi-family servicing is driven by the servicing schedules of single-family land. In many phasing areas from 2014 to 2017, the single-family phases are located in close proximity to high numbers of multi-family sites.

In addition, a more concentrated effort to concentrate multi-family uses along major neighbourhood roadways result in large areas of multi-family land being serviced in a given phase. Also, a general shift towards higher density neighbourhoods, through the inclusion of more apartment style, mixed-use, and stacked street townhouse style sites, contribute to the high number of multi-family sites being serviced.

From 2014 to 2017, developers in Saskatoon are planning land servicing capable of accommodating an estimated 16,688 dwelling units. This number of dwellings would support an annual population growth rate of over 4% over the same time period. While most indications suggest that Saskatoon should see continued population growth and steady demand for new residential units, it is possible that a slight moderation of the population growth and dwelling unit demand may occur. Recent increases in builder and developer inventory levels and real estate listings may be an early sign that this is currently taking place within the Saskatoon market.

Should this trend continue, developers including Saskatoon Land, would respond by adjusting servicing levels to avoid an oversupply of serviced land and increased capital carrying costs. Saskatoon Land will manage this risk by continually monitoring and measuring land absorption and inventory levels. Furthermore, use of a phased servicing approach that involves the tendering installation of deep services one year and roadway construction the next year will provide Saskatoon Land additional flexibility in managing capital outlay and its land supply objectives.

Figure 8: Aspen Ridge Servicing Schedule

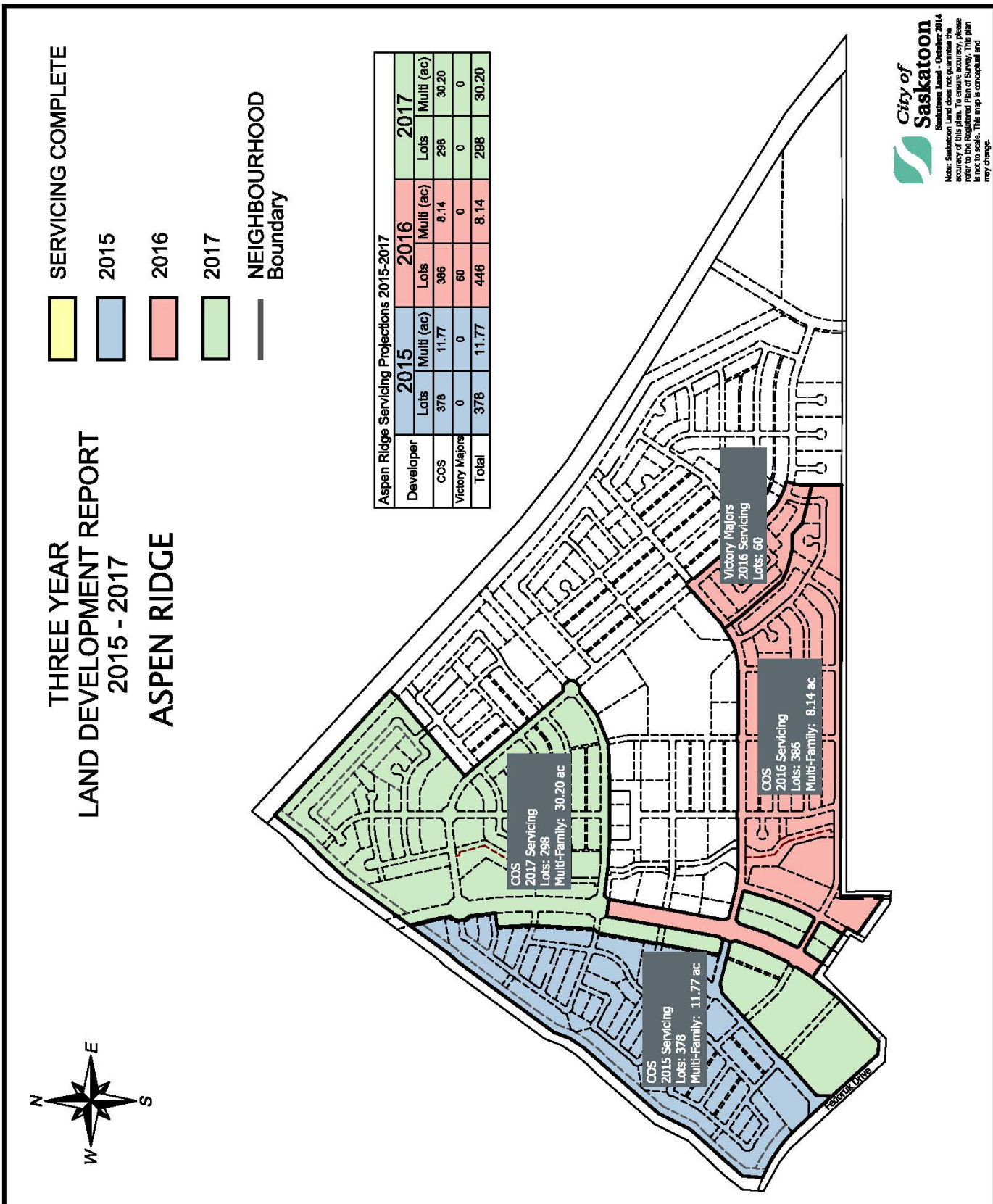


Figure 9: Brighton Servicing Schedule

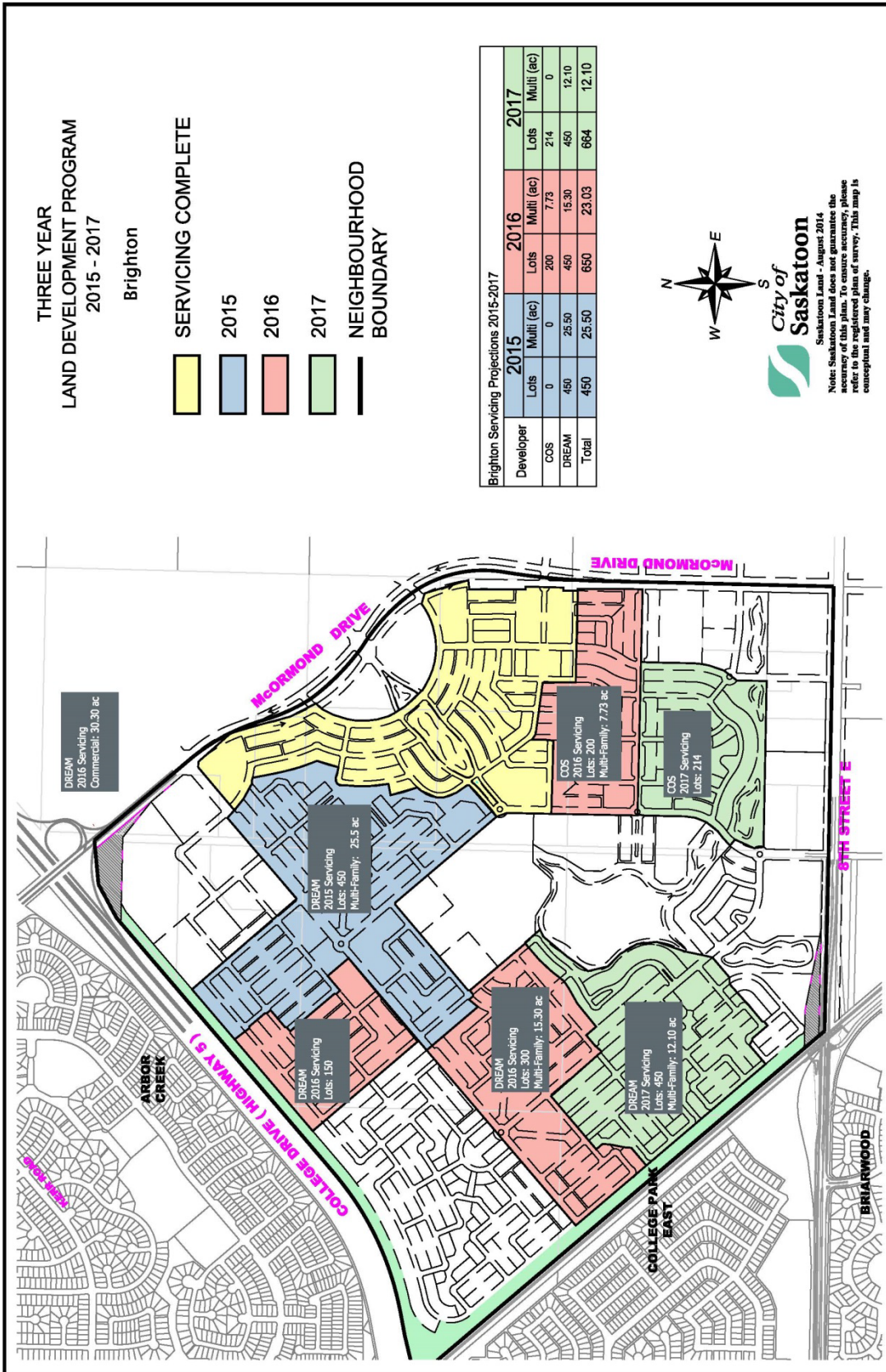


Figure 10: Elk Point Servicing Schedule

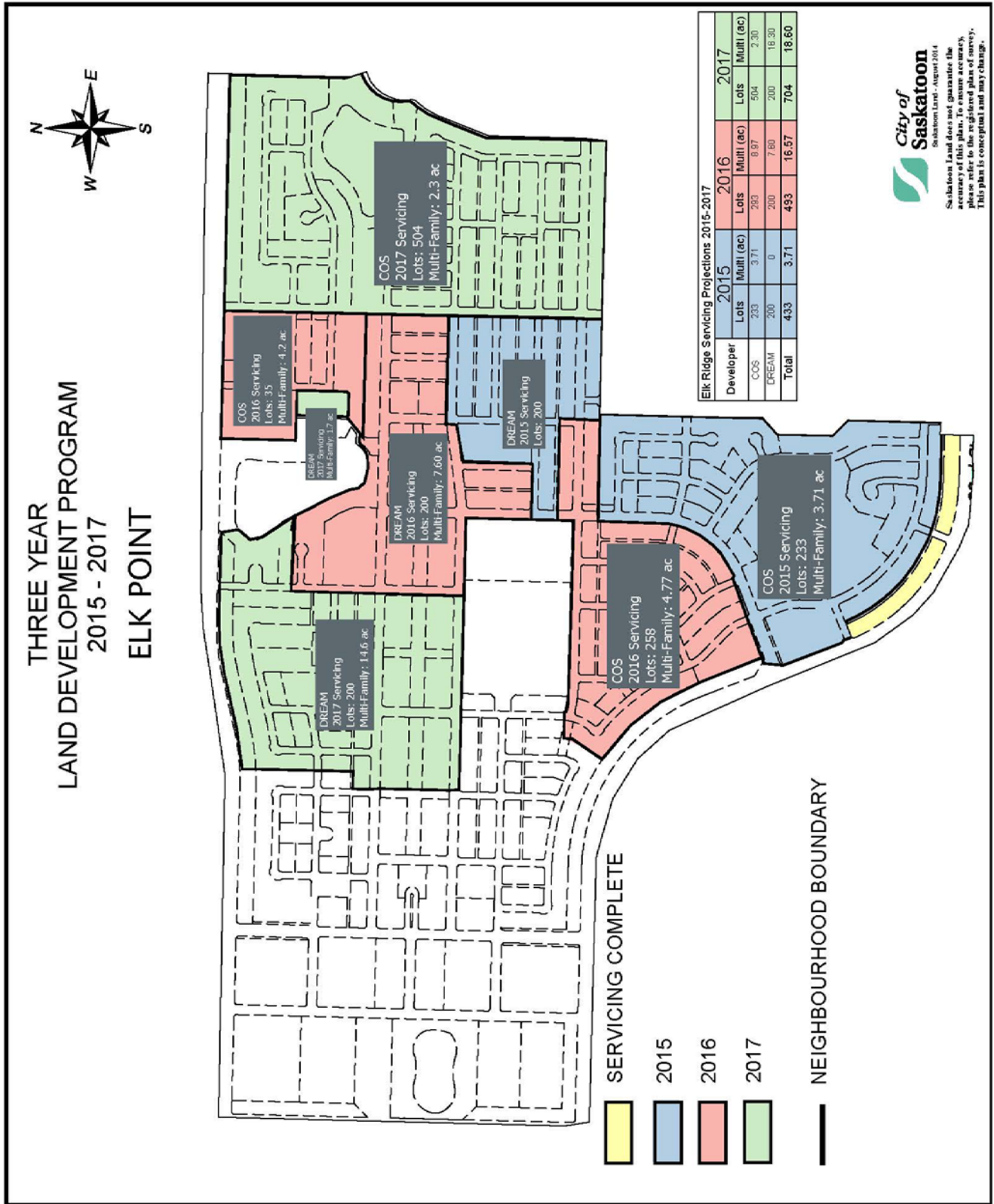


Figure 12: Kensington Servicing Schedule

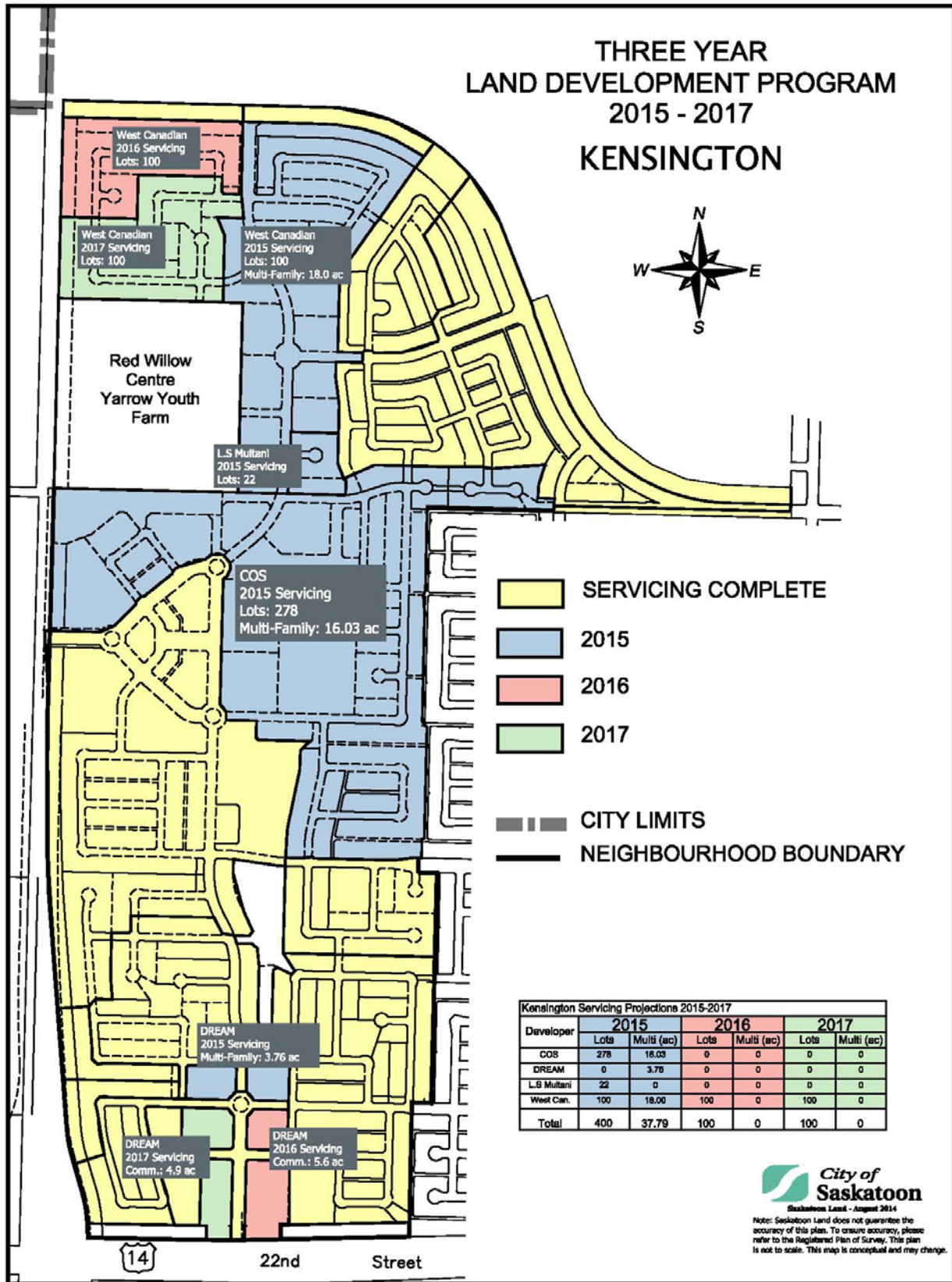


Figure 13: Rosewood Servicing Schedule

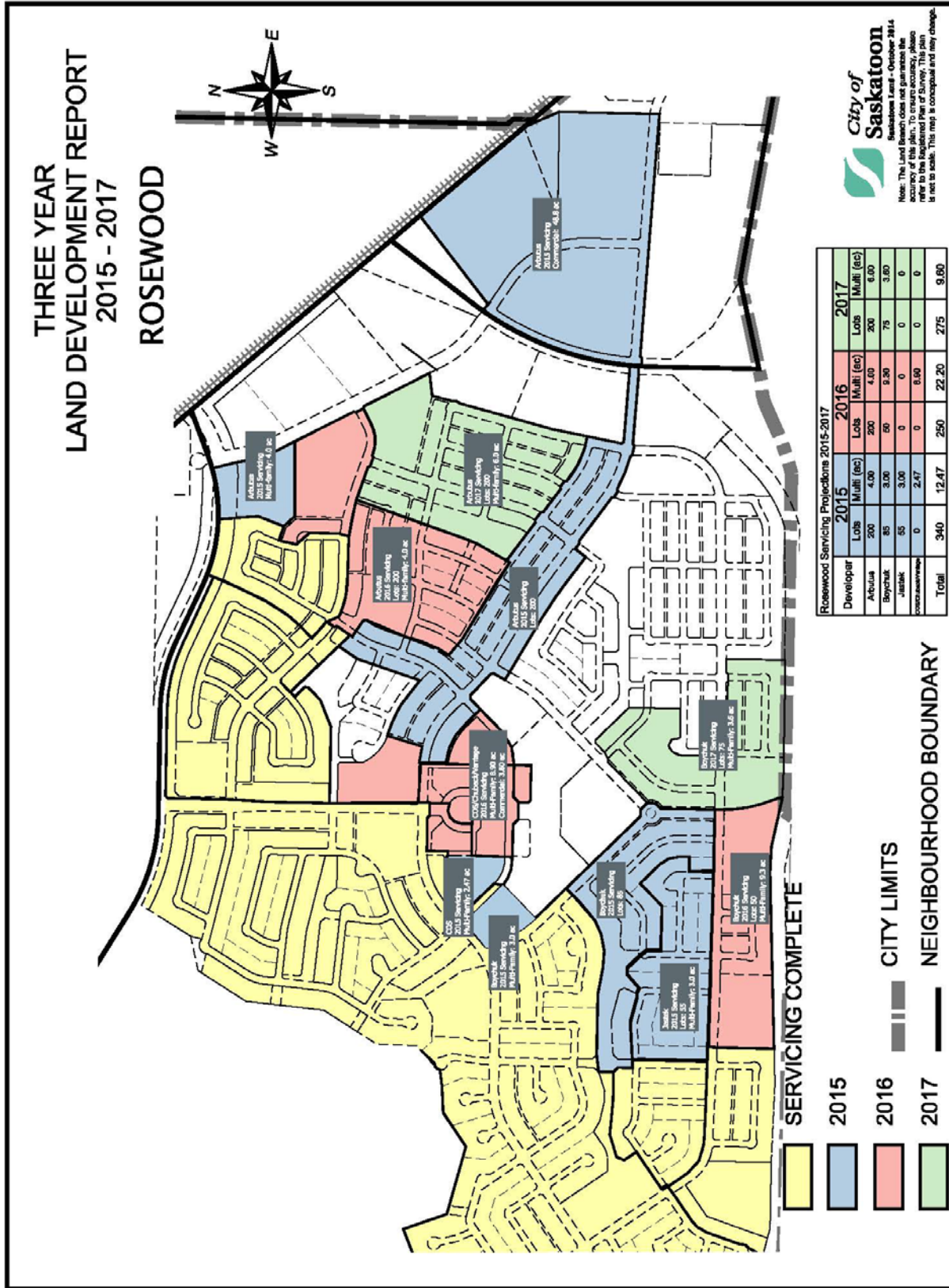


Figure 14: Stonebridge Servicing Schedule

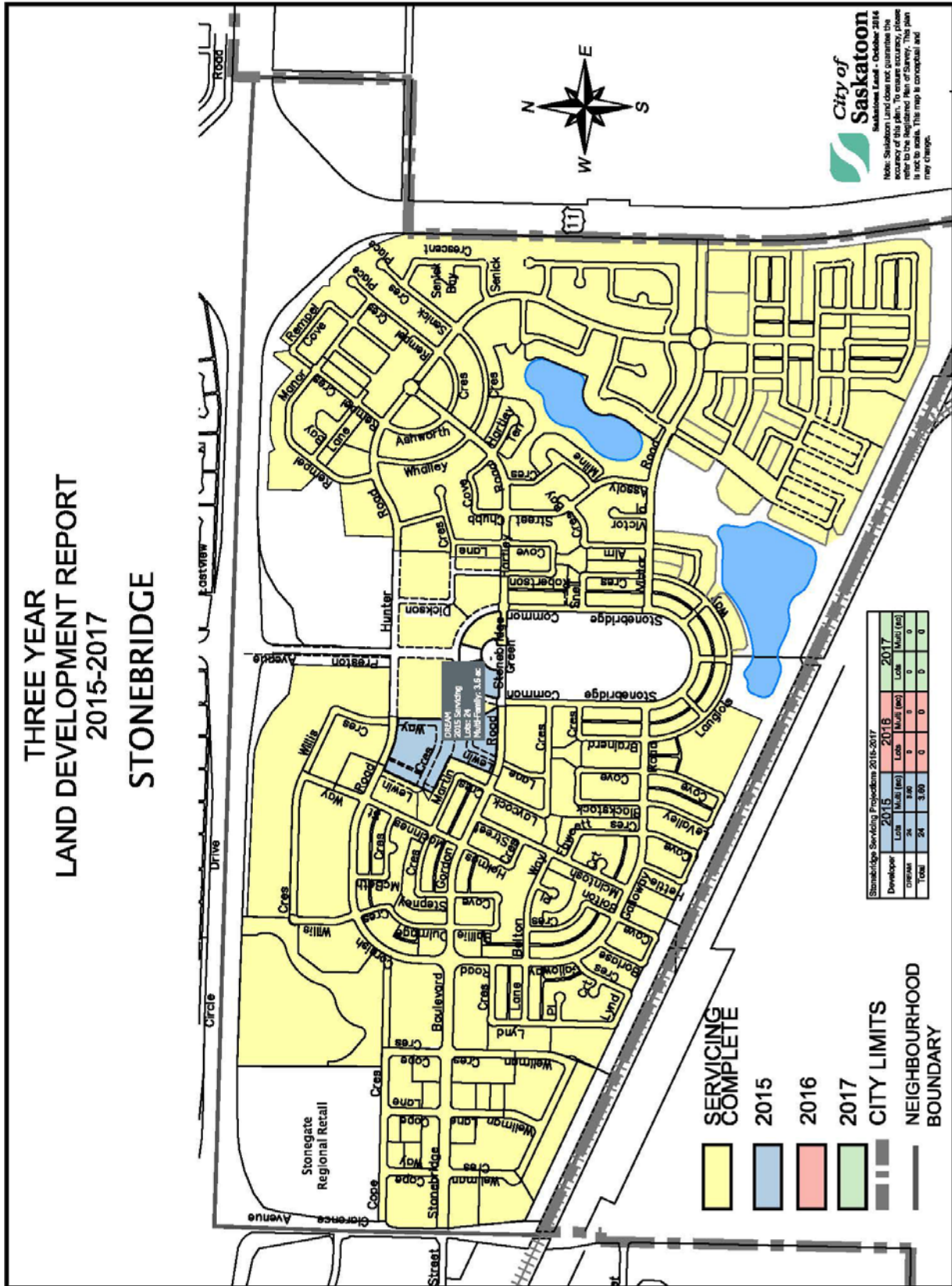
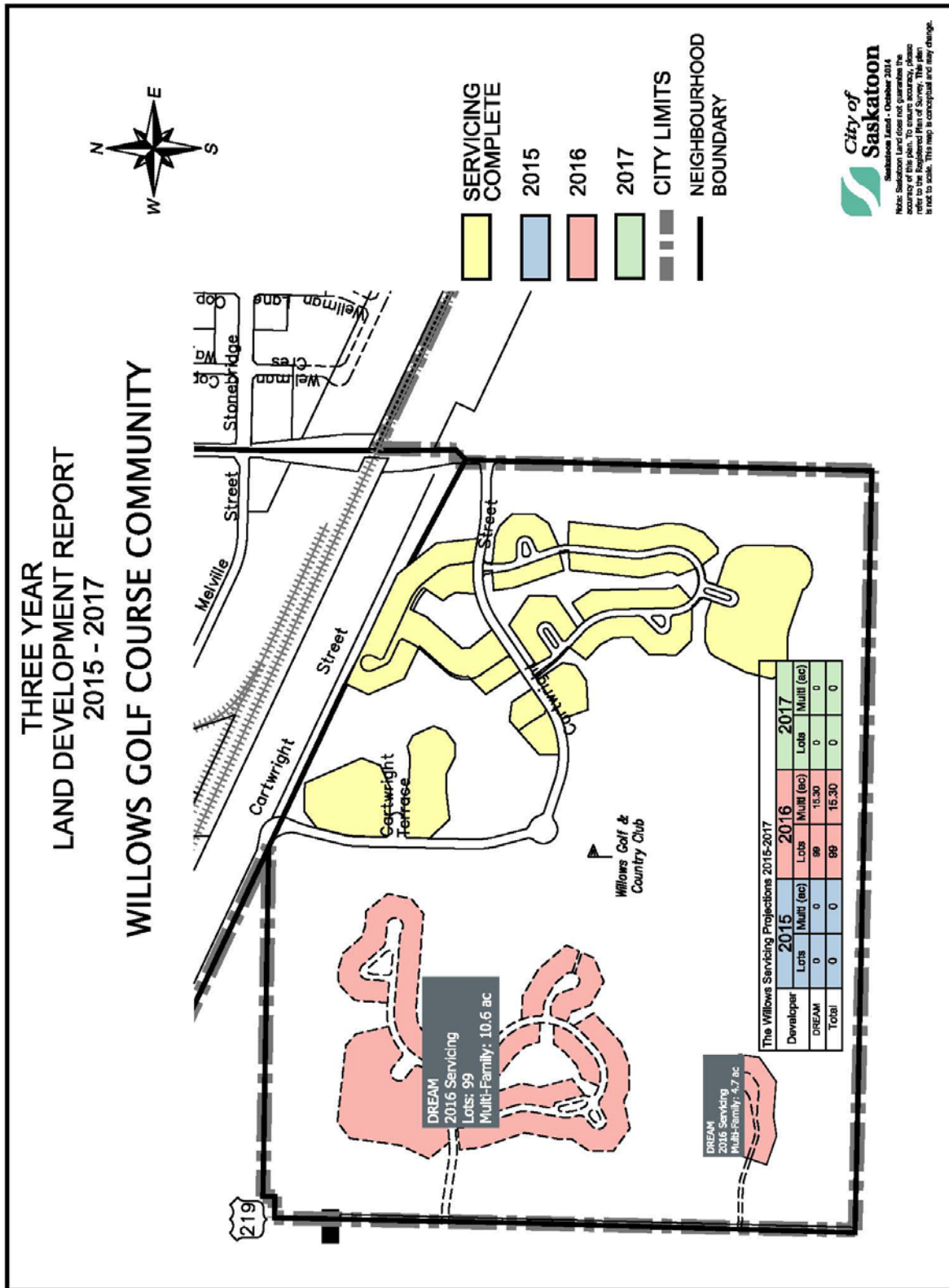


Figure 15: The Willows Servicing Schedule



6. Servicing Plans – Industrial

Table 10 identifies projected industrial land servicing for 2014 to 2017. Saskatoon Land's ownership area in the Marquis Industrial area will reach servicing completion in 2017.

It is likely that additional industrial lands will be serviced by Saskatoon Land in 2017. Such servicing plans are subject to and impacted by the completion of the North Sector Plan. Upon City Council's consideration and approval of the North Sector Plan, planned servicing scheduling will commence in the new North Sector.

Table 10: Industrial Servicing (2014 – 2017)

Neighbourhood	2014		2015		2016		2017	
	City (ac)	Private (ac)	City (ac)	Private (ac)	City (ac)	Private (ac)	City (ac)	Private (ac)
Marquis	38.7	0	115.6	0	105.3	0	30.5	100.5
Hampton B.P.	0	0	0	0	0	4.0	0	8.0
Hudson Bay	0	0	0	0	5.5	0	0	0
SW Industrial	0	0	17.6	0	4.3	0	0	0
Total	38.7	0	133.2	0	115.1	4.0	30.5	108.5

7. Servicing Plans – Commercial

Table 11 on the following page identifies projected commercial land servicing for 2015 to 2017. In deriving the potential retail square footage, all lands zoned for commercial or mixed use were used to determine the potential square footage. Land zoned for mixed use may accommodate stand-alone residential or institutional uses. However, for the purpose of these numbers, maximum commercial densities were assumed. Retail square footage for a given site was based on an average of 10,000 square feet of retail space per acre.

Opportunities for commercial uses also exist outside of those identified in Table 11. For example, industrial zoned sites located on high-traffic roadways frequently accommodate retail uses, such as those found on 51st Street or Millar Avenue.

Table 11: Commercial Land Servicing – Retail Square Footage (000's) - 2015 to 2017

Neighbourhood	2015				2016				2017			
	City		Private		City		Private		City		Private	
	ac	sq ft	ac	sq ft	ac	sq ft	ac	sq ft	ac	sq ft	ac	sq ft
Aspen Ridge	0	0	0	0	0	0	0	0	32.8	328	0	0
Blairmore #3	0	0	0	0	39.8	398	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	30.3	303	0	0	0	0
Evergreen	11.2	112	6.3	63	17.4	174	0	0	0	0	0	0
Hampton B.P.	0	0	0	0	12.0	120	0	0	12.1	121	0	0
Holmwood S.C.	0	0	0	0	0	0	25.0	250	0	0	30.0	300
Kensington	0	0	0	0	0	0	5.6	56	0	0	4.9	49
Preston - Phase 5	0	0	13.2	132	0	0	0	0	0	0	0	0
Rosewood	0	0	48.8	488	1.9	19	4.2	42	0	0	0	0
Totals	11.2	112	68.3	683	71.1	711	65.1	651	44.9	449	34.9	349
Grand Total	ac										295.5	
	Sq Ft										2,955	

As indicated in Table 11, developers in Saskatoon plan to service over 295 acres of commercial land from 2015 to 2017, which is capable of accommodating over 2.9 million square feet of retail space. The majority of new retail space will be accommodated in the Rosewood commercial area, and Holmwood and Blairmore suburban areas.

Figure 16: Hampton Business Park Servicing Schedule

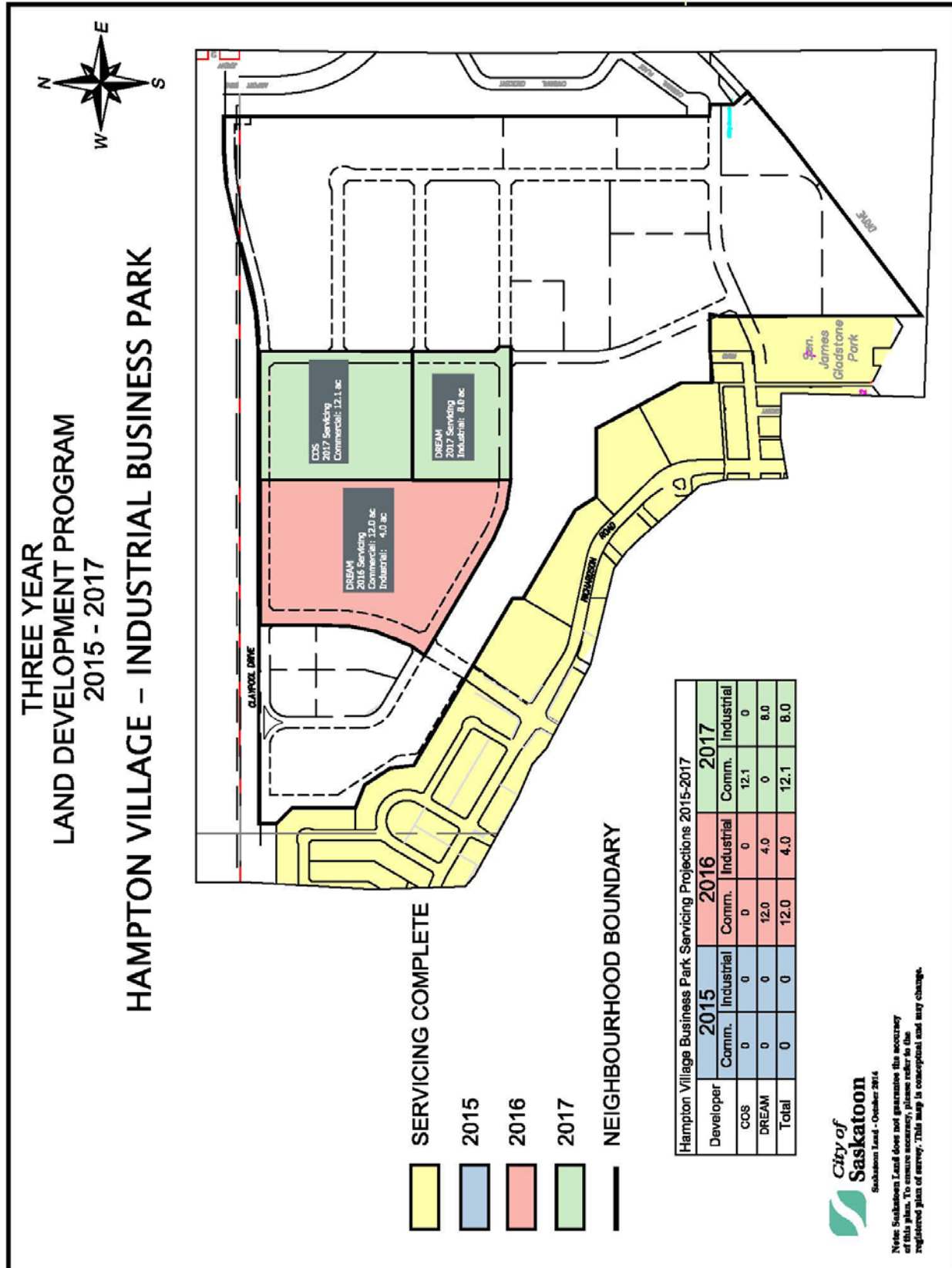


Figure 17: Hudson Bay Industrial Servicing Schedule

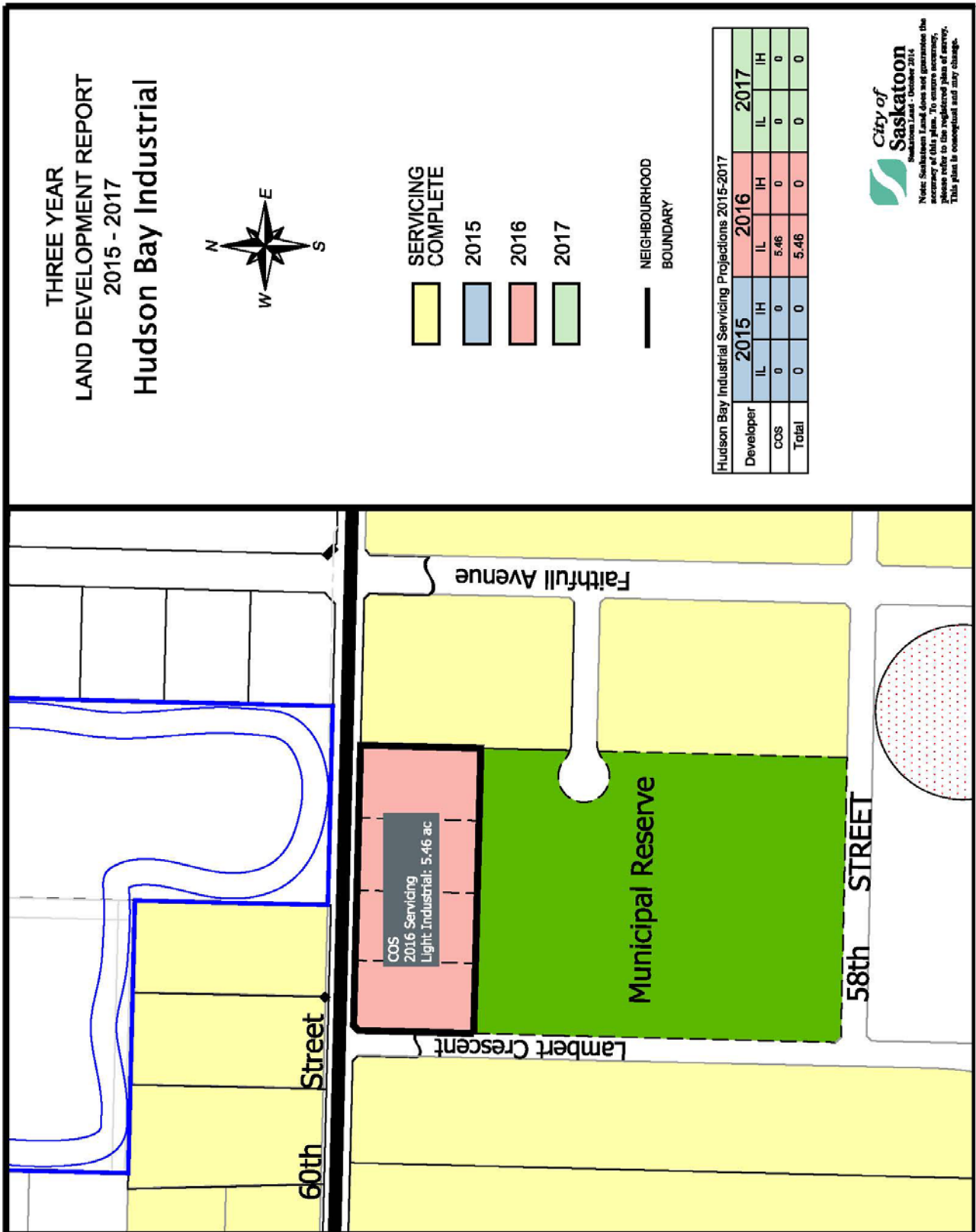


Figure 18: Marquis Industrial Servicing Schedule

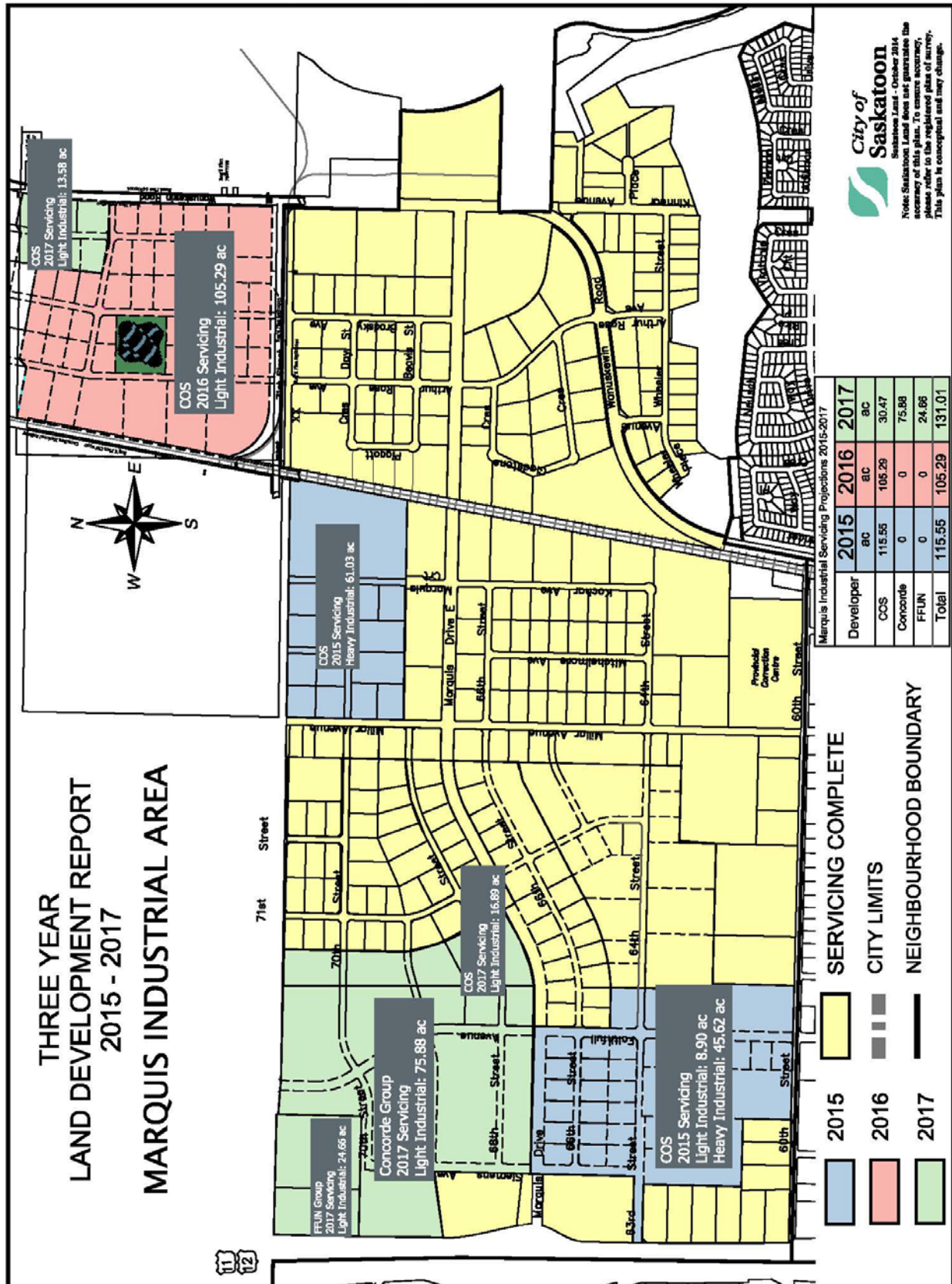


Figure 19: Southwest Industrial Servicing Schedule

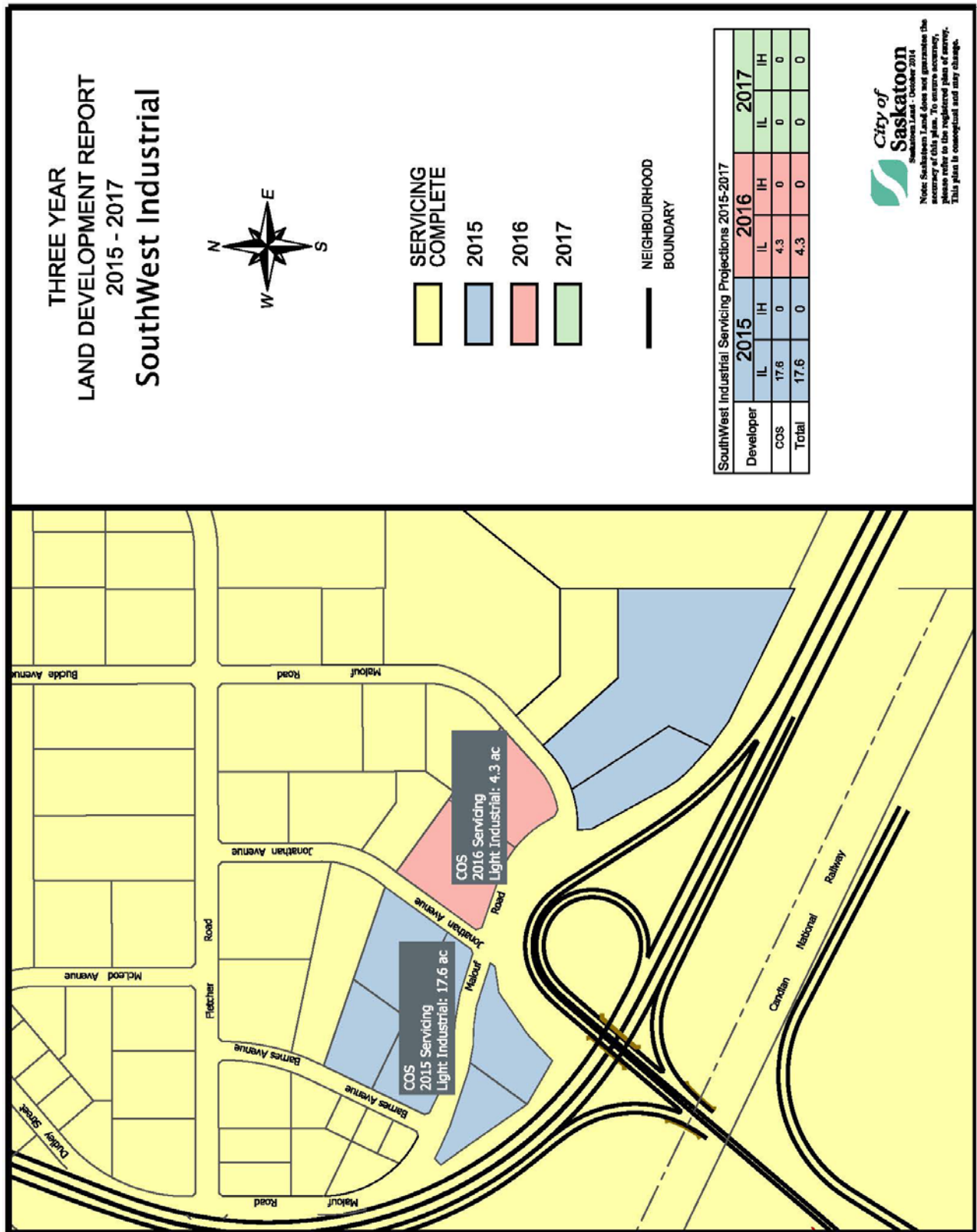


Figure 20: Blairmore Neighbourhood 3 Servicing Schedule



Lease Agreement with Dream Asset Management Corporation for Yard Waste Composting Depot.

Recommendation

1. That a lease for a portion of NE 33-36-04-3 Ext 0, with Dream Asset Management Corporation, with the terms as set out in this report, be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and The City Clerk be authorized to execute the agreement under the Corporate Seal.

Topic and Purpose

To receive approval for the execution of a four year lease between the City of Saskatoon and Dream Asset Management Corporation for a yard waste composting depot.

Report Highlights

1. Approval would provide city residents with an east-side composting depot to replace the current location scheduled for closure.
2. Composting depots help alleviate illegal dumping and divert waste from the landfill.

Strategic Goal

The establishment of composting depots support the City's Strategic Goal of Environmental Leadership by promoting and facilitating city-wide composting, thus reducing the rate and volume of waste sent to the landfill.

Background

On May 5, 2014, City Council approved funding to develop an east-side alternative to the McOrmond Drive Compost Depot that will be permanently closed later this year.

Report

Administration has negotiated a tentative lease for a suitable alternate temporary location for the depot approximately 1 km east of the Highway 5 and Highway 41 intersection. The site is owned by Dream Asset Management Corporation (Dream).

After discussions with Dream, a tentative Lease Agreement with the following terms has been negotiated;

- Approximately 20 acres of NE 33-36-04-3 Ext 0 is to be utilized for the depot.
- The term is for up to four years, commencing December 1, 2014 and ending November 30, 2018.
- The City would pay annual rent in the amount of \$4,400 plus GST.
- The City would not be responsible for property taxes on the leased land, but is responsible for any utility costs.

Options to the Recommendation

City Council may choose not to approve the execution of this lease agreement. This option is not recommended as it does not align with the direction City Council set in May.

Communication Plan

Depot users will be informed of the permanent closure as well as the opening and location of the new compost depot through temporary signage installed at the entrance of the McOrmond Drive Compost Depot in Fall 2014 and Spring 2015. In addition, a letter will be sent to commercial customers of the depots. Other notices will be posted on the City Page, the City web-site, and through City social media channels. A PSA will also be issued.

Financial Implications

The lease rate of \$4,400 per year will be covered by Composting Operations for up to four years.

Other Considerations/Implications

There are no policy, environmental, privacy, or CPTED implications.

Due Date for Follow-up and/or Project Completion

The lease is set to expire on November 30, 2018 at which time a new location may need to be established.

Public Notice

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

Attachments

1. Map showing proposed site location.

Report Approval

Written by: Josh Quintal, Project Engineer, Environmental and Corporate Initiatives
Reviewed by: Jeremy Sibley, Property Coordinator, Real Estate Services
Derek Kowalski, City Solicitors Office
Kerry Tarasoff, CFO/General Manager, Asset & Financial Management
Brenda Wallace, Director of Environmental and Corporate Initiatives
Approved by: Catherine Gryba, General Manager, Corporate Performance Department

City of Saskatoon - Compost Depot Location



Schedule A

Civic Building Energy Efficiency - Energy Performance Contracting

Recommendation

That the Standing Policy Committee on Finance refer this report to City Council for consideration during the 2015 Business Plan and Budget process, and recommend the following:

1. That the Administration move forward with Energy Performance Contracting for civic facilities based on the approach outlined; and
2. That a Green Loan of \$600,000 be established, funded through Capital Project No. 2568 – Civic Building Energy Efficiency.

Topic and Purpose

The purpose of this report is to describe the potential to use Energy Performance Contracting to accelerate the achievement of energy efficiency in civic buildings.

Report Highlights

1. Energy Performance Contracting (EPC) is a unique form of procurement. An Energy Services Company performs energy and water audits, retrofits civic buildings, guarantees utility savings, and is paid by the City of Saskatoon (City) from the utility savings.
2. The Administration recommends proceeding with planning for the implementation of EPC work which may be valued up to \$30M.
3. Project initiation requires an additional \$600,000 to complete the installation of energy monitoring equipment in all civic buildings, hire a consultant to assist with planning the implementation of an EPC and ensure adequate project management is in place.

Strategic Goals

The report recommendation supports the four-year priority to implement energy-efficient practices in City buildings under the Strategic Goal of Environmental Leadership.

Background

At its meeting on December 3, 2013, City Council received a report describing the potential of Energy Performance Contracting (EPC), an arrangement with an Energy Services Company (ESCO) that enables civic buildings to be retrofitted with modern energy efficiency equipment and improvements. The City's investment in such a project is backed by a contractual arrangement of guaranteed savings.

Report

What is Energy Performance Contracting (EPC)?

EPC achieves energy and water efficiency in civic buildings by engaging the private sector. An ESCO delivers facility retrofits that are repaid from the resulting utility savings. The ESCO will contractually guarantee their claimed utility savings which significantly reduces risk to the City. ESCO's performing EPC work, have over 30 years of experience and are able to very accurately predict energy savings (within 2%). The EPC process is unique from other forms of capital project procurement. A typical EPC process includes:

1. Releasing a Request for Proposals (RFP) and selecting a preferred proponent. Awarding the RFP will be based on experience and references.
2. Executing a Letter of Intent (LOI) with the preferred proponent.
 - a. LOI indicates the rate of return and payback period the City expects from the project.
 - b. LOI acts as permission for the ESCO to proceed with detailed energy audits of facilities.
3. ESCO returns the comprehensive audit results and prepares a menu of projects. The ESCO considers the City's expected rate of return in proposing projects to the City.
 - a. The City may pick projects from the menu and benefits from the advice of the ESCO when making actual project selections.
 - b. Other non-energy specific capital projects (such as deferred maintenance) may also be added to the final contract. These projects are blended into the total project mix to ensure the rate of return can still be guaranteed.
4. Execute EPC with the ESCO.

Should the City sign an LOI with an ESCO but then chose to not execute a contract after the ESCO performs their audits, the City must pay the ESCO for the time spent preparing the audit reports (approximately \$400,000).

There are a number of benefits associated with EPC, as demonstrated by organizations that have implemented this approach (Attachment 1).

Proposed Timeline

Q4 2014 – RFP for EPC Consultant and complete Civic Energy Monitoring Project

- Due to the complexity of the contract with the ESCO, the Administration recommends retaining an EPC consultant (owner's engineer) that has experience in developing EPC RFP's, financing options for the City, structuring energy performance contracts, and verifying the performance of the claimed savings.
- An internal resource for full time project management will need to be identified for the term of the EPC.
- Expand the installation of energy and water monitoring equipment to all civic facilities that will be included under an EPC.

Q2 2015 – Release of RFP to ESCOs

- With the aid of the EPC consultant, an RFP to select the ESCO will be developed and released. This process could take up to a year to get through the LOI stage and building audits. The EPC consultant would assist the City in contract negotiations with the ESCO.

Q4 2015 - Q2 2016 – EPC project start

- The project could range from 4-10 years depending on the desired outcomes and depth of energy retrofits across the City facilities and infrastructure.

Options to the Recommendation

Rather than enter into an EPC, the City could continue its ‘do it yourself’ approach to energy efficiency. In this approach the City would hire energy audit firms and tender and manage projects based on the audit recommendations. Advantages for EPC over ‘do it yourself’ include shorter timeline, lower costs, lowered risk, and expertise. The Administration has identified an opportunity cost to delays and therefore recommends EPC to realize costs savings sooner. ESCOs also have strong track-records that allow them to guarantee savings performance.

Public and/or Stakeholder Involvement

The Administration has conducted significant research into EPC including engaging organizations across Canada that have implemented EPC and ESCOs that offer EPC. There is interest among ESCOs to participate with the City in EPC.

Financial Implications

Based on current spending on utilities for target buildings (approximately \$3.6M per year), the cost of doing nothing (opportunity cost) are approximately \$60,000/month.

Proceeding with EPC will generate two components of cost:

- \$600,000 of additional funding to Capital Project No. 2568 – Civic Building Energy Efficiency to:
 - Complete the installation of energy (electricity and gas) and water monitoring equipment in all civic buildings to establish usage baselines to verify performance of the savings claimed by the ESCO and maintain savings over time (\$200,000); and
 - Cover project management and EPC (owner’s engineer) consulting services (\$400,000).

The Administration recommends establishing a Green Loan of \$600,000 to cover these costs using funds from the property realized reserve. The loan repayment, including interest payments of 3.23%, will occur through operations savings achieved over a term of 10 years.

Capital projects implemented through EPC are expected to be up to \$30M in value. This cost can be phased and a financing approach will be determined with the assistance of the EPC consultant.

Environmental Implications

The greenhouse gas emissions reduction associated with a 20% reduction in utilities across 20 civic buildings is 4,600 tonnes per year. This is equivalent to removing approximately 970 cars from our roadways each year.

Other Considerations/Implications

There are no communications, policy, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

The Administration will report back in 2015 when the ESCO partner is selected and a recommended funding approach has been determined. After this, the Administration will provide progress updates on an annual basis.

Public Notice

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

Attachment

1. Attachment 1 – Benefits of EPC

Report Approval

Written by: Chris Richards, Project Engineer
Ian Loughran, Energy and Sustainability Engineering Manager

Reviewed by: Brenda Wallace, Director of Environmental & Corporate Initiatives
Gord Hundebly, Project Services Manager
Tim Halstead, Director of Facilities & Fleet Management
Kerry Tarasoff, A/General Manager of Asset and Financial Management, CFO
Cindy Yelland, Director of Planning & Development Law

Approved by: Catherine Gryba, General Manager of the Corporate Performance Department
Murray Totland, City Manager

Civic Building Energy Efficiency - Energy Performance Contracting.docx

Benefits of EPC

The Government of Canada has been implementing EPC projects in their facilities since 1991. They have completed over 80 projects covering approximately 1/3 of the federal floor space. The cost of the work was \$312M and the resulting savings were \$43M per year. Based on this success they have renewed their program and continue to implement EPC in their remaining facilities. Other facility owners have implemented or are currently implementing EPC projects including the City of Regina, Saskatoon Health Region, Prairie North Health Region, Sunrise Health Region, SIAST Regina campus, and Saskatchewan Valley School Division. In 2010 SaskPower reported that they had facilitated over 200 EPC projects in Saskatchewan.

There are 20 buildings that are the most likely targets of EPC work. The Administration recommends proceeding with EPC to achieve a minimum 20% savings on current utility costs, or \$720,000 (\$60,000 per month) on a total utility budget of \$3.6M.

A number of other benefits will be achieved as a result of this approach:

- Optimized Operation of Equipment – Equipment will run more effectively through process controls and monitoring;
- Capital Renewal Infrastructure Upgrades – There are opportunities to upgrade infrastructure through using the energy savings capital;
- Improved Reliability of Operations – Building energy performance will be more closely monitored due to contractual energy performance targets;
- Improved Greenhouse Gas Emissions – Civic buildings emit approximately 40% of City (corporate) greenhouse gas emissions; the water and wastewater plants emit another 33%; and street lighting accounts for 19%. Approximately 90% of corporate emissions could be addressed through an EPC approach;
- Balance Sheet Neutral – EPC projects are financed from the savings generated.

Inquiry – Councillor A. Iwanchuk (September 29, 2014) Installation of Walking/Cycling Path – Perimeter of Pacific Park

Recommendation

That the Standing Policy Committee on Finance recommend to City Council:

1. That the report of the General Manager, Community Services Department, dated November 3, 2014, be forwarded to the 2015 Business Plan and Budget Review for information and consideration.

Topic and Purpose

This report is to provide information regarding the installation of a crusher dust walking path and lighting in Pacific Park.

Report Highlights

1. The Administration's review of the pathway routing determined that the east section of pathway is unsuitable due to safety concerns for path users and athletic field users. The Administration does not recommend construction of a walkway in this area.
2. An alternate pathway route has been identified (see Attachment 1), which will provide a pathway with good surface conditions and will be safer for the users of the park. The total estimated cost of the revised pathway routing is \$114,000 (2014 construction costs). This includes installing a new 2.4 meter wide, 358 metre long pathway with 12 light standards, which links to the existing pathway to create a 610 meter pathway loop. The estimated pathway costs, without lighting, is \$37,800.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Quality of Life, this report supports the long-term strategy to ensure recreation opportunities are accessible, both physically and financially, and meet community needs.

Background

During its September 29, 2014 City Council meeting, Councillor Iwanchuk made the following inquiry:

"Would the Administration please report in time for the 2015 budget deliberations, the cost of installing a walking/cycling path around the perimeter of Pacific park."

In 2013, the Parks Branch, Infrastructure Services Department, discussed the feasibility of creating a walking path around the perimeter of Pacific Park with the Community Development Branch, Community Services Department, and provided City Council with an estimate of \$44,000, based on 2012 construction and maintenance costs.

Report

Original Pathway Routing Location Unsuitable

The same inquiry was addressed in a report that was submitted to the 2014 Business Plan and Budget deliberations. The Administration reviewed this report and determined that the original east section pathway routing was an unsuitable location for a walking pathway due to safety concerns for path users and athletic field users. This section of pathway would be prone to frequent erosion as a result of surface drainage through the low swale area where the pathway travels between the soccer and softball fields.

Moving the pathway out of the swale, but having it in the same general area was considered; however, the pathway would then be infringing on a 5 metre buffer zone that is required between a pathway and an athletic field. This buffer zone is part of park development specifications and is necessary for public safety as it minimizes the chances of collisions between pathway users and athletic field users. The buffer also protects athletic field users from collisions with light standards and possibly tripping on crusher dust pathways. The Administration does not recommend installation of a walking path in this location.

Revised Pathway Routing and Estimated Costs

Revised pathway routing has been identified for Pacific Park. The total estimated cost of the revised pathway routing is \$114,000 (2014 construction costs). This includes installing a new 2.4 meter wide, 358 metre long pathway with 12 light standards, which links to the existing pathway to create a 610 meter pathway loop.

Estimated costs include tender preparation, design costs, excavation and removal of turf; installation and tamping of the crusher dust; installation of light bases and standards, along with project management, as well as anticipated changes to irrigation infrastructure.

Over and above the associated installation costs are the estimated operating costs to maintain the path, including weed control, which would be approximately \$350. The estimated annual operating/consumption costs to maintain 12 light standards would be \$2,064 (2014 costs).

Pacific Park is not scheduled for redevelopment at this time and funding is not available for this project. Normally, construction of a pathway such as this would be considered during park redevelopment or could be considered as part of a park enhancement project if requested and supported by the community association. At this time, the Pacific Heights Community Association has indicated that are not planning to take this on as a project.

Public and/or Stakeholder Involvement

No public or stakeholder involvement is required.

Communication Plan

If the pathway is approved, communication activities will be planned to notify affected park users of any interruptions during construction; consultation with the Pacific Heights Community Association will also take place.

Financial Implications

The financial implications will depend on what service levels and corresponding budgets are considered and approved.

Unbudgeted	Capital	Operating
\$114,000 (with lights)	\$114,000	\$2,415
\$37,800 (without lights)	\$37,800	\$350 path maintenance

Environmental Implications

The activities associated with the completion and on-going operation of this project will result in the consumption of resources and the generation of greenhouse gas emissions. The overall impacts of the proposed project have not been quantified at this time.

Other Considerations/Implications

There are no options, policy, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion

The commencement and completion of this project is dependent on funding availability.

Public Notice

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

Attachments

1. Revised Routing - Pacific Park Pathway

Report Approval

Written by: Darren Crilly, Director of Parks, Community Services Department
Approved by: Randy Grauer, General Manager, Community Services Department
Approved by: Murray Totland, City Manager

