

Council Chamber
City Hall, Saskatoon, Sask.
Tuesday, January 3, 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,
McCann, Postlethwaite, Roe, Steernberg and Waygood;
City Commissioner Irwin;
A/Director of Planning and Development Peakman;
A/Director of Works and Utilities Uzelman;
Director of Finance Richards;
City Clerk Mann;
City Councillors' Assistant Kanak

City Solicitor Dust entered the meeting at 7:04 p.m. during consideration of Item A.1) of "Communications".

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT the minutes of regular meeting of City Council held on December 19, 1994, be approved.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Murray McLaughlin, President
Ag-West Biotech Inc., dated December 12**

Requesting permission to address Council regarding the current status and future trends in the biotechnology industry in Saskatoon. (File No. CK. 3500-1)

RECOMMENDATION: that Mr. McLaughlin be heard.

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Moved by Councillor McCann, Seconded by Councillor Steernberg,

THAT Mr. McLaughlin be heard.

CARRIED.

Mr. Murray McLaughlin, President, Ag-West Biotech Inc., circulated an information package to Council members and provided highlights on the biotechnology industry in Saskatoon.

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

**2) J. L. Grover
203 Avenue E North, dated December 15 and 29**

Requesting permission to address Council regarding the roles and responsibilities of health, building and fire inspectors; utility rate increases; and demolition of the property at 228 Avenue I South. (Files CK. 530-1, 4400-1, 680-2 and 1905-2)

RECOMMENDATION: that Mr. Grover be heard.

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT Mr. Grover be heard.

CARRIED.

Mr. Jack Grover addressed Council regarding utility rate increases, the roles and responsibilities of health, building and fire inspectors and the demolition of the property at 228 Avenue I South.

Moved by Councillor Postlethwaite, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

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**3) James Polley
Allan's Landscaping Ltd., undated**

Requesting permission to address Council regarding his property at 228 Avenue I South. (File No. CK. 680-2)

RECOMMENDATION: that Mr. Polley be heard.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT Mr. Polley be heard.

CARRIED.

Mr. James Polley, Allan's Landscaping Ltd., asked Council for an extension to the demolition order for his property at 228 Avenue I South until the end of May, 1995.

Moved by Councillor Langford, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**4) Garf Stevenson, Conference Chair, The Co-operatives Directorate
Saskatchewan Economic Development, dated December 12 _____**

Inviting Council to an international conference on the theme: "Economic Development and Co-operatives into the 21st Century" to be held in Saskatoon from June 12 to 14, 1995. (File No. CK. 247-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT the information be received.

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CARRIED.

**5) Sheri Whiting, Administrative Assistant
Saskatoon Folkfest Inc., dated December 14**

Submitting the 1994 Annual Report of Saskatoon Folkfest Incorporated. (A copy is available for viewing in the City Clerk's Office.) (File No. CK. 430-21)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**6) Karen Taylor-Browne, President
SOS Elms Coalition, dated December 15**

Requesting permission to address Council regarding support for the proposed Saskatchewan long-term dutch elm disease control strategy. (A copy of the background material is available for viewing in the City Clerk's Office.) (File No. CK. 4200-4)

RECOMMENDATION: that Ms. Karen Taylor-Browne be heard.

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT Ms. Karen Taylor-Browne be heard.

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CARRIED.

Ms. Karen Taylor-Browne, President, SOS Elms Coalition, highlighted the importance of maintaining a healthy population of American Elms in Saskatchewan and of implementing the proposed long-term dutch elm disease control strategy. She circulated additional information regarding the matter.

Moved by Councillor Langlois, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**7) Marlene Hall, Secretary
Development Appeals Board, dated December 19**

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)

Moved by Councillor Langlois, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**8) Marlene Hall, Secretary
Development Appeals Board, dated December 19**

Submitting Notice of Development Appeals Board Hearing regarding proposed detached garage at 454 - 456 Avenue Y South. (File No. CK. 4352-1)

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**9) Marlene Hall, Secretary
Development Appeals Board, dated December 22**

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling at 825 Osborne Street. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

**10) Carol Carson
Minister of Municipal Government, dated December, 1994**

Expressing congratulations regarding the recent election. (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT the information be received.

CARRIED.

**11) Carol Purich, Secretary
Board of Police Commissioners, dated December 21**

Providing a report from the Deputy Chief in response to a referral regarding female victims of violence. (Files CK. 175-38-2 and 5000-1)

RECOMMENDATION: that the information be received.

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Moved by Councillor Roe, Seconded by Councillor Langford,

THAT the information be received.

IN AMENDMENT

Moved by Councillor Waygood, Seconded by Councillor Steernberg,

AND referred to the Advisory Committee on Women's Issues.

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

**12) Paul Loewen
110 Hogg Crescent, dated December 28**

Asking Council to reconsider the validity of parking tickets issued on December 26 and to review the issue of shopping on this day. (File No. CK. 5301-1)

RECOMMENDATION: that the information be received and referred to the Legislation and Finance Committee for a report.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the information be received and referred to the Legislation and Finance Committee for a report.

THE MOTION WAS PUT AND LOST.

Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

**13) Bernadette Mysko, Executive Director
Alliance for Life - Saskatoon, Inc., dated December 29**

Requesting Council to proclaim the week of February 27 to March 5, 1995, as Respect for Life

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Week in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim the week of February 27 to March 5, 1995 as Respect for Life Week in Saskatoon.

Moved by Councillor Langford, Seconded by Councillor Langlois,

THAT His Worship the Mayor be authorized to proclaim the week of February 27 to March 5, 1995 as Respect for Life Week in Saskatoon.

CARRIED.

**14) Jim Cox, President
Association of Civic Employees, dated December 27**

Providing Council with information regarding a workshop on January 21, 1995. (File No. CK. 247-1)

RECOMMENDATION: that the information be received and referred to the Personnel and Organization Committee.

Moved by Councillor Waygood, Seconded by Councillor Langford,

THAT the information be received and referred to the Personnel and Organization Committee.

CARRIED.

15) Lorraine Stewart, Administrator

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Saskatoon Food Bank, dated December 28

Expressing appreciation for recent donation to the Saskatoon Food Bank. (File No. CK. 1871-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Chuck King, Member
Bicycles Work, undated**

Requesting information regarding a bike plan. **Referred to the Works and Utilities Committee.**
(File No. CK. 5300-5)

**2) Cliff Andrews, President
Lakeview Community Association, dated November 9**

Requesting that the pedestrian corridor at the intersection of Whiteshore Crescent, Kingsmere Boulevard, and Wakaw Crescent be replaced with a pedestrian activated crosswalk. **Referred to the Works and Utilities Committee for a report.** (File No. CK. 6150-3)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT the information be received.

CARRIED.

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REPORTS

Mr. R. Tennent, Chair, submitted Report No. 1-1995 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 1-1995 of the City Commissioner;

Councillor McCann, Chair, presented Report No. 1-1995 of the Land Bank Committee; and

Councillor Langlois, Chair, presented Report No. 1-1995 of the Budget Policy and Planning Committee.

Moved by Councillor Postlethwaite, Seconded by Councillor Birkmaier,

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

- a) Report No. 1-1995 of the Municipal Planning Commission;*
- b) Report No. 1-1995 of the City Commissioner;*
- c) Report No. 1-1995 of the Land Bank Committee; and*
- d) Report No. 1-1995 of the Budget Policy and Planning Committee.*

CARRIED.

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

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

Committee arose.

Councillor Birkmaier, 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. 1-1995 OF THE MUNICIPAL PLANNING COMMISSION"

Composition of Committee

Mr. R. Tennent, Chair
Mr. Jim Kozmyk
Councillor D.L. Birkmaier
Ms. Ann March
Mr. Glen Grismer
Mr. Bill Delaine
Ms. Fran Alexson
Mr. Victor Pizzey
Dr. Brian Noonan
Ms. Lina Eidem
Mr. Al Ledingham
Mr. Paul Kawcuniak

**1. ACT Project - Phase III
Accessory Apartments
(File No. CK. 4110-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated November 17, 1994, regarding a proposal to develop City-wide standards for accessory apartments (legal suites).

Your Commission has reviewed this proposal and has also forwarded a copy of the report to the Planning and Development Committee for its information.

RECOMMENDATION: that the information be received.

ADOPTED.

REPORT NO. 1-1995 OF THE CITY COMMISSIONER

Section A - Works and Utilities

**A1) Transit Fares Bylaw
(File Nos. CC 7312-1 and 1905-4)**

Report of the City Solicitor, December 21, 1994:

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"At its meeting of December 5, 1994, Council changed senior citizen pass rates for The City of Saskatoon Transit System. Council resolved that senior citizen pass rates be \$54.00 from January 1 to June 30, 1995, and \$108.00 from January 1 to December 31, 1995.

We have prepared for Council's consideration a comprehensive bylaw which sets out all of the current transit fare rates, as well as the changes to the senior citizen pass rates. The new Bylaw would come into force on the day of its passage and would be retroactive to January 1, 1995."

RECOMMENDATION: that City Council consider Bylaw No. 7449.

ADOPTED.

**A2) School Signing Revisions - St. Mary School
(File No. CC 6280-1)**

Report of the City Engineer, November 21, 1994:

"The Engineering Department has received a request from the Transit Department to review the signing at St. Mary School to accommodate a school bus loading zone. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- site meetings between representatives of the Engineering Department, the Traffic Section of the Saskatoon Police Service, the Transit Department, the Catholic School Board and the Principal of St. Mary School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. E8-12K and is described briefly below.

The recommended signing changes on the south side of the school property are as follows:

- Installation of a 'SCHOOL BUS LOADING ZONE, 0800-1700, Monday-Friday' of approximately 30 metres near the school's south entrance.

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- Installation of a 'NO PARKING' zone east of the proposed school bus loading zone to the north-west corner of 19th Street and Avenue O South.

The recommended signing changes on the east side of the school property are as follows:

- Replacing the existing 'LOADING ZONE' at the school's main entrance with a 'NO STOPPING' zone.
- Installation of a 'PARKING, 5 MINUTES, 0800-1700, MONDAY-FRIDAY' zone from the proposed 'NO STOPPING' zone to approximately 10 metres north of 19th Street.
- Installation of a 'NO PARKING' zone for a distance of 10 metres north of 19th Street.
- Installation of a 'PARKING, 5 MINUTES, 0800-1700, MONDAY-FRIDAY' zone from the proposed 'NO STOPPING' zone to the north property line of the school.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, the Transit Department, the Catholic School Board and the School's Principal, and conform to present City policy on school signing."

RECOMMENDATION:

that the signing changes at St. Mary School, as shown on the attached Plan No. E8-12K, be approved.

ADOPTED.

**A3) School Signing Revisions - Brevoort Park School
(File No. CC 6280-1)**

Report of the City Engineer, December 15, 1994:

"The Engineering Department has received a request from the Saskatoon Board of Education to review the signing at Brevoort Park School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school and is consistent with present standards.

The investigation procedure for this school included:

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- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, the Education Detail of the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. L10-1A and is described briefly below.

The recommended signing change along the east side of the north-south leg of Webb Crescent, from Early Drive north to the east-west leg of Webb Crescent, is as follows:

- Installation of a 'NO PARKING, 0800-1700, MONDAY-FRIDAY' zone.

The above change has been reviewed and approved by the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal, and conforms to present City policy on school signing."

RECOMMENDATION:

that the signing changes at Brevoort Park School, as shown on the attached Plan No. L10-1A, be approved.

ADOPTED.

**A4) School Signing Revisions - Wildwood School
(File No. CC 6280-1)**

Report of the City Engineer, November 28, 1994:

"The Engineering Department has received a request from the Saskatoon Board of Education to review the signing at Wildwood School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school and is consistent with present standards.

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The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, the Education Detail of the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve pedestrian and traffic safety at this school is indicated on the attached Plan No. N10-5F and is described briefly below.

The recommended signing changes along the west side of Rosedale Road are as follows:

- Installation of a 'DISABLED PERSONS LOADING ZONE' adjacent to the north end of the existing 'NO STOPPING' zone at the school's main entrance.
- Relocation of the southern limit of the existing 'PARKING, 5 MINUTE, 0800-1700, MONDAY-FRIDAY' zone north of Tennent Crescent to accommodate the proposed 'DISABLED PERSONS LOADING ZONE'.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, the Transit Department, the Saskatoon Board of Education and the School's Principal, and conform to present City policy on school signing."

RECOMMENDATION:

that the signing changes at Wildwood School, as shown on the attached Plan No. N10-5F, be approved.

ADOPTED.

Section B - Planning and Development

- B1) Subdivision Application #35/94
2000 Coy Avenue
(File No. CC 4300-2)**

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The following subdivision application has been submitted for approval:

Subdivision Application: #35/94
Applicant: Tim Ryan
Legal Description: Lots 40, 41, & 42, Block 20, Plan GV
Location: 2000 Coy Avenue

The December 19, 1994, report of the City Planner concerning this application is attached.

RECOMMENDATION:

that Subdivision Application #35/94 be approved, subject to:

- a) the payment of \$50.00 which is the required approval fee;
- b) the payment of \$1,389.05 for the required area-development charges;
- c) the payment of \$48.60 as money-in-lieu of the municipal-reserve requirements;
- d) the consolidation of the most southerly 3.048 metres in perpendicular width throughout of Lot 41, Block 20, Plan GV, with Lot 40 in said Block and Plan; and,
- e) the consolidation of Lot 41, except the most southerly 3.048 metres in perpendicular width throughout, Block 20, Plan GV, with Lot 42 in said Block and Plan.

IT WAS RESOLVED:

that the matter be referred back to the Administration for a review and report.

Section C - Finance

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

Report of the City Treasurer, December 16, 1994:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for

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the City's various funds."

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

ADOPTED.

**C2) 1993 Local Improvements
Debenture Bylaw
(File Nos. CC 4140-1 and 1750-2)**

Report of the City Treasurer, December 19, 1994:

"During 1993, the following local improvement works were constructed:

Bylaw #	Term	Work	Total Cost	City Share	Property Share	Prepaid Property
7314 \$74,582.86	10	Sidewalks, Curbs & Gutters		\$480,000.00	\$262,629.00	\$217,371.00
7363 2,199.78	10	Sidewalks, Curbs & Gutters		<u>50,000.00</u>	<u>43,327.40</u>	<u>6,672.60</u>
				<u>\$530,000.00</u>	<u>\$305,956.40</u>	<u>\$224,043.60</u>
<u>\$76,782.64</u>						

The City's share of \$305,956.50, will be financed through the Infrastructure Reserve.

A bylaw is now required in order to proceed with the borrowing to cover the cost of the unpaid property share. The amount required through borrowing is \$147,260.96. The Investment Committee at its meeting of December 13, 1994, decided to recommend a serial type debenture dated December 01, 1994, with an interest rate of 9.25%.

The Investment Committee has also reviewed the manner in which the debentures should be sold and recommends that they be purchased by the General Account."

RECOMMENDATION:

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- 1) that the City Solicitor be instructed to prepare a debenture bylaw to provide for the issuance of debentures totalling \$147,260.96, in the terms and type described herein; make application to the Saskatchewan Municipal Board for authorization to proceed with the long-term borrowing described herein; obtain all further approvals as may be required in connection with the proposed debenture issue; and,
- 2) that the debentures totalling \$147,260.96, be purchased by the General Account.

ADOPTED.

C3) Communications to Council

From: John Mathison, Controller

Frontier Peterbilt Sales Ltd.

Date: December 8, 1994

**Subject: Requesting Council to consider applying the revised 1993
assessment to the 1994 assessment for property at
303 - 50th Street East**

(File No. CC 1920-1)

City Council, at its meeting of December 19, 1994, requested a report on the above communication.

Frontier Peterbilt Sales Ltd. appealed its 1993 supplementary assessment. The Saskatoon Board of Revision heard the Appeal on November 30, 1993, and sustained the assessment. The 1994 Assessment Return was mailed on January 4, 1994, but no appeal was filed for the 1994 taxation year.

Frontier Peterbilt Sales Ltd. appealed this Decision to the Assessment Appeals Committee on December 16, 1993, and the case was heard on June 6, 1994, and a Decision issued on October 24, 1994. The decision reduced the 1993 assessment by \$7,770 for a tax reduction of \$1,012.51.

This decision is applied to 1993 taxes and for 1995 onwards, but as no appeal was filed for 1994, the decision does not apply to the 1994 taxation year. The Assessment Appeals Committee ruled only on the 1993 Appeal, and so there was no write-off of taxes for 1994.

Although the decision may appear unfair, there is specific legislation governing appeals and their timing. An assessment appeal must be filed for each specific year until a decision on the appeal is properly rendered. Recently in the City of Regina, a large number of property assessment appeals were filed for 1993, however, the appeals for 1994 were filed beyond the required deadline and therefore all the late 1994 Appeals were considered null and void.

RECOMMENDATION: that the information be received.

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ADOPTED.

- C4) Communications to Council**
From: Arthur and Pauline Stern
3953 Centennial Drive
Date: December 1, 1994
Subject: Requesting a property tax rebate
(File No: CC 1965-1)

City Council, at its meeting of December 19, 1994, requested a report on the above communication.

The City Assessor discovered an error in calculating the square footage of 3953 Centennial Drive and recalculated the assessment for 1994, although the error existed for approximately 10 years. However, in rechecking the area, the assessor discovered that the owner had installed an air conditioner four years prior, which increases the value of the building in question. The net result of these two corrections is that the assessment on this house is reduced from \$7,220 to \$7,200, for a net tax decrease of \$2.61/annum.

The legislation affecting assessment changes is clear; there is no retroactivity for a change in assessment whether it be either a benefit or a cost to the homeowner. Therefore, the homeowner does not get a retroactivity for the error in calculating the square footage of the house, and the City cannot collect retroactively for the increase in assessment due to the prior installation of the air conditioner.

RECOMMENDATION: that the information be received.

ADOPTED.

- C5) Golden Mile Shopping Centre - Decision**
(File No. CC 1615-2)

As City Council was informed at its December 19, 1994 meeting, the Administration is implementing the SAMA Board's Order with respect to a new depreciation schedule and a revised

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percentage of value. The exact administrative costs of implementing the decision are in the process of being determined, however, this could exceed \$150,000. Your staff requires formal approval of the expenditures which will include the cost of printing the assessment forms, mailing the forms, advertising, and the cost of the Board of Revision.

As these are one-time expenditures, we believe that they do not appropriately belong in the Operating Budget. We will set up an "account" to charge the expenditures to, and report on a source of funding.

RECOMMENDATION:

- 1) that City Council authorize the Administration to incur the necessary expenditures to implement the revised SAMA Board's Order; and,
- 2) that the Administration be instructed to report on a source of financing, at a future date.

IT WAS RESOLVED:

- 1) *that City Council authorize the Administration to incur the necessary expenditures to prepare for the possible implementation of the SAMA Board's revised Order; and,*
- 2) *that the Administration be instructed to report on a source of financing, at a future date.*

**C6) Interac Payment - Utility bills,
Parking Tickets and Taxes
(File No. CC 1500-1)**

At its meeting held on November 21, 1994, City Council dealt with the above-noted subject and resolved that:

- "1) that the information be received; and**
- 2) that the Administration report further with respect to the frequency of billing under the Equalized Payment Plan."**

Report of the City Treasurer, December 21, 1994:

"We are aware that SaskPower offers customers enrolled in equalized Direct Debit plans, the option of receiving one (1) bill at settle-up instead of twelve (12) monthly bills. The settle-up bill itemizes the customer's actual usage and the equalized amount billed, on a month-by-month basis.

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SaskPower has advised us that it is experiencing less than 1/2 of one percent of its customer base requesting this option. Applying this same percentage to the City of Saskatoon's utility customer base would translate into approximately three hundred (300) customers who might have an interest in this same type of service.

The current utility billing system does not have the capability of being able to suppress monthly bills and print one comprehensive bill at settle-up. Programming costs to include this feature are estimated to be \$38,000. The savings that would be realized from implementation of this type of program are the annual postage savings associated with not sending these customers monthly bills. These savings are approximately \$1,200.

Given the programming costs versus the potential savings, it is recommended that the City not offer this service to its customers at this time. We will however, identify this as a feature we would like to have when we begin investigating the purchase of a new utility billing system."

RECOMMENDATION: that the information be received.

IT WAS RESOLVED:

that the Administration provide a report as to the savings that would be incurred through implementing a universal equalized payment plan.

**C7) Tax Exemptions for 1995
(File No. CC 1965-1)**

Report of the City Solicitor, December 21, 1994:

"City Council at its meeting on December 19, 1994, instructed our office to prepare a bylaw to exempt certain properties from taxation for 1995. This bylaw is authorized under Section 275(2) of *The Urban Municipality Act, 1984*. We have enclosed Bylaw No. 7453 for Council's consideration."

RECOMMENDATION: that City Council consider Bylaw No. 7453.

ADOPTED.

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ADDENDUM TO REPORT NO. 1-1995 OF THE CITY COMMISSIONER

**C8) Duplication - Direct Debit Payments
(File No. CC 1550-1) _____**

Report of the City Treasurer, January 3, 1995:

"On December 4, 1994, the billing for a cycle had to be rerun because of an error in the billing run instructions. The cycle contains a total of 4,641 accounts, 98 of which are on Direct Debit. When the rerun procedures were applied, all files were backed out except for the file that initiates the Direct Debit payments from the customer accounts 21 days after the billing date. Consequently, on December 22 and again on December 25, a payment was taken out of the bank account of the 98 customers on Direct Debit. To make matters worse, the payment was an unusually large one because of the five months' consumption reflected on the December bill.

The problem came to light on Thursday, December 29, 1994, and those customers of the 98 with a large payment were contacted by telephone the next day. Customers not contacted on Friday were contacted today. For the most part, customers contacted were understanding and appreciated our initiative in calling them. Our bank proceeded to credit all accounts affected as of today's date.

Our Accounting Control Section has met with representatives from the Corporate Information Services Department to review control procedures in an attempt to avoid a repeat of this situation.

The past few months have been a time of very heavy stress upon the Treasurer's Department. First, there was a very large backlog of data which had to be input to bring our records up to date after the strike. Then we conducted a meter reading blitz in an effort to get utility billing back on stream. Review of control reports is complicated in that it has been difficult to establish a relevancy to billing history when accounts are being billed for four and five months of consumption.

Every effort is being made by the staff of the Treasurer's Department to provide the best service that we can while coming through this very challenging time period."

RECOMMENDATION: that the information be received.

ADOPTED.

Section D - Services

D1) Routine Reports Submitted to City Council

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<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$659,501.23 (File No. CC 1530-2)	December 16, 1994	December 20, 1994
Schedule of Accounts Paid \$1,289,006.67 (File No. CC 1530-2)	December 21, 1994	January 4, 1995

RECOMMENDATION: that the information be received.

ADOPTED.

REPORT NO. 1-1995 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor P. McCann, Chair
Councillor D.L. Birkmaier
Councillor K. Waygood
His Worship the Mayor
City Commissioner
Director of Finance
Director of Works and Utilities
Director of Planning and Development

- 1. Lease of City-Owned Property
Lots 45 & 46, Block A, Plan Q6
379 - 1st Avenue North
Central Business Equipment Ltd.
(File No. CK. 4225-1)**

Your Committee has considered the following report of the Land Manager dated December 6, 1994:

"Since 1983, the City has been leasing, as a parking lot, the above-noted property (which is located to the south of Uncle Ed's Furniture Centre) to Central Business Equipment Ltd. for \$300.00 per month. The City recently purchased an additional 10 feet of property-frontage at this location in order to secure all of the land that will be required as a right-of-way to accommodate a possible extension of 25th Street into the City Yards. Because it is being held by the City for this reason, this property is not for sale.

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The additional land creates the following property which is available for lease:

Legal Description: Lots 45 & 46, Block A, Plan Q6
Location: 379 - 1st Avenue North
Size: 735.7 m² (0.18 acres)
Zoning: B.6 District

The property will allow for approximately 20 parking-stalls, double-loaded off a central aisle.

We are leasing similar City-owned lots in the City's South Downtown Block (i.e. the block which is between 19th and 20th Streets and between First and Second Avenues) on the basis of \$20.00 per stall per month. At twenty stalls, we recommend that the above-noted property can be leased at \$400.00 per month.

Representatives of Central Business Equipment Ltd. have agreed to the following lease-terms, subject to City Council's approval:

Lease Amount: \$400.00 per month plus G.S.T., paid monthly and in advance

Lease Term: 5 years

Conditions:

- The lease may be cancelled by either party with 60-days' notice.
- The lessee must provide proof of a minimum of \$2,000,000.00 of liability insurance.
- Any other operational or administrative conditions which are required by civic departments will apply."

RECOMMENDATION:

- 1) that Lots 45 and 46, Block A, Plan Q6 be leased to Central Business Equipment Ltd. for a parking lot, in accordance with the terms which are outlined in this report and at a lease-rate of \$400.00 per month plus G.S.T.;
- 2) that the term of the lease be 5 years;
- 3) that the lessee not be responsible for the payment of the property taxes on these lots;
- 4) that all necessary administrative and operational conditions which are required by civic departments be applicable; and,
- 5) that the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

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ADOPTED.

**2. Request to Option City-Owned Property
Lot L, Registered Plan 88-S-14504
Pinehouse Drive, Lawson Heights Neighbourhood
Saskatoon Mennonite Care Services Inc.
(File No. CK. 4215-1)**

The following is a report of the Land Manager dated December 6, 1994:

"In the past, City Council has allowed non-profit organizations to option City-owned land for social-housing purposes. Through these options, the land is held for these groups while they carry out their needs-assessment and demand surveys and the required fund-raising efforts.

During its December 16, 1991, meeting, City Council granted a three-year option to the Saskatoon Mennonite Care Services Inc. to purchase the above-noted property. The option expires on December 15, 1994.

The Saskatoon Mennonite Care Services Inc. has requested to option this property for a further three-year period. Your staff supports this request because this land is located adjacent to the applicant's property which is now the site of Bethany Manor (a housing project for the elderly). Also, the land is zoned M.3A which allows seniors' housing as a discretionary use. At this time, there are no other requests for this property.

The proposed option fee is 2% of the Council-approved selling price for the property. During the term of the option, the land component of the selling price will remain fixed; however, the selling price will be adjusted by an amount equal to any changes to the prepaid-services levies and the land-administration fee which are in effect when the option is exercised. Using the current Council-approved pricing, the following property-value exists:

Land (0.7869 hectares @ \$110,000.00/ha.)	\$ 86,559.00
Prepaid-services levies (August 29, 1994 rates)	179,252.81
Land-administration fee (5%)	<u>13,290.59</u>
Total	\$279,102.40

The annual option fee, at 2% of \$279,102.40, is \$5,582.05. If the option is exercised within the year, one-half of the option fee is credited toward the property's purchase price. If the option is not exercised during the one-year period, the option fee is forfeited."

Your Committee has considered the matter and submits the following

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RECOMMENDATION:

- 1) that an option to purchase Lot L, Plan 88-S-14504 be granted to the Saskatoon Mennonite Care Services Inc.;
- 2) that the selling price be \$279,102.40, with the price being adjusted to reflect the amount by which the prepaid-services charges and the land-administration fee, when the option is exercised, may differ from the current amount of \$192,543.40;
- 3) that the option be for one year, with the right to extend the option for a further two one-year periods upon payment of the annual option fee;
- 4) that the annual option fee be \$5,582.05 and:
 - a) if the option is exercised, one-half of the annual fee be credited to the purchase price; or
 - b) if the option is not exercised, the annual fee be forfeited; and,
- 5) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate documents as prepared by the City Solicitor.

ADOPTED.

**3. Request to Tender City-Owned Property
Lot Z, Block 303, Plan 94-S-22021
Perehudoff Crescent, Erindale Neighbourhood
(File No. CK. 4215-1)**

Your Committee has reviewed the following report of the Land Manager dated December 9, 1994:

"The area around Perehudoff Crescent was first subdivided in 1986. There has been a series of changes to the plan since that date; however, the size and shape of Lot Z, Block 303 has remained unchanged.

In 1986, this parcel was designed and zoned RM.4 to accommodate high-density (20 to 30 units per acre) apartments. Since that time, the rental market for apartments in new urban neighbourhoods has been virtually non-existent. On the other hand, the market for townhouse-condominiums is currently very strong.

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From a marketing perspective, ground-oriented townhouses fit in well with single-family houses because they both are the same height and involve ownership by the occupant. The densities for townhouses are usually 6 to 10 units per acre. As multi-family projects, the lower densities and heights make it easier to sell the adjacent single-family houses or lots (in the case of a developer).

We now wish to convert Lot Z, Block 303 from a high-density parcel to one which can be sold for a lower-density townhouse-development. The specific details of this parcel are as follows:

Legal Description:	Lot Z, Block 303, Plan 94-S-22021
Frontage:	177 metres (580 feet)
Depth:	61.089 metres (200 feet)
Area:	1.0813 hectares (2.67 acres)
Zoning:	RM.4 District

The selling price of \$320,000.00 (\$120,000.00 per acre) is developed as follows:

Land (1.0813 ha. @ \$15,014.77/ha.)	\$ 16,235.47
Prepaid-services levies (using the August 1994 rates)	288,526.43
Land-administration fee (5%)	<u>15,238.10</u>
Total	\$ 320,000.00

In 1994, the City brought 63 single-family lots onto the market in this area. To date, we have sold 46 of these lots.

We have not been able to sell those lots which are directly across the street from Lot Z because of the uncertainty of what will be built on this parcel. By defining the future use of Lot Z, the uncertainty will be addressed for potential buyers of these single-family lots.

On February 8, 1993. City Council agreed to hold Lot Z until December 31, 1994, for the Erindale Alliance Church. If the church does not exercise its option by that time, your staff recommends that Lot Z should be offered for sale by public tender, with a reserve bid of \$320,000.00. We further recommend that design-restrictions should be placed on the property to ensure that the housing-units are ground-oriented. If the parcel does not sell by public tender, we will place it on our price-list for sale over the counter and the same design-restrictions will apply."

RECOMMENDATION:

that if the option held by the Erindale Alliance Church is not exercised by December 31, 1994:

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- 1) that Lot Z, Block 303, Plan 94-S-22021, be offered for sale by public tender, with a reserve bid of \$320,000.00;
- 2) that the property be sold only for the construction of ground-oriented housing-units; and
- 3) that, in the event there are no bids on the property, the property be placed on the Land Department's miscellaneous-properties list for sale over the counter at the reserve-bid price and with the above-noted design-restrictions.

ADOPTED.

REPORT NO. 1-1995 OF THE BUDGET POLICY AND PLANNING COMMITTEE

Composition of Committee

Councillor H. Langlois, Chair
Councillor P. McCann
Councillor M. Heidt
Councillor J. Postlethwaite
Councillor K. Waygood

**1. Terms of Reference -
Budget Policy and Planning Committee
(File No. CK. 225-46)**

The attached terms of reference dated December 20, 1994 of the Budget Policy and Planning Committee are submitted for Council's review and approval.

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RECOMMENDATION:

that the terms of reference of the Budget Policy and Planning Committee dated December 20, 1994 be approved.

ADOPTED."

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

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

CARRIED.

ENQUIRIES

Councillor Heidt:

Regarding traffic on Howell Avenue:

Traffic used to be fairly normal on this street, or at least didn't interfere with the quality of life in this community. However, since 36th and 38th Streets were made through streets with no stops, the traffic has increased to as high as 4800 vehicles per day, I am told.

Would the Administration please provide options on how this traffic concern for the taxpayers in Hudson Bay Park, once a quiet neighbourhood, can be reduced or restricted.
(File No. CK. 6320-1)

Councillor Heidt:

Traffic Noise from Circle Drive in Hudson Bay Park Community:

Would the Administration provide the feasibility of putting in an earth berm on the east side of Circle Drive between 33rd Street West and Airport Drive? Distance is approximately 3/4 of a mile. Also, is it possible to do over a period of time? Why wasn't this done when the expansion to Circle Drive was completed?
(File No. CK. 6320-1)

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Councillor Heidt: Controlled Pedestrian light at Avenue P and 31st Street West:

This intersection is very dangerous for children crossing Avenue P to attend St. Edward School, or any other reason. In fact, some parents don't send their children because they have to cross Avenue P.

Also, there are approximately 400 seniors living in Mount Royal, Mount Pleasant and Fairview Courts near this intersection. Many of the seniors have to cross Avenue P to go to the shopping mall at Avenue P and 33rd Street. The reason for this is that there is no sidewalk on the west side of Avenue P between 31st Street and 33rd Street.

Would the Administration report back to Council with costs and recommendations to make this intersection safe for the public.

Note: There was a very serious accident in the early part of December. I understand the boy who was hit is still in critical condition.

(File No. CK. 6150-3)

Councillor Birkmaier: Would the Board of Police Commissioners please review the bylaw with respect to vehicles on roads longer than 48 hours with a view to stricter enforcement.

(File No. CK. 6120-1)

Councillor Birkmaier: Would the Works and Utilities Committee review the feasibility of licensing and placement of reflectors on refuse receptacles left on streets.

(File No. CK. 7830-1)

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7449

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Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7449, being "*A Bylaw of The City of Saskatoon to establish transit fares for the City of Saskatoon Transit System*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT Bylaw No. 7449 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 7449.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7449 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

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

CARRIED.

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Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7449 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Bylaw No. 7449 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. 7453

Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7453, being "*The Tax Exemption Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT Bylaw No. 7453 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 7453.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7453 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7453 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Bylaw No. 7453 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.

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Moved by Councillor Birkmaier,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:25 p.m.

Mayor

City Clerk