

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, May 21, 1996,  
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;  
City Solicitor Dust;  
A/General Manager, Planning and Building Department Howse;  
A/City Clerk Hall;  
City Councillors' Assistant Kanak

*Moved by Councillor Heidt, Seconded by Councillor Roe,*

*THAT the minutes of the regular meeting of City Council held on May 6, 1996, be approved.*

*CARRIED.*

### **COMMUNICATIONS TO COUNCIL**

#### **A. REQUESTS TO SPEAK TO COUNCIL**

##### **1) Sheila Whelan, President Tourism Saskatoon, dated April 29**

Requesting permission for a representative of Tourism Saskatoon to present a preview of a new six-minute video production about Saskatoon. (File No. CK. 175-30)

**RECOMMENDATION:** that a representative of Tourism Saskatoon be heard.

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

*THAT a representative of Tourism Saskatoon be heard.*

*CARRIED.*

*Ms. Shelley Brown, Vice President, Tourism Saskatoon, presented a new video production on the sites, attractions and the seasons in Saskatoon, which will be available for use or purchase through*

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*Tourism Saskatoon. Ms. Brown indicated that Tourism Saskatoon will be using the video in promoting Saskatoon.*

*Councillor Birkmaier asked the Executive Director, Tourism Saskatoon, Ms. Susan Lamb, to provide Council with information with respect to the funding that comes from the Tourism Alliance for Western and Northern Canada.*

*Ms. Susan Lamb, Executive Director, Tourism Saskatoon, provided Council with information regarding a successful marketing consortium, in which Saskatoon, and most communities, have participated. She noted that word has been received that the group who would ordinarily be funding the project for the next three to five years, the Tourism Alliance for Western and Northern Canada, has just been advised that its funding has been substantially reduced and they will not be able to fund the Team Yellowhead marketing project or the project to market the Saskatchewan River basin as a destination for heritage and aboriginal tourism. She expressed concern regarding the matter, and suggested that there may be the ability to lobby for some change.*

*Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,*

*THAT the information be received and that Council ask the Mayor to direct a letter to Mr. John Manley, the Minister Responsible for Tourism Funding, to reconsider funding the Tourism Alliance for Western and Northern Canada in order to allow the Team Yellowhead marketing project and the project to market the Saskatchewan River basin as a destination for heritage and aboriginal tourism to continue.*

*CARRIED.*

**2) L. Monseler  
23 Bell Crescent, dated May 1**

Requesting permission to address Council regarding the need for clearly visible numbering on all buildings in the City. (File No. CK. 500-1)

**RECOMMENDATION:** that Mr. Monseler be heard.

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

*THAT Mr. Monseler be heard.*

*CARRIED.*

*Mr. Leo Monseler addressed Council regarding the importance of having easily identifiable*

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*numbers on the front and back of residences, businesses and apartments to provide emergency vehicles quick accessibility in response to 9-1-1 calls.*

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

*THAT the matter be referred to the Planning and Operations Committee for further consideration.*

*CARRIED.*

**3) J.M. (Joan) Steckhan, Director, Finance and Administration  
Saskatoon Regional Economic Development Authority, dated May 13**

Requesting permission for a representative of the Saskatoon Regional Economic Development Authority to address Council to present the 1995 Saskatoon Tapping Industrial Potential Assessment Report. (File No. CK. 3500-1)

**RECOMMENDATION:** that a representative of the Saskatoon Regional Economic Development Authority be heard.

*Moved by Councillor Roe, Seconded by Councillor Heidt,*

*THAT a representative of the Saskatoon Regional Economic Development Authority be heard.*

*CARRIED.*

*Mr. John Hyshka, Director of Economic Development, Saskatoon Regional Economic Development Authority, presented the 1995 Saskatoon Tapping Industrial Potential Assessment Report. He highlighted the problems that companies encounter when wishing to expand, and reviewed the positive elements as well. Mr. Hyshka indicated that there is a lot of optimism for future expansion of businesses and the Saskatoon Regional Economic Development Authority will be working hard to help that happen.*

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*Moved by Councillor Roe. Seconded by Councillor Atchison.*

*THAT the information be received.*

*CARRIED.*

**4) Cathy Tod, Advocate  
Equal Justice for All, undated**

Requesting permission for a representative of Equal Justice for All to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Item 6a) of "Unfinished Business" be brought forward for consideration and that a representative of Equal Justice for All be heard.

**5) Natasha Stinka, Vice President (External)  
University of Saskatchewan Students' Union, dated May 15**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Ms. Stinka be heard.

**6) Mark R. Kalanack, Executive Member  
Kelsey Students' Association Inc., dated May 14**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Mr. Kalanack be heard.

**7) Grant Bryden  
Kraus McKay Pederson, dated May 15**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

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**RECOMMENDATION:** that Mr. Bryden be heard.

**8) Elizabeth Cooney, Co-Chair  
Gladmer Park, dated May 15**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Ms. Cooney be heard.

**9) Nadine Evans, dated May 15**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Ms. Evans be heard.

**10) Karen Pugh  
164 Gladmer Park, dated May 14**

Requesting permission to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that Ms. Pugh be heard.

**11) K.A. McKinlay, Executive Director  
Saskatoon Home Builders Association, Inc., dated May 15**

Requesting permission for a representative of the Saskatoon Home Builders Association, Inc. to address Council regarding condominium conversions. (File No. CK. 4132-1)

**RECOMMENDATION:** that a representative of the Saskatoon Home Builders Association, Inc. be heard.

*Moved by Councillor Roe, Seconded by Councillor Heidt,*

*THAT Item 6a) of "Unfinished Business" be brought forward for consideration.*

*CARRIED.*

**"UNFINISHED BUSINESS"**

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**6a) Review of Policy C09-004  
Condominium Conversions  
(File No. CK. 4132-1)**

**REPORT OF THE CITY CLERK:**

City Council, at its meeting held on May 6, 1996, considered Clause 1, Report No. 8-1996 of the Planning and Operations Committee, copy attached, and resolved that the following recommendation be tabled and considered by City Council at its meeting to be held on Tuesday, May 21, 1996:

"that City Council establish a policy which regulates condominium conversions on the basis of compliance with appropriate building code requirements (as described under Option 4, Clause B6, Report No. 9-1996 of the City Commissioner) and which also includes the following:

- (a) a tenant may continue to occupy the premises for a period of two years after the date of application for condominium conversion;
- (b) retaining a minimum 3% vacancy rate before any conversion is approved in the core neighbourhoods, which include Caswell Hill, Westmount, Pleasant Hill, Riversdale, City Park, Nutana, Brunskill, Albert and the Central Business District;
- (c) when vacancy rates are below 3% and the site to be converted contains more than 100 household units, Council will, in addition to the other criteria set out in the policy, review the application to determine whether the conversion would significantly reduce the availability of rental accommodation in the city;
- (d) when vacancy rates are below 3%, conversions may be permitted when 75% of the household units within the building do not object to the conversion."

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

*THAT a representative of Equal Justice for All be heard.*

*CARRIED.*

*Ms. Cathy Tod and Mr. Earle Mireau, Equal Justice for All, reviewed their submitted presentation and circulated further information. Mr. Mireau expressed concern regarding the conversion of apartment buildings to condominiums, and indicated that the primary concern is the availability of adequate, safe, low-cost housing in the City. Mr. Mireau expressed the view that the present policy*

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*should remain in place, and if people want condominiums, they should build them.*

*Moved by Councillor Heidt, Seconded by Councillor Waygood,*

*THAT Ms. Stinka be heard.*

*CARRIED.*

*Ms. Natasha Stinka, Vice President (External), University of Saskatchewan Students' Union, addressed Council on behalf of the undergraduate students at the University of Saskatchewan. She expressed the opinion that the proposed changes to the Condominium Conversion Policy would have a negative impact on the availability of affordable housing for students. She noted that there are no safeguards to ensure that the concerns of students will be considered during a conversion, and that by allowing the 3% vacancy rate requirement to be waived if 75% of tenants agree to the conversion, students could quite likely not have a say if such a survey was conducted during the summer months. Ms. Stinka also indicated that students will not benefit by being given first opportunity to purchase a condominium, as most students simply could not afford to purchase one. She urged Council to consider what the effects this policy would have on the student renters in Saskatoon.*

*Moved by Councillor Birkmaier, Seconded by Councillor Waygood,*

*THAT Mr. Kalanack be heard.*

*CARRIED.*

*Mr. Mark R. Kalanack, Executive Member, Kelsey Students' Association Inc., expressed opposition to the proposed amendments to the Condominium Conversion Policy. He indicated that the changes will have a negative impact on the availability and affordability of rental accommodations. He urged Council to give careful consideration to the impact that these recommendations will have on students at Kelsey and the University.*

*Moved by Councillor Langford, Seconded by Councillor Langlois,*

*THAT Mr. Bryden be heard.*

*CARRIED.*

*Mr. Grant Bryden, Kraus McKay Pederson, indicated that when considering condominium applications, Council must be satisfied that the conversion would not unduly reduce the availability of rental accommodations. He expressed the view that Recommendation (c) addresses this issue. He noted that the second issue that should be considered is whether it would create a significant hardship for any or all of the existing tenants, and expressed the opinion that Recommendation (a) addresses this concern. Mr. Bryden indicated that his preference would be for no regulation at all.*

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*He advised Council regarding his concerns about Recommendations (b) and (d), and urged Council not to adopt these recommendations.*

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

*THAT Ms. Cooney be heard.*

**CARRIED.**

*Ms. Elizabeth Cooney addressed Council on behalf of low income tenants in Saskatoon and provided Council with information regarding a survey conducted of the residents of Gladmer and Edmund Park. She expressed the view that the Condominium Conversion Policy must be changed at a minimum to read that a tenant must be allowed to occupy the premises for two years after the date of application for condominium conversion; that a minimum 3% vacancy rate must be in place in core neighbourhoods before allowing condominium conversions; and complexes with more than 100 units must have City Council approval before being allowed to convert to condominiums. Ms. Cooney stated that Council should not, under any circumstances, allow conversions to take place based on 75% of the tenants approval. She indicated that it is the responsibility of Council to ensure that everyone in the City has access to decent, affordable, liveable housing.*

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

*THAT Ms. Evans be heard.*

**CARRIED.**

*Ms. Nadine Evans expressed opposition to the proposed changes to the Condominium Conversion Policy that would allow condominium conversions to take place when the vacancy rate is under 3%, and 75% of the rental occupants agree. She expressed concern regarding the impact this would have on the availability of affordable, liveable rental accommodations.*

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

*THAT Ms. Pugh be heard.*

**CARRIED.**

*Ms. Karen Pugh urged Council to reject any further condominium conversions as the vacancy rate in Saskatoon is extremely low. She expressed the opinion that, if the proposed policy is changed to read that, if the vacancy rate is under 3%, and 75% of the occupants agree, condominium conversions can take place, this will only lead to inflated rents, will take available rental accommodations off the market, and will make certain neighbourhoods inaccessible to those families desperately in need of good housing. She was of the view that until the vacancy rate in this City climbs, any changes to the policy are unjustifiable and unnecessary. Ms. Pugh stated that what is needed desperately at this time is accessible, safe, affordable rental accommodation. She*



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*requested that Council carefully consider the long-term impact that changes to this policy will have on the availability of affordable, accessible and safe rental accommodations in Saskatoon.*

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

*THAT Mr. McKinlay be heard.*

*CARRIED.*

*Mr. Ken McKinlay, Executive Director, Saskatoon Home Builders Association, Inc., indicated that the Association, which represents producers of units as well as property managers of units, has been calling on the Federal and Provincial Governments to begin discussions on a housing strategy for this country. He expressed the need to create a climate that will encourage builders to start new projects. Mr. McKinlay urged Council to carefully consider what policies are put in place to try and control the market, because unless there is balance, any restriction on a very tight market is going to hurt the same people that are trying to defend themselves tonight.*

*Moved by Councillor Heidt, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Langford,*

*THAT City Council establish a policy which regulates condominium conversions on the basis of compliance with appropriate building code requirements (as described under Option 4, Clause B6, Report No. 9-1996 of the City Commissioner);*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Langford,*

*THAT the above policy which regulates condominium conversions also include the following:*

- (a) a tenant may continue to occupy the premises for a period of two years after the date of application for condominium conversion;*

*CARRIED.*

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

*THAT the above policy which regulates condominium conversions also include the following:*

- (b) retaining a minimum 3% vacancy rate before any conversion is approved in the core neighbourhoods, which include Caswell Hill, Westmount, Pleasant Hill, Riversdale, City Park, Nutana, Brunskill, Albert and the Central Business District;*

*THE MOTION WAS PUT AND LOST.*

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

*THAT the above policy which regulates condominium conversions also include the following:*

- (c) when vacancy rates are below 3% and the site to be converted contains more than 100 household units, Council will, in addition to the other criteria set out in the policy, review the application to determine whether the conversion would significantly reduce the availability of rental accommodation in the City.*

*CARRIED.*

*Moved by Councillor Waygood, Seconded by Councillor Heidt,*

*THAT the above policy which regulates condominium conversions also include the following:*

- (d) when vacancy rates are below 3%, conversions may be permitted when 75% of the household units within the building do not object to the conversion."*

*THE MOTION WAS PUT AND LOST.*

**COMMUNICATIONS - CONTINUED**

- 12) Grant Bryden  
Kraus McKay Pederson, dated May 15**

Requesting permission to address Council regarding application for registration of a condominium plan for 833 and 855 Wollaston Crescent. (File No. CK. 4132-2)

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**RECOMMENDATION:** that Item 6b) of "Unfinished Business" be brought forward for consideration and that Mr. Bryden be heard.

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

*THAT Item 6b) of "Unfinished Business" be brought forward for consideration.*

*CARRIED.*

**"UNEFINISHED BUSINESS"**

**6b) Application for Registration of Condominium Plan  
833 and 855 Wollaston Crescent (R.4 Zoning District)  
Lots 2A and 2B, Block 116, Plan No. 81-S-39179  
(File No. CK. 4132-2)**

**REPORT OF THE CITY CLERK:**

Attached is an excerpt from the minutes of meeting of City Council held on March 25, 1996. As will be noted, Council resolved:

- "1) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located on Lot 2A, Block 116, Plan No. 81-S-39179 (855 Wollaston Crescent) pending completion of the review of City Council Policy C09-004 - Condominium Conversions; and,
- 2) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located on Lot 2B, Block 116, Plan No. 81-S-39179 (833 Wollaston Crescent) pending the completion of the review of City Council Policy C09-004 - Condominium Conversions.""

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

*THAT Mr. Bryden be heard.*

*CARRIED.*

*Mr. Grant Bryden, Kraus McKay and Pederson, asked Council to approve the application for registration of a condominium plan for 833 and 855 Wollaston Crescent.*

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

- 1) *that the conversion of the multiple-unit dwelling at 833 Wollaston Crescent to a condominium be approved, in principle;*
- 2) *that the conversion of the multiple-unit dwelling at 855 Wollaston Crescent to a condominium be approved in principle; and*
- 3) *that after the necessary building modifications have been made (to the satisfaction of the General Manager, Planning and Building Department) to bring the buildings to the standards of the 1995 National Building Code, the Administration provide a further report to City Council for final approval of these proposed condominium conversions.*

*CARRIED.*

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

*THAT the issue of the notification process for condominium conversions for tenants who move in after the application has been made but prior to conversion, be referred to the Planning and Operations Committee.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

- 13) **Karen Manyk**  
**31 Trident Crescent, dated May 15**

Requesting permission to address Council regarding Exhibition Week parking problems. (File No. CK. 6120-1)

**RECOMMENDATION:** that Clause 4, Report No. 10-1996 of the Planning and Operations Committee be brought forward for consideration and that Ms. Manyk be heard.

- 14) **John Pauli**  
**2211 St. Patrick Avenue, dated May 15**

Requesting permission to address Council regarding parking during Exhibition Week. (File No. CK. 6120-1)

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**RECOMMENDATION:** that Mr. Pauli be heard.

**AA16) Marv Henderson, President  
Saskatoon Prairieland Exhibition Corp., dated May 15**

Providing comments regarding report on parking concerns in the Exhibition area during Exhibition Week. (Files CK. 6330-1 and 205-9)

**RECOMMENDATION:** that the information be received and considered with Clause 4, Report No. 10-1996 of the Planning and Operations Committee.

**AA17) Nadine Schreiner, President  
Exhibition Community Association, dated May 21**

Providing comments regarding report on concerns in Exhibition area during Exhibition Week. (Files CK. 6330-1 and 205-9)

**RECOMMENDATION:** that the information be received and considered with Clause 4, Report No. 10-1996 of the Planning and Operations Committee.

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

*THAT Clause 4, Report No. 10-1996 of the Planning and Operations Committee be brought forward for consideration.*

*CARRIED.*

**"REPORT NO. 10-1996 OF THE PLANNING AND OPERATIONS COMMITTEE**

**4. Saskatoon Prairieland Exhibition -  
Problems in Adjacent Neighbourhood  
- and -**

**Communications to Council**

**From: Karen Manyk**

**31 Trident Crescent**

**Date: March 9, 1996**

**Subject: Submitting a petition with approximately 28 signatures requesting the temporary closure of Trident Crescent during Exhibition Week**

**(Files CK. 6330-1 and 205-9)**

**RECOMMENDATION:** that City Council endorse the concept of implementing Option 1, as described in the report of the General Manager, Transportation Department, dated May 8, 1996, with costs being shared between the residents of the Exhibition neighbourhood, the Saskatoon Prairieland Exhibition and the City of Saskatoon.

Your Committee, at its meeting held on February 6, 1996, considered the attached copy of report of the General Manager, Transportation Department, dated January 9, 1996, in response to the following enquiry made by Councillor Roe:

"I have received many calls from Exhibition residents in the last week with respect to the Saskatoon Prairieland Exhibition.

A number of problems have been identified by the community association and residents who live in close proximity to the exhibition grounds.

- 1) During the week of the exhibition parking for residents who live on the streets and crescents on both the East and West sides of Lorne Avenue and along Ruth Street is virtually impossible. Residents on other streets within about a 5-block radius are also affected.

Could the Administration bring forward a plan which would mitigate parking problems for residents who do not have driveways or garages and as a result are forced, in some cases, to park blocks from their homes.

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- 2) Could the Administration address the issue and present some solutions for resolving problems presented to me by residents such as increased accumulation of trash thrown on City Streets, back lanes and private property in the area, increased incidents of petty vandalism and an increased number of disturbances on the streets in the Exhibition neighbourhood during the week of the Exhibition.
- 3) Residents have also brought to my attention increased traffic problems and traffic noise.

While I and residents in the neighbourhood support the Exhibition they ask that the City get a plan in place which will help alleviate some of these problems prior to next year's Exhibition."

It was subsequently resolved:

- "1) that the Saskatoon Prairieland Exhibition Board, the President of the Exhibition Community Association, the Chief of Police and community residents who have previously expressed concerns, be provided with a copy of the above report of the General Manager, Transportation Department, and be invited to attend a meeting of the Planning and Operations Committee on March 5, 1996, to discuss the issue further;
- 2) that the matter of greater use of the transit system for special events such as Exhibition Week (i.e. transit pass for the week), be referred to the Transit Branch for a report; and
- 3) that the Exhibition Board be requested to also specifically address the following issues:
  - on-site parking
  - how many cars can be accommodated on-site
  - impact of not allowing parking on immediate site streets."

On April 30, 1996, your Committee was provided with a summary of the meeting referenced in Resolution 1) above. An excerpt from the minutes is attached. Your Committee subsequently resolved:

- "1) that the Administration look into the possibility of implementing restricted parking in the surrounding area of the Exhibition, including a report on the use of permits by residents and associated costs; and,
- 2) that the Planning and Operations Committee sponsor a meeting for all interested parties to review the above referenced Administrative report prior to the next regular Committee meeting."

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On May 8, 1996, a meeting was held between representatives of the Exhibition Community Association, members of the Planning and Operations Committee, and a representative of the Transportation Department. At that time, the Transportation Department discussed three options to implement a residential parking permit program in the Exhibition neighbourhood and the associated costs. The representatives of the community expressed interest in pursuing a minimum area option which would encompass a 23 square block area containing approximately 420 single-family residences.

The following report of the General Manager, Transportation Department, dated May 8, 1996, was subsequently considered by your Committee on May 14, 1996:

**"BACKGROUND**

The Planning and Operations Committee, at its meeting held on April 30, 1996, when considering the above-noted items resolved:

- “1) that the Administration look into the possibility of implementing restricted parking in the surrounding area of the Exhibition, including a report on the use of permits by residents and associated costs; and,
- 2) that the Planning and Operations Committee sponsor a meeting for all interested parties to review the above referenced Administrative report prior to the next regular Committee meeting.”

**DISCUSSION**

As a result of the direction given by the Committee and based on previous work already completed by the Transportation Department, the following report will briefly summarize the feasibility of implementing a residential parking permit program (RPP) in the Exhibition neighbourhood. It must be emphasized that without the Committee dealing with the policy implications of implementing such RPP's, particularly for short-term events, it is difficult for the administration to provide detailed information on costs and implementation strategies. A draft report has now been completed dealing with the issue of RPP's for the City of Saskatoon as a whole. The report should be available to go forward to the Committee within the next two to three weeks. It would be the Department's recommendation that the overall issue of RPP's be dealt with prior to attempting to implement such programs on an ad hoc or short duration basis.

That said, the Department has sufficient data and information available to compile a list of items which would need to be addressed prior to attempting to implement such a program and the estimated costs to do so.

**JUSTIFICATION**



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As the Department has reported on a previous occasion, the problem of on-street parking during Exhibition week has been long standing in the neighbourhood areas surrounding the grounds. Recent discussions have raised the question of 'why can't a parking permit program be implemented during Exhibition Week which would only allow residents to park in front of their homes?' The simple answer to the question is yes, such a restriction could be implemented. The more complete answer is that it cannot be implemented without substantial cost and administrative controls.

For the Committee's information, the following list highlights a number of the more critical items which would need to be addressed for such a program to be successful. The list is not exhaustive, but only serves to illustrate the basic requirements of such a program.

1. Community support - without community support for the program, there is little sense in implementing it. A minimum 70 percent support has proven to be a benchmark in other cities. At the present time, there is no indication of the support from the affected community as a whole.
2. Type of restriction - is a total ban of non-resident parking required, or simply a hourly restriction.
3. Administrative procedures - items such as proof of residency, vehicle ownership, type of permit, costs of producing permits, visitor permits, permit fee, database management and so on. Experience has shown that the administrative costs (aside from the actual cost of producing permits) typically requires 1 staff year per 20,000 permits issued.
4. Signage - must be fixed, highly visible, and easily understood. Typically, 4 signs would be required on a 150 metre block face and three on shorter ones. Zone entry signs would also be required to allow motorists to realize they are entering a restricted parking zone.
5. Relocation of the problem - if not implemented in a sufficient enough area, the parking problem will simply be relocated to more outlying areas. For events such as the Exhibition, it has been shown that people will walk between 400 to 500 metres from their vehicles to the event entrance.
6. Enforcement - unless enforcement is rigorous, the program will prove ineffective. Another issue is whether the restriction would be enforced on a patrol or complaint basis. Cost is an obvious factor in this decision.
7. Public information program - the general public, as well as the area residents, need to know details of the program. There is potential for significant public backlash from such a program as a result of poor implementation and notification. This could be particularly true in the case of the Exhibition, as a good percentage of its patrons are from out of the City, and would be unaware of such a program.

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For the particular program application being discussed for the Exhibition Week, several assumptions and simplifications were made in order to assess costs and more easily administer a program.

1. If a RPP were implemented in this area, it would only apply to the eight-day Exhibition event.
2. Standard signing and installation, at the rate of 4 signs per 150 metre block face. The signs would be removed after the completion of the Exhibition.
3. There would be no allowance made for visitor parking requirements during the event.
4. Enforcement would be on a patrol basis, during the hours of 1200 to 2400. Two commissioners would be required to patrol the area.
5. No permit fee would be collected from the residents. Each single-family residence would receive two permits from the City. The resident's address would appear on the permit.
6. No allowance has been made for accommodation of multi-unit dwelling residents.

**OPTIONS**

If the assumption is that a program were to be implemented in the Exhibition area for the eight-day event, there are several options which need to be addressed with respect to the extent of coverage. Based on the 400 to 500 metre walking distance as being acceptable to most event attendees as being a reasonable distance to walk from their parked vehicle, a number of block faces were identified to fall within this radius. This would be considered the minimum program area.

This minimum area option encompasses a 23 square block area containing approximately 420 single-family residences (along with a number of multi-unit residences). This would necessitate issuing approximately 1000 permits and having to install approximately 310 signs and a number of zone entry signs. It is estimated that at least one commissioner would be required to patrol the area (and likely two during peak periods) for a daily 12-hour period. It is estimated that at least 6 to 8 weeks lead time would be required by the Transportation Department to prepare for program initiation.

A second option, what is termed the intermediate program area, exists whereby the RPP zone is extended past the 400 to 500 metre radius to include a number of the fringe area blocks where the problem could potentially be shifted to by introducing the minimum option. This area encompasses an additional 13 square blocks containing approximately 270 single family residences (plus a quantity of multi-unit residences). Approximately 180

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signs would be required to cover the area and an additional 600 permits would have to be issued.

The third option, or what would be considered the maximum coverage area, encompasses an additional 17 square blocks, containing approximately 425 single-family residences. An additional 300 signs and 1000 permits would be required to cover this area.

A fourth option exists whereby, non-resident parking could be allowed anywhere there is not single-family housing frontages (i.e. along flankages, open spaces, schools, and multi-unit residences). This would eliminate the need for a portion of the signage required under each option. The administrative and enforcement costs would remain as is. It is estimated that the cost savings in sign requirements would be \$6,000 under Option 1, \$9,300 under Option 2 and \$15,300 under Option 3. This may lead to a degree of confusion to motorists attempting to find a parking spot as some areas will be restricted and some will not. It will definitely not totally eliminate Exhibition parking within the neighbourhood.

The following table contains cost estimates for the required components under each option.

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	<b>Administrative</b>	<b>Signage</b>	<b>Enforcement</b>	<b>Totals</b>
<b>Option 1</b>	\$5,000	\$21,000	\$2,000	\$28,000
<b>Option 2</b>	\$7,000	\$33,000	\$4,500	\$44,500
<b>Option 3</b>	\$9,500	\$51,000	\$7,000	\$67,500
<b>Option 4</b>	As Above	Estimated Savings (\$6,000) for Option 1 (\$9,300) for Option 2 (\$15,300) for Option 3	As Above	\$22,000 \$35,200 \$52,200

It should be noted that the above administrative cost contains the permit cost as well as staff time. The enforcement cost is based on using commissionaires to patrol the area and does not include any administrative time to process tickets that are issued. Experience in other centres has shown that the fines collected from enforcement typically offset those enforcement costs.

**POLICY IMPLICATIONS**

Since the City currently does not have a policy with respect to RPP's, implementation of such a program for the Exhibition will definitely set a precedent. As has been indicated previously, the Department would much rather see City Council adopt a policy and strategy for the implementation of such zones on a City-wide basis before attempting to implement on an ad hoc basis.

**FINANCIAL IMPACT**

There is currently no funding available to cover any of the costs associated with the implementation of a RPP for the Exhibition Week. Discussions with the City Comptroller indicate that the only likely source of funding for such a program would be from the Reserve for Capital Expenditures. Any allocation from this reserve would require a recommendation from the General Manager, Finance Department and approval of City Council.

Alternatively, residents could be charged for the permits in order to offset the costs. For example, under Option 1, there is an estimated cost of \$28,000 to issue approximately 1000 permits. If each permit carried a fee with it, for example \$20.00, the program costs could nearly be offset. Initial reaction from residents at public meetings has been extremely negative toward charging a fee for the permit.

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**ATTACHMENTS**

1. None (a site plan will be available at the meeting for viewing)"

Council will note that the issue of policing in and around the Exhibition during Exhibition Week has been forwarded to the Board of Police Commissioners. Also, an invitation has been forwarded to the General Manager of the Saskatoon Prairieland Exhibition to attend the next meeting of the Planning and Operations Committee to discuss the parking issue further.

Your Committee is of the opinion that the concept of sharing the costs for a residential parking permit program between the neighbourhood residents, the Exhibition and the City should be pursued further.

A copy of Ms. Manyk's referenced letter is also attached as background information."

*His Worship the Mayor indicated that Ms. Manyk would not be addressing Council as she was unable to attend the meeting.*

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

*THAT Mr. Pauli be heard.*

*CARRIED.*

*Mr. John Pauli addressed Council regarding problems in the Exhibition area during Exhibition Week and noted that parking is not the only concern. He indicated that other concerns such as noise, traffic, vandalism and loitering must also be dealt with. He suggested that increased policing would alleviate many of the problems that area residents encounter during Exhibition Week.*

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

*THAT the information be received.*

*CARRIED.*

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

*THAT City Council endorse the concept of implementing Option 1, as described in the report of the General Manager, Transportation Department, dated May 8, 1996, with costs being shared between the residents of the Exhibition neighbourhood, the Saskatoon Prairieland Exhibition and the City of Saskatoon.*

*THE MOTION WAS PUT AND LOST.*

*Moved by Councillor Birkmaier, Seconded by Councillor Atchison,*

*THAT the Board of Police Commissioners be asked to review the issue of policing in and around the Exhibition area during Exhibition Week.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

**15) Heather Larson, Administrator  
Broadway Business Improvement District, dated May 14**

Requesting permission for a representative of the Broadway Business Improvement District to address Council regarding the request for an extension of hours under the Noise Bylaw for the Broadway Comedy-Busking Festival to be held on Friday, June 14 and Saturday, June 15, 1996. (File No. CK. 185-9)

**RECOMMENDATION:** that Clause 5, Report No. 10-1996 of the Planning and Operations Committee be brought forward for consideration and that a representative of the Broadway Business Improvement District be heard.

**18) Karen Planden, Acting General Manager  
25th Street Theatre Centre Inc., dated May 21**

Requesting permission to address Council regarding the Fringe Festival. (Files CK. 205-25 and 185-9)

**RECOMMENDATION:** that Clause 5, Report No. 10-1996 of the Planning and Operations Committee be brought forward for consideration and that Ms.

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Planden be heard.

*Moved by Councillor Heidt, Seconded by Councillor Waygood,*

*THAT Clause 5, Report No. 10-1996 of the Planning and Operations Committee be brought forward for consideration.*

*CARRIED.*

**"REPORT NO. 10-1996 OF THE PLANNING AND OPERATIONS COMMITTEE**

5. **Communications to Council**  
**From: Faye Kunkel**  
718 Dufferin Avenue  
**Date: March 3, 1996**  
**Subject: Expressing Concerns regarding the Fringe on Broadway Festival**  
**AND**  
**Communications to Council**  
**From: Bill Holden and Rachel Gerein**  
**Date: undated**  
**Re: Broadway Multi-Use Agreement**  
**AND**  
**Communications to Council**  
**From: Tana Courchene**  
613 Eastlake Avenue  
**Date: April 18, 1996**  
**Re: Broadway Multi-Use Agreement**  
**AND**  
**Communications to Council**  
**From: Heather Larson, Administrator**  
Broadway Business Improvement District  
**Date: March 23, 1996**  
**Subject: Requesting Council to extend the hours under the Noise Bylaw for the 3rd Annual Broadway Comedy and Busking Festival to be held on Friday, June 14 and Saturday, June 15, 1996**  
**(Files CK. 205-25, 205-1 185-9)**

**RECOMMENDATION:** that permission be granted to the Broadway Business Improvement District to extend the hours during which the 3rd Annual Broadway Comedy and Busking Festival may be conducted to 1:00 a.m. on Friday, June 14, 1996, and to 12:00 midnight on Saturday, June 15, 1996.

City Council, at its meeting held on April 22, 1996, discussed the above-noted matters as outlined

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in the attached excerpt from the minutes. Your Committee was subsequently requested to review this matter and report back to Council in a timely manner.

On April 30, 1996, your Committee reviewed this matter, as outlined in the attached excerpt from the minutes. In an attempt to consider all of the issues raised and to also come to some consensus, your Committee agreed to sponsor a subcommittee meeting of interested parties regarding the multiple use of the Broadway area. This meeting was held on May 7, 1996, at Nutana Collegiate. A copy of a summary of the notes taken at that meeting is attached.

On May 14, 1996, your Committee reviewed the results of the meeting of interested parties. At that time, it was noted that the request for an extension of the Noise Bylaw by the Comedy and Busking Festival on June 14, has been changed from 2:00 am to 1:00 am. It was also pointed out that there is some urgency in obtaining City Council's approval for these Noise Bylaw extensions.

With respect to the multi-use agreement, your Committee has requested this issue be brought back for consideration in September, following a review of the events which have taken place on Broadway over the summer months. Your Committee also wishes to note that it is expected that a request for Noise Bylaw extensions will be forthcoming from the Fringe. Additionally, the issue of strict enforcement of the parking restrictions, as a safety issue, has been forwarded to the Board of Police Commissioners."

*Moved by Councillor Waygood, Seconded by Councillor Birkmaier,*

*THAT a representative of the Broadway Business Improvement District be heard.*

*CARRIED.*

*Mr. Robert Green, Broadway Business Improvement District, addressed Council regarding the request for an extension of hours under the Noise Bylaw for the 3rd Annual Broadway Comedy and Busking Festival. He indicated that the request for the extension has been reduced to meet the concerns of the residents.*

*Moved by Councillor Waygood, Seconded by Councillor Heidt,*

*THAT Ms. Planden be heard.*

*CARRIED.*

*Ms. Karen Planden, on behalf of the Board of Directors of 25th Street Theatre and the Fringe Festival, advised Council that she wished to address the concerns brought forward by Faye Kunkel. She indicated that there was overwhelming support for the Fringe Festival to return to Broadway. Ms. Planden also stated that with respect to the multi-use agreement, the Fringe Festival has every intention of following the bylaws except for the extension that has been requested in their submitted letter. She urged Council to support the Fringe Festival's decision to*



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*go back to Broadway and noted that the Fringe is addressing the concerns of the citizens and the residents of the Broadway area.*

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

*THAT the information be received.*

*CARRIED.*

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

*THAT permission be granted to the Broadway Business Improvement District to extend the hours, during which the 3rd Annual Broadway Comedy and Busking Festival may be conducted, to 1:00 a.m. on Friday, June 14, 1996, and to 12:00 midnight on Saturday, June 15, 1996.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

**17) Bob Elliott, Area Manager, Real Estate  
Shell Canada Products Limited, dated May 17**

Requesting permission to address Council regarding an application for an amendment to the Development Plan for 1640 Warman Road. (File No. CK. 4110-3)

**RECOMMENDATION:** that Clause 1, Report No. 6-1996 of the Municipal Planning Commission be brought forward for consideration and that a representative of Shell Canada Products Limited be heard.

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*Moved by Councillor Langlois, Seconded by Councillor Langford,*

*THAT Clause 1, Report No. 6-1996 of the Municipal Planning Commission and Clause B17, Report No. 11-1996 of the City Commissioner be brought forward for consideration.*

*CARRIED.*

**"REPORT NO. 6-1996 OF THE MUNICIPAL PLANNING COMMISSION"**

- 1. Development Plan Amendment  
Residential to Arterial Commercial  
1640 Warman Road  
Parcel M, Block 517, Plan 63-S-03501  
Applicant: Shell Canada Products, Calgary, AB  
(File No. CK. 4110-3)**

- RECOMMENDATION:**
- 1) that the application for a proposed amendment to the development plan from residential to arterial commercial be denied;
  - 2) that the Administration work with Shell Canada to determine an appropriate zoning district complementary to the residential designation of the City of Saskatoon Development Plan; and
  - 3) that the Administration bring forward an amendment to the Zoning Bylaw that implements the Development Plan.

Attached is a copy of a report of the Planning and Building Department dated February 17, 1996, regarding a proposal to amend the City of Saskatoon's Development Plan - Policy Plan Map No. 1 to change the Development Plan Designation at 1640 Warman Road (Parcel M, Block 517, Plan 63-S-03501) to Arterial Commercial from Residential.

Your Commission has reviewed the above report and notes that the site at 1640 Warman Road is currently designated as residential in the City of Saskatoon Development Plan. Additionally, this property is zoned B.4, which conflicts with the residential designation. The applicant, Shell Canada Products Limited, proposes to lease the site to a local automotive sales and service company. The use being proposed is not permitted within the current residential designation and in order to allow commercial uses to re-establish at this location, the development plan must be amended. It is understood that the applicant is therefore applying for an arterial designation in the City of Saskatoon Development Plan.

Council will note that since the Commission's review of this matter, it has been determined that Shell Canada, the applicant, did not have the opportunity to make a presentation to the Municipal

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Planning Commission due to conflicting advice with respect to meeting dates. Shell Canada has, however, requested that the above report be considered by City Council at this meeting.

**REPORT NO. 11-1996 OF THE CITY COMMISSIONER**

**B17) Development Plan Amendment  
Residential to Arterial Commercial  
1640 Warman Road (North Park)  
Shell Canada Products Ltd.  
(File No. 4110-1)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to amend Development Plan Bylaw No. 6771 by changing the Land Use Policy Designation of Policy Plan Map No. 1 respecting Parcel M, Block 517, Plan 63-S-03601 (1640 Warman Road) from 'Residential' to 'Arterial Commercial';
- 2) that the General Manager be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required bylaw; and,
- 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment, as outlined in Recommendation 1) above, be denied.

Report of the General Manager, Planning and Building Department, May 15, 1996:

"The proposal by Shell Canada has been reviewed by the Administration and the Municipal Planning Commission. It is the opinion of the Administration and the Municipal Planning Commission that the existing Development Plan designation - Residential - be retained for this property.

The Residential designation has been in place since 1966 in recognition of the adjoining residential neighbourhood properties.

The current zoning district for this property is B.4 - commercial. In this case, the Zoning District and the Development Plan designation conflict. Where such conflict exists, *The Planning and Development Act* specifies that the Development Plan designation prevails.

The Administration is concerned that further commercial development on this site will lead to conflict with adjoining residential properties. The types of uses and the operating hours of

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businesses in Arterial Commercial areas can lead to conflicts with established residential areas.

Your administration has suggested to Shell Canada that rezoning the property to an M - Institutional District would resolve the current legal conflict between the Development Plan and Zoning Bylaw and allow Shell Canada to proceed with marketing the property. SHELL Canada representatives have not been able to accept the proposal by the Administration and have requested that the matter proceed to a Public Hearing.

Given the City Solicitor's previous opinion that every applicant has a right to a public hearing, it is recommended that the application proceed to the public hearing stage and that the Municipal Planning Commission report be brought forward at that time."

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

- 1) that City Council approve the advertising respecting the proposal to amend Development Plan Bylaw No. 6771 by changing the Land Use Policy Designation of Policy Plan Map No. 1 respecting Parcel M, Block 517, Plan 63-S-03601 (1640 Warman Road) from 'Residential' to 'Arterial Commercial';*
- 2) that the General Manager be requested to prepare the required notice for advertising the proposed amendment;*
- 3) that the City Solicitor be requested to prepare the required bylaw; and*
- 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendation that the proposed amendment, as outlined in Recommendation 1) above, be denied.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

**16) Faye Maurice, Co-ordinator**  
**Madeline Dumont Learning Institute Inc., dated May 15**

Requesting permission to address Council regarding a new Aboriginal Head Start project sponsored by the Metis Locals of Saskatoon. (File No. CK. 150-1)

**RECOMMENDATION:** that Ms. Maurice be heard.

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

*THAT Ms. Maurice be heard.*

*CARRIED.*

*Ms. Faye Maurice, Co-ordinator, Madeline Dumont Learning Institute Inc., addressed Council regarding a new pilot project sponsored by the Metis Locals of Saskatoon. She indicated that approval has been received for the development phase of the Aboriginal Head Start project and work is now proceeding into the operational phase. Ms. Maurice indicated that the location of 3121/3123 Massey Drive was chosen for the project but there appears to be a conflict with the zoning (i.e. it was determined that a discretionary use application is required). She indicated that the planned opening for the project is September 1, 1996, and she urged Council to consider this matter as soon as possible so the necessary processing can take place.*

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

*THAT the matter be referred to the Planning and Operations Committee.*

*CARRIED.*

**18) Karen Planden, Acting General Manager**  
**25th Street Theatre Centre Inc., dated May 21**

*DEALT WITH EARLIER. SEE PAGE NO. 22.*

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**19) George Stushnoff, Chair  
Doukhobor Society of Saskatoon, dated May 18**

Requesting permission to address Council regarding Victoria Park and the Gardener's Residence. (Files CK. 710-1 and 4205-1)

**RECOMMENDATION:** that Clause 2, Report No. 9-1996 of the Planning and Operations Committee be brought for consideration and that Mr. Stushnoff be heard.

**AA15) Fred Heal, Executive Director  
Meewasin Valley Authority, dated May 21**

Submitting comments regarding report on post-physical audit of Victoria Park. (Files CK. 710-1 and 4205-1)

**RECOMMENDATION:** that the information be received and considered with Clause 2, Report No. 9-1996 of the Planning and Operations Committee.

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

*THAT Clause 2, Report No. 9-1996 of the Planning and Operations Committee be brought forward for consideration.*

*CARRIED.*

**"REPORT NO. 9-1996 OF THE PLANNING AND OPERATIONS COMMITTEE**

**2. Post Physical Audit of Victoria Park - Submission of Proposal from Riversdale Owners Coalition Regarding Use of the Gardener's Residence in Victoria Park  
(File No. CK. 712-35 and VI-4206)**

**RECOMMENDATION:**

- 1) that no further action be taken while the property situated at 707 - 16th Street West (commonly known as the Gardener's Residence) is leased as a private residence; and
- 2) that Asset Management conduct an annual facility condition assessment as part of their overall program and update the rent in accordance with fair market value.

Your Committee has considered and supports the following report of the General Manager, Leisure Services Department dated April 10, 1996, regarding the above:

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**"BACKGROUND**

During its April 10, 1995, meeting, the Planning and Development Committee resolved:

`that the property continue to be rented until such time as either:

- a) City Council approves the funding, through a capital budget, for the demolition of the buildings and the redevelopment of the property as part of Victoria Park; or
- b) the buildings require extensive maintenance expenditures which make it financially more appropriate to demolish, rather than to continue to rent them;'

Mr. Fred Heal, Executive Director of the Meewasin Valley Authority, wrote a letter dated June 8, 1995, to the Secretary of the former Planning and Development Committee, requesting that a review of the Victoria Park Program Plan be conducted jointly between the Meewasin Valley Authority and the Leisure Services Department.

During its August 15, 1995 meeting, the Planning and Operations Committee resolved:

- `1) that, subject to City Council's approval to demolish (or remove) the City Gardener's Residence (located at 707 - 16th Street West) the Leisure Services Department update the program plan for Victoria Park, as outlined in the 1991 Kiwanis/Riverbank Parks Program Plan, through its public consultation process; and,
- 2) that, subject to recommendation 1) above, the Meewasin Valley Authority be invited to prepare a conceptual drawing of Victoria Park identifying program uses, as outlined in the updated version of the Victoria Park Program Plan (prepared by the City of Saskatoon's Leisure Services Department).'

During its October 3, 1995, meeting, the Planning & Operations Committee received a letter from the Riversdale Owner's Coalition regarding the long-term use of the City Gardener's Residence. The proposal expressed a desire to utilize the City Gardener's Residence and location as a community library and crafts and cultural centre, including a long-term goal of adding an ethnic tea/coffee room.

During its November 14, 1995, meeting, the Planning & Operations Committee resolved:  
`that the matter be referred back to the Administration for a further report including a proposed solution; and in the meantime, the rental of the residence at 707 - 16th Street West be continued for 1996.'

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In response to the resolution, the Administration felt that a review of the condition of the City Gardener's Residence and the type of uses the facility is able to sustain (or not sustain) was required. This review will enable City Council to determine if it should continue to rent the house, to entertain requests from outside agencies to use the Residence for other uses, or to demolish the Residence and integrate the property with Victoria Park.

In a letter dated March 5, 1996, the Riversdale Owner's Coalition wrote to Mr. Rick Howse, Manager of the Zoning Standards Branch, Planning and Building Department, clarifying that they would proceed with their original proposal for an alternate use of the Residence only in the event that Council decided to proceed with demolition.

**DISCUSSION**

The following review of the Gardener's Residence considers the structural capabilities and the preventative maintenance requirements for three categories of use:

1. Private Use: (i.e. rental of the City Gardener's Residence for the purpose of residential housing.)

The structure of the residence is sound and the Asset Management Department is of the opinion that there is no reason for the house not to serve in a functional residential capacity for a number of years. At present, preventative maintenance consists of annually servicing the mechanical systems and patching or painting exterior surfaces as needed. With the exception of plumbing, heating, or electrical failures, the interior maintenance is the responsibility of the tenant. In an average year, maintenance expenditures represent less than 10 percent of revenue. The lease is reviewed annually and rent collected is in accordance with market value. Private use is less detrimental to the property and at the same time requires minimal supervision from staff. Private use of the residence is in compliance with the R.2 District provision of The Zoning Bylaw No. 6772.

2. Exclusive Use: (i.e. leasing the Residence to a private agency for non-public uses.)

A review of the structural capabilities can only be completed once a specific use has been identified. However, since this use would be facilitated through a lease arrangement, the cost of such modification to the structure would be the tenant's responsibility, as would any preventative maintenance costs.

In terms of zoning requirements, the use of the premises by a private agency for non-residential purposes is not a permitted use. Non-residential uses which may be permitted as a discretionary use include daycare centre,



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private school, performing arts theatre and rehearsal hall, ambulance station, bed and breakfast home, and custodial care facilities -type two.

3. Public Use: (i.e. leasing the Residence to a public agency which offers programs to the general public)

Considerable structural alteration will be required by the lessee to meet accessibility requirements, provide public washrooms, and meet minimal floor load requirements. Again, since a lease would be involved, there would be no cost to the City for improvements or preventative maintenance measures, as these would be borne by the lessee. The Riversdale Owner's Coalition's proposal would fit into this category and would, therefore, require considerable structural alterations to the building to accommodate the uses identified.

In terms of zoning requirements, the use of the premises by a public agency would be restricted to a school, a library, an art gallery, or a community centre owned and operated by the City of Saskatoon. It should be noted that the Planning and Building Department is in the process of submitting a report and recommendation to the Municipal Planning Commission which, if adopted, would amend the provisions of the definition of the term "community centre" to enable non-profit organizations to operate community centres in residential areas.

**JUSTIFICATION**

The City has completed a review of the property at 707 - 16th Street West and determined that it is in relatively good condition with no foreseeable major expenditures in the near future. Therefore, there is no necessity to proceed with either demolition or an alternate use at this time. In the current leasing arrangement, the building is well maintained by the tenant and generates a positive net cashflow to the City's operating budget. The rental operation is reviewed on a regular basis.

With respect to the long-term use, the property has not received sufficient priority (relative to other proposed capital projects) to be allocated funding. Until the financial resources are in place to proceed with the previously proposed longer-term plan (of demolishing or removing the house and redeveloping the land as part of Victoria Park) and as long as the building is being maintained at a minimal cost to the City, it is believed that it is prudent to ensure that the building is occupied to take advantage of the property's revenue-generating capacity.

Since the withdrawal of the Riversdale Owner's Coalition alternate usage proposal, there is no current proposed use. The most feasible usage for the Residence is to continue with the current leasing arrangement as a private residence. This review re-confirms Council's previous resolution to continue to rent the Residence until the building requires extensive

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maintenance expenditures. Since the status of the Gardener's Residence remains unchanged, the Victoria Park Program Plan will not be reviewed at this time.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

There is no financial impact."

A copy of this report has been forwarded to the Riversdale Owners Coalition, the Meewasin Valley Authority, King George Community Association, and the Riversdale Community Association."

*Moved by Councillor Waygood, Seconded by Councillor Birkmaier,*

*THAT Mr. Stushnoff be heard.*

*CARRIED.*

*Mr. George Stushnoff, Chair, Doukhobor Society of Saskatoon, reviewed his submitted letter regarding a proposal for Victoria Park and the Gardener's Residence. He asked that his organization be kept informed when the City has to decide on alternate plans for use of the Gardener's Residence.*

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

- 1) that no further action be taken while the property situated at 707 - 16th Street West (commonly known as the Gardener's Residence) is leased as a private residence;*
- 2) that Asset Management conduct an annual facility condition assessment as part of their overall program, and update the rent in accordance with fair market value; and*
- 3) that the letter from Mr. Stushnoff be joined to the file on the matter.*

CARRIED.

**COMMUNICATIONS - CONTINUED**

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

**1) Doug Cushway  
Doug's Spoke'n Sport Inc., dated May 2**

Requesting permission to use the trails on the east side of the river, north of the Circle Drive Bridge and extending approximately 3 kms north (area known as Sutherland Beach) on June 2, 1996 from 10:00 a.m. to 3:00 p.m. for the 6th Annual Kona Cup Mountain Bike Race and requesting permission to have the Prairie Skymasters Parachute Club perform a sky dive at the race, landing on City property just north of 42nd Street at Preston Avenue. (The Administration has advised that the request can be approved subject to the usual Indemnification Agreement being executed.) (File No. CK. 205-1)

- RECOMMENDATION:**
- 1) that City Council approve the use of the City-owned portion of the trails on the east side of the river, north of the Circle Drive Bridge and extending approximately 3 kms north (area known as Sutherland Beach) for the 6th Annual Kona Cup Mountain Bike Race, subject to Administrative conditions; and
  - 2) that City Council approve the request to have the Prairie Skymasters Club perform a sky dive on June 2, 1996, landing on City-owned property just north of 42nd Street on Preston Avenue, subject to Administrative conditions.

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

- 1) *that City Council approve the use of the City-owned portion of the trails on the east side of the river, north of the Circle Drive Bridge and extending approximately 3 kms north (area known as Sutherland Beach) for the 6th Annual Kona Cup Mountain Bike Race, subject to Administrative conditions; and*
- 2) *that City Council approve the request to have the Prairie Skymasters Club perform a sky dive on June 2, 1996, landing on City-owned property just north of 42nd Street on Preston Avenue, subject to Administrative conditions.*

CARRIED.

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**2) Glenn W. Fingler, Secretary  
Saskatchewan Heritage Property Review Board, dated May 2**

Submitting report regarding the proposed repeal of the Municipal Heritage Property designation of the Forestry Farm Superintendent's Residence. The following memo dated May 10, 1996, has been received from the City Solicitor:

*"The Heritage Property Act* generally outlines the procedure to be followed on receipt of the Report. The *Act* provides that after receipt and consideration of the Report, Council may pass proposed Bylaw No. 7508 notwithstanding the recommendations in the Report or may accept the recommendations and withdraw the Bylaw.

This is the first time Council has considered a Review Board Report. The *Act* does not require a formal public hearing to be held at this stage. However, Council can consider submissions with respect to the Report and Bylaw in the same manner as it does with respect to the consideration of any other bylaw."

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**RECOMMENDATION:** that consideration of the matter be deferred until the June 17, 1996 meeting of City Council.

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

*THAT consideration of the matter be deferred until the June 17, 1996 meeting of City Council.*

*CARRIED.*

**3) Heather Larson, Administrator  
Broadway Business Improvement District, dated May 10**

Requesting Council to approve the appointment of Ms. Janice Shoquist, Ms. Cynthia Hoffos and Mr. Douglas Bean to the Broadway Business Improvement District Board. (File No. CK. 1680-3)

**RECOMMENDATION:** that Ms. Janice Shoquist, Ms. Cynthia Hoffos and Mr. Douglas Bean be appointed to the Broadway Business Improvement District Board.

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

*THAT Ms. Janice Shoquist, Ms. Cynthia Hoffos and Mr. Douglas Bean be appointed to the Broadway Business Improvement District Board.*

*CARRIED.*

**4) Joe Chabros, Chair  
Saskatchewan Home Builders' Association, dated May 9**

Requesting Council to research and report on various aspects relating to tax reassessment. (File No. CK. 1615-2)

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

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

*THAT the Administration report on the incentives provided under Section 331(1) of the Rural Municipality Act and that the report include some comparisons with properties in the City.*

*CARRIED.*

**5) Wilf Keller, Organizing Committee Member  
National Research Council of Canada, dated May 14**

Requesting Council to extend the hours under the Noise Bylaw for a dance band to perform for a banquet in conjunction with the 4th Canadian Plant Tissue Culture and Genetic Engineering Conference to be held at the Delta Bessborough on Monday, June 3, 1996 to 11:00 p.m. (Bylaw No. 6052 allows concerts to be held on Mondays until 9:00 p.m.)

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

*Moved by Councillor McCann, Seconded by Councillor Atchison,*

*THAT permission be granted to the National Research Council of Canada to extend the time during which a dance band may perform for a banquet in conjunction with the 4th Canadian Plant Tissue Culture and Genetic Engineering Conference to be held in the Bessborough Gardens to 11:00 p.m. on Monday, June 3, 1996.*

*CARRIED.*

**6) D.W. McGillivray, Route Co-ordinator, Police Department  
The Rural Municipality of Corman Park, dated May 9**

Advising Council regarding The Why Not Marathon in aid of 1996 Paralympics/Saskatoon Rotary Clubs Local Projects to be held on June 23, 1996 from 1:00 p.m. to 3:00 p.m. (File No. CK. 205-1)

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

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

*THAT the information be received.*

*CARRIED.*

**7) Marlene Hall, Secretary  
Development Appeals Board, dated May 6**

Submitting Notice of Development Appeals Board Hearing regarding addition/alteration to one-unit dwelling at 1019 - 12th Street East. (File No. CK. 4352-1)

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

**8) Marlene Hall, Secretary  
Development Appeals Board, dated May 13**

Submitting Notice of Development Appeals Board Hearing regarding refusal to issue a development permit for construction of drop-off box for Salvation Army at 844 - 51st Street East. (File No. CK. 4352-1)

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

**9) Marlene Hall, Secretary  
Development Appeals Board, dated May 13**

Submitting Notice of Development Appeals Board Hearing regarding refusal to issue a development permit for the construction of a dwelling group at 103 Berini Drive. (File No. CK. 4352-1)

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

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

*THAT the information be received.*

*CARRIED.*

**10) Brent Lustig, Technical Director  
Saskatchewan Cycling Association, dated May 15**

Requesting permission to hold a Mountain Bike Race on City-owned land located behind the Silverwood Golf Course known as the Silverwood Track on Sunday, May 26, 1996 from 10:00 a.m. to 4:00 p.m. (The Administration has indicated that the request can be approved, subject to Administrative conditions, which includes entering into an Indemnification Agreement.)

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

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

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

*CARRIED.*

**11) J. Loewen  
2406 Munroe Avenue, undated**

Submitting comments regarding property taxes and power and water rates. (File No. CK. 150-1)



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

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

*THAT the information be received.*

*CARRIED.*

**12) Kevin Greyeyes, Owner  
WW Northcote River Cruises, dated May 15**

Submitting comments regarding a request by Peter Kingsmill to operate a water taxi service on the South Saskatchewan River. (File No. CK. 370-1)

**RECOMMENDATION:** that the information be received and considered with Clause 3, Report No. 9-1996 of the Planning and Operations Committee.

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

*THAT the information be received and considered with Clause 3, Report No. 9-1996 of the Planning and Operations Committee.*

*CARRIED.*

**13) Jacqueline Hutchings, Arts/Heritage Consultant  
Leisure Services Department, dated May 14**

Requesting Council to approve the appointment of Ms. Celia Noga as the Cultural Advisory Subcommittee representative on the Leisure Services Advisory Board. (File No. CK. 175-4)

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**RECOMMENDATION:** that Ms. Celia Noga be appointed to the Leisure Services Advisory Board to the end of 1996 as representative of the Cultural Advisory Subcommittee to replace Ms. Grier Swerhone.

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

*THAT Ms. Celia Noga be appointed to the Leisure Services Advisory Board to the end of 1996 as representative of the Cultural Advisory Subcommittee to replace Ms. Grier Swerhone.*

*CARRIED.*

**14) Sandy Huckerby, Promotions Director  
Skydive Saskatoon Inc., dated May 16**

Requesting permission to perform two demonstration parachute jumps in Saskatoon on June 16, 1996 from 8 a.m. to 12:00 noon at Innovation Place for the 24 hour relay and on July 7, 1996 from 1:00 p.m. to 4:00 p.m. for Louis Riel Day. (File No. CK. 205-13)

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

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

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

*CARRIED.*

**15) Fred Heal, Executive Director  
Meewasin Valley Authority, dated May 21**

*DEALT WITH EARLIER. SEE PAGE NO. 30.*

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- 16) **Marv Henderson, President**  
**Saskatoon Prairieland Exhibition Corp., dated May 15**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 17) **Nadine Schreiner, President**  
**Exhibition Community Association, dated May 21**

*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 18) **Paul Gustafson, Education & Employment Counsellor**  
**Canadian Paraplegic Association, dated May 21**

Submitting comments regarding report on access for people with disabilities in Saskatoon. (File No. CK. 150-1)

**RECOMMENDATION:** that the information be received and considered with Clause 3, Report No. 10-1996 of the Planning and Operations Committee.

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

*THAT the information be received and considered with Clause 3, Report No. 10-1996 of the Planning and Operations Committee.*

*CARRIED.*

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

- 1) **(Peggy) Margaret Durant**  
**1916 Dufferin Avenue, dated May 1**

Submitting comments regarding smoking in public places. **Referred to the Administration and Finance Committee.** (File No. CK. 185-3)

- 2) **Dale Farrell, Secretary**

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**Saskatoon Professional Fire Fighters Union Local 80, dated May 3**

Submitting notice on behalf of the Saskatoon Professional Fire Fighters Union Local 80 I.A.F.F. to enter into negotiations for revisions to the collective agreement. **Referred to the Administration.** (File No. CK. 4720-7)

**3) Nayda Veeman, President  
Friends of the Broadway, Inc., dated May 9**

Requesting funding assistance via three options. **Referred to the Administration and Finance Committee.** (File No. CK. 1871-1)

**4) Arnold Grambo, President  
Hudson Bay Route Association, dated April 26**

Requesting support for the Churchill Opportunities Foundation Inc. **Referred to the Administration and Finance Committee.** (File No. CK. 155-7)

**5) Betty Russell-Gibbon, General Manager  
The Centre at Circle and Eighth, dated May 7**

Commenting regarding application for Market Mall to erect signage during the temporary closure of Taylor Street. **Referred to the Administration for a report.** (File No. CK. 6001-1)

**6) Bob Youngs, President  
PAC Storage Inc., dated May 14**

Requesting that the servicing agreement for the property situated on the 2600 block of 11th Street West be transferred to PAC Storage Inc. in the same form as is the current agreement with Inventures Capital Corporation. **Referred to the Administration for a report.** (File No. CK. 1920-1)

**7) Claude Hardenne  
Harden & Huyse Chocolates, dated May 14**

Requesting a two car 15 minute loading zone directly in front of the business located at 718 - 2nd Avenue North. **Referred to the Administration for a report.** (File No. Ck. 6145-1)

**8) Paul Stinson, Camp Instructor, Summer Ecology Camp/Winter  
Ecology Club for Kids, University of Saskatchewan, dated May 13**

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Requesting Council to approve projects to stencil environmental reminders onto green residential garbage bins and onto storm drains. **Referred to the Administration for a report.** (File No. CK. 7830-5)

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

*Moved by Councillor Birkmaier, Seconded by Councillor Langford,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Eunice M. Halen, Saskatoon Support Chapter  
Saskatchewan Head Injury Association, dated May 7**

Requesting Council to proclaim the week of June 2 to 8, 1996 as Head Injury Awareness Week in Saskatoon. (File No. CK. 205-5)

**2) Lorna Chalmers, Marketing and Communications Director  
Shakespeare on the Saskatchewan, dated May 7**

Requesting Council to proclaim the week of June 30 to July 7, 1996 as Shakespeare on the Saskatchewan Festival Week in Saskatoon. (File No. CK. 205-5)

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

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

*Moved by Councillor Birkmaier, Seconded by Councillor Langford,*

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

*CARRIED.*

*Moved by Councillor Birkmaier, Seconded by Councillor Langford,*

*THAT the hour of the meeting be extended beyond 10:30 p.m.*

*CARRIED.*

**REPORTS**

Mr. J. Kozmyk, Chair, presented Report No. 6-1996 of the Municipal Planning Commission;

City Commissioner Irwin presented Report No. 11-1996 of the City Commissioner;

Councillor McCann, Member, presented Report No. 9-1996 of the Planning and Operations Committee;

Councillor Heidt, Chair, presented Report No. 10-1996 of the Planning and Operations Committee;

Councillor Birkmaier, Chair, presented Report No. 4-1996 of the Land Bank Committee;  
and

Councillor Langlois, Member, presented Report No. 2-1996 of the Pension Administration Board.

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

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

- a) Report No. 6-1996 of the Municipal Planning Commission;*
- b) Report No. 11-1996 of the City Commissioner;*
- c) Report No. 9-1996 of the Planning and Operations Committee;*
- d) Report No. 10-1996 of the Planning and Operations Committee;*
- e) Report No. 4-1996 of the Land Bank Committee; and*
- f) Report No. 2-1996 of the Pension Administration Board.*

*CARRIED.*

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

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

*Committee arose.*

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

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

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**"REPORT NO. 6-1996 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

Mr. Jim Kozmyk, Chair  
Mr. Glen Grismer, Vice-Chair  
Councillor Jill Postlethwaite  
Mr. Ken Rauch  
Ms. Ann March  
Ms. Leslie Belloc-Pinder  
Mr. Gregory Kitz  
Ms. Georgia Bell Woodard  
Ms. Lina Eidem  
Mr. Paul Kawcuniak  
Ms. Sheila Denysiuk  
Mr. Al Ledingham  
Dr. Brian Noonan

1. **Development Plan Amendment  
Residential to Arterial Commercial  
1640 Warman Road  
Parcel M, Block 517, Plan 63-S-03501  
Applicant: Shell Canada Products, Calgary, AB  
(File No. CK. 4110-3)**

*DEALT WITH EARLIER. SEE PAGE NO. 25.*

**REPORT NO. 11-1996 OF THE CITY COMMISSIONER**

**Section A - Administration and Finance**

**A1) Routine Reports Submitted to City Council**

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

*ADOPTED.*



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<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$665,945.46	April 26, 1996	May 1, 1996
Schedule of Accounts Paid \$501,163.16	April 30, 1996	May 6, 1996
Schedule of Accounts Paid \$401,920.21	May 3, 1996	May 8, 1996
Schedule of Accounts Paid \$7,567,246.89 (File No. 1530-2)	May 7, 1996	May 13, 1996

**A2) Request for Designation of City Gardener's Residence  
as Municipal Heritage Property  
707 - 16th Street West  
Applicant: Riversdale Owner's Coalition  
Owner: City of Saskatoon  
(File No. 710-1)**

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**RECOMMENDATION:** that City Council consider passage of Bylaw No. 7553.

*ADOPTED.*

Report of the City Solicitor, May 2, 1996:

"City Council at its meeting held on March 25, 1996, adopted a recommendation that the dwelling at 707-16th Street West commonly known as the City Gardener's Residence be added to Schedule 'A' of Bylaw No. 6770.

In this regard we enclose proposed Bylaw No. 7553 which adds the City Gardener's Residence to Schedule 'A' to Bylaw No. 6770.

We have also taken the opportunity to make certain housekeeping amendments which are as follows:

1. Section 3 removes four properties from the Schedule. The W. P. Bate House is removed due to Council's decision not to designate the property. Item Nos. 27, 29 and 30, the Arrand Block, Trounce and Gustin Residences and Old Firehall No. 3 are removed as they have been designated as Municipal Heritage Property.
2. Section 5 makes two amendments to the Schedule. The legal description in item 5, St. George's Ukrainian Greek Catholic Church was incorrect and should read Lots 3 to 7 rather

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than Lot 11. The spelling of Rumely in item 16 was incorrect."

**ATTACHMENTS**

1. Proposed Bylaw No. 7553.

**A3) Deadlines for Receipt of  
Communications to City Council  
(File No. 255-2)**

**RECOMMENDATION:** that City Council consider proposed Bylaw No. 7555.

*ADOPTED.*

Report of the City Solicitor, May 10, 1996:

"City Council, at its meeting of May 6, 1996, resolved that this Office prepare an amendment to the Council Procedure Bylaw in order to implement new deadlines for the receipt of letters addressed to City Council.

In this regard, we enclose proposed Bylaw No. 7555. This proposed Bylaw amends the Council Procedure Bylaw to specify that the deadlines for receipt of letters addressed to City Council will be 5:00 p.m. the Wednesday before the Council meeting rather than 12:00 p.m. on the Thursday before the Council meeting. A similar amendment has been made to Section 22 which deals with requests to address City Council.

Council's resolution also made reference to a deadline of 3:00 p.m. Monday for correspondence to be placed on the desks of City Council members on Monday evening. This topic has never been dealt with in the Council Procedure Bylaw. The City Clerk advises that this deadline is an administrative deadline and will continue to be handled administratively."

**ATTACHMENTS**

1. Proposed Bylaw No. 7555.

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**A4) Communications to Council**

**From: Sherry Hornung, Director**

**Plastic Puppet Motive Assoc. Inc.**

**Date: April 30, 1996**

**Subject: Requesting Council to extend the hours under the Noise Bylaw for an international, multi-media arts exposition to be held from 9:00 p.m. on Saturday, June 15 to 9:00 a.m. on Sunday, June 16, 1996 at the Wheatland "A" Building at the Prairieland Exhibition**

**(File No. 185-9)**

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

*ADOPTED.*

Report of the City Solicitor, May 14, 1996:

"Under the current City of Saskatoon Noise Bylaw No. 6052, there exists general prohibition against making unnecessary or unusual noise or a noise which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of other persons. This general prohibition extends throughout the City to all people and activities.

Certain exceptions are set out in Section 11 of the Bylaw. At Section 11(l) the activities of the Western Development Museum Board and the Saskatoon Prairieland Exhibition Corporation have an exemption for the annual exhibition and fair in the City. Under that Section, any other carnival, fair or exhibition, with the consent of Council, could also qualify for the exemption.

The exemption from the Noise Bylaw is not one for the exhibition grounds generally. Rather, it is intended only for the **event** described, being the Saskatoon annual exhibition and fair. Any other fair or exhibition approved by Council may enjoy the same exemption from the Noise Bylaw, but the exemption does not flow merely because the event is taking place on the exhibition grounds.

Because the event described by the Plastic Puppet Motive Assoc. Inc. appears to be an indoor multi-media arts exposition, it would not appear to fall within the exemption for carnivals, fairs or exhibitions approved by Council. The event appears, from the correspondence of Ms. Hornung, to be a typical indoor performance held over a 12-hour period. Accordingly, the Noise Bylaw would apply only with respect to the general prohibition against excessive or unnecessary noise disturbing others. The fact that the event is occurring on exhibition grounds does not bring it within the exception given to the exhibition week activities.

Finally, because this event is indoors, no outdoor concert extension would apply. Section 9A(6) of the Noise Bylaw, which allows Council to extend the hours for noise during outdoor concerts, would not apply since the event is taking place entirely indoors."

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**Section B - Planning and Operations**

**B1) Application for Water Connection  
Saskatchewan Water Corporation  
Gertrude Bean SW-16-35-03-W3M  
(File Nos. 7500-1 and 7781-1)**

- RECOMMENDATION:**
- 1) that the application for connection to the Saskatchewan Water Corporation East Pipeline by Gertrude Bean be denied; and,
  - 2) that the Saskatchewan Water Corporation be so advised.

*ADOPTED.*

Report of the General Manager, Environmental Services Department, April 29, 1996:

"On March 25, 1996, an application for connection to Sask Water Corporations's east treated pipeline was received from Gertrude Bean. The application is for domestic use on a 3 1/2 acre parcel (SW-16-35-03-W3M). The applicant estimates the anticipated use of 100,000 gallons per month.

The property does not abut the waterline, and while it does abut the town of Clavet, it is not within the boundary of the town's distribution system. Therefore it does not meet the criteria for connections as defined in Policy C09-018 - Potable Waterline Connections."

**ATTACHMENTS**

1. Application
2. Map

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**B2) Application for Water Connection  
Saskatchewan Water Corporation  
Bruno Danko SW¼-04-36-05-W3M  
(File Nos. 7500-1 and 7781)**

- RECOMMENDATION:**
- 1) that the application for connection to the Saskatchewan Water Corporation East Pipeline by Bruno Danko be denied; and,
  - 2) that the Saskatchewan Water Corporation be so advised.

*ADOPTED.*

Report of the General Manager, Environmental Services Department, April 29, 1996:

"On April 23, 1996, an application for connection to Sask Water Corporations's east treated pipeline was received from Bruno Danko. The application is for domestic and agricultural use on a 160 acre parcel (SW¼-04-36-05-W3M). The applicant estimates the anticipated use of 15,000 gallons per month.

The property does not abut the waterline, and while it abuts the Hamlet of Grasswood, it is not within the boundary of the hamlet's distribution system. Therefore it does not meet the criteria for connections as defined in Policy C09-018 - Potable Waterline Connections."

**ATTACHMENTS**

1. Application
2. Maps

**B3) Application for Water Connection  
Saskatchewan Water Corporation  
Nick Nowakowski NE-09-36-05-W3M  
(File Nos. 7500-1 and 7781-1)**

- RECOMMENDATION:**
- 1) that the application for connection to the Saskatchewan Water Corporation East Pipeline by Nick Nowakowski be denied; and,
  - 2) that the Saskatchewan Water Corporation be so advised.

*ADOPTED.*

Report of the General Manager, Environmental Services Department, April 30, 1996:

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"On April 29, 1996, an application for connection to Sask Water Corporations's east treated pipeline was received from Nick Nowakowski. The application is for domestic and agricultural use on a 16 acre parcel (NE-09-36-05-W3M). The applicant estimates the anticipated use of 21,000 gallons per month in the summer, and 4,500 gallons per month in the winter.

While the property does abut the pipeline, the parcel is less than 160 acres, and therefore, does not meet the criteria for connections as defined in Policy C09-018 - Potable Waterline Connections."

**ATTACHMENTS**

1. Application
2. Maps

**B4) Proposed Yield Sign Installations  
Rupert Drive/Hazen Street, Edward Avenue/Hazen Street  
(File No. 6145-1)**

**RECOMMENDATION:**

- 1) that a southbound yield sign be installed on Rupert Drive at Hazen Street; and,
- 2) that a northbound yield sign be installed on Edward Avenue at Hazen Street.

*ADOPTED.*

Report of the General Manager, Transportation Department, May 2, 1996:

"The Transportation Department has reviewed the intersections of Rupert Drive/Hazen Street and Edward Avenue/Hazen Street with respect to having right-of-way assigned to the bus route on Hazen Street. These two intersections have been identified as uncontrolled intersections along Bus Route 8. We propose the installation of a southbound yield sign on Rupert Drive at Hazen Street, as well as a northbound yield sign on Edward Avenue at Hazen Street. These installations will properly assign right-of-way to Hazen Street.

This installation is consistent with the City Policy on the installation of stop and yield signs."

**B5) Enquiry - Councillors Waygood and Roe (April 22, 1996)  
Relocation of Houses  
(File No. 150-1)**

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**RECOMMENDATION:** that the applicant be required to advise the community association and the residents in the block of the intent to relocate a house.

Report of the General Manager, Planning and Building Department, May 7, 1996:

"At the meeting of City Council on April 22, 1996 Councillors Waygood and Roe made the following enquiry:

- 1) Whenever houses are relocated from one site to another within the city, could the Administration please ensure the immediate community association and local residents are notified.

Recent events in the Nutana area have demonstrated this lack of policy for community notification of 'exceptional construction practices'. For example, houses have been relocated from sites on Lansdowne Avenue to two different sites in Nutana. Each relocation has been disruptive to adjacent homeowners, including street closures, and temporary loss of utilities. Based on the fact that residents are affected by these relocations of existing houses, the neighbours should be notified as a matter of courtesy.

- 2) Would the Administration please report to City Council the proposed plans for the sites now housing the relocated units (Victoria Avenue and 10th Street and Munroe and 8th Street).'

Before any house is relocated within the city limits the procedure which was established a number of years ago is followed. When a request is made to the Planning and Building Department to relocate a building within the city limits, the building is inspected to determine its structural condition and to assess its appearance and upkeep. If the inspection report is satisfactory, an inspection of the proposed location is made together with an assessment of the compatibility of the building to be moved with adjacent properties in the block. The assessed value of the house to be moved, together with the assessed value of houses in the blocks adjacent to the proposed new location, are also obtained. If the assessed value of the house to be moved is similar to those in the area to which it is to be moved and if it is considered compatible, then approval is given to proceed.

The applicant is required to obtain;

1. a removal permit,
2. a building permit for the new location of the house, and;
3. a moving permit (route slip).

An application for a removal permit has to be signed by the Public Works Department and the Finance Department. These approvals are required to ensure the application for service disconnection has been made and the taxes are paid up prior to removal.

The application for the building permit must include a fully-dimensioned site plan and a foundation

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plan. Before a building permit is issued, a performance bond is also required to be posted. Upon completion of the project to this department's satisfaction, the performance bond is returned.

A moving permit (route slip) is also required. This permit must be approved by the Transportation Department and the Saskatoon Police Service. The applicant must check with the appropriate jurisdictions regarding the moving of overhead obstructions, trees, etc. We ensure that buildings can only be moved by qualified, licensed movers.

Generally, in any one year between two and five buildings are moved within the city. There have been little or no enquiries made by residents in the area to which a building is moved particularly once the relocated house has been finished. Photographs of the houses in the city that were moved in 1994 and 1995 are available for viewing in the City Clerk's Office. The photographs indicate that the procedures that are being administered by the Building Standards Branch are working well.

With regard to the situation on Victoria Avenue, it is not typical of house relocations. This is the first time that a number of houses have been moved onto one site and attached to buildings that are already on the site to make a multiple-unit dwelling. The property is zoned RM4 district which permits multiple-unit dwellings. The developer is assembling the buildings to create a five-unit apartment building which complies with the provisions contained in the City's zoning bylaw. The plans that have been submitted have been reviewed by the Fire and Protective Services Department, the Public Works Department, and the Building Standards Branch for conformance with the National Building Code. In addition, the Building Standards Branch required an independent engineers report which addressed the structural support system for the buildings. The Building Standards Branch will also be obtaining an independent engineers report once the renovation work has been completed.

The project at 1103 Munroe Avenue involved the moving of two dwellings onto a site which presently has a one-unit dwelling on it. The two new buildings are to become one dwelling unit, thus a two-unit dwelling is proposed for this location. The zoning in this area (R.2 district) permits such a use.

In both the Victoria and Munroe Avenue situations the view from the street will not significantly change (see photographs numbered 12, 13, and 14 filed with the City Clerk). Once the buildings have been completed there is no reason to believe they will not be compatible with other developments in the area. At the present time, both of these sites are construction sites; however, work is progressing on both sites to have the projects completed.

It is unfortunate in both of these cases however, that the adjacent streets were blocked off for some time during the removal period. This is not the normal practice; however, we believe it was due to a number of factors; the site where the houses were originally located is to be redeveloped and the houses had to be moved by a certain day, the weather was poor at the time the houses were being moved (particularly those that were being relocated to the Victoria Avenue property), and more than one house was going to each lot. This was an exceptional situation and was beyond the control of this department. The mover and developer coordinated their moving schedule with the Transportation Department. The inconvenience to the residents was unfortunate but not



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contemplated. The City's Administration will be more aware of some of the problems that may arise should any similar projects be contemplated in the future.

In an effort to appraise residents in the immediate vicinity of some possible disruption, the Planning and Building Department would suggest that its administrative policy be changed to require the applicant to advise the local community association and residents in the block of the intent to relocate a house. The department will prepare a form letter for the applicant for distribution (the department will define the area of distribution) together with the name and address of the community association.

In answer to the second enquiry, we are attaching site plans and elevations of the projects for Victoria Avenue and Munroe Avenue."

**ATTACHMENTS**

1. Site Plan and Street Elevation - 1103 Munroe Avenue  
Landscape Plan and East and South Elevations - 714 Victoria Avenue
2. Photographs 12, 13, and 14 (Available for view in the City Clerk's Office)

*IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee for review and report.*

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**B6) Enquiry - Councillor Heidt (January 3, 1995)  
Controlled Pedestrian Light  
Avenue P and 31st Street West  
(File No. 6150-3)**

**RECOMMENDATION:** that City Council approve the construction of a pedestrian refuge median on Avenue P at 31st Street.

*ADOPTED.*

The following enquiry was made by Councillor Heidt at the meeting of City Council held on January 3, 1995:

"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."

Report of the General Manager, Transportation Department, May 6, 1996:

"Councillor Heidt, at the City Council meeting held on January 3, 1995, requested that the Administration investigate the intersection of Avenue P and 31st Street with the intent of improving pedestrian crossing safety. The Transportation Department has also received a request from the Saskatoon Catholic School Board, on behalf of the St. Edward Home and School Association, for the installation of a pedestrian actuated signal at Avenue P and 31st Street.

The Transportation Department has undertaken a review of pedestrian crossing safety at this location. This review consisted of several site inspections, a count of the pedestrian and vehicle volumes during peak crossing times, a study of vehicle speeds, and a study of gaps between vehicles.

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Avenue P is classified as a major arterial roadway carrying approximately 9,500 vehicles per day. Each direction has one lane for through traffic and a parking lane adjacent to the curb. Thirty-first Street is a local street that has a stop condition at Avenue P. A painted and signed crosswalk exists at this intersection, which consists of two 100 mm painted lines across Avenue P at the north and south sides of the intersection, as well as a 'Pedestrian Crosswalk' sign for each direction of traffic on Avenue P. An inspection verified that the signs are visible and in good condition. A review of the vehicle collisions indicated that there have been five collisions at this intersection over the last five years. Only one pedestrian collision is indicated in the collision database and that accident occurred in December of 1994.

St. Edward School is located on the east side of Avenue P, north of 31st Street, and its catchment area includes the residential area to the west of Avenue P and north of 29th Street. The Saskatoon Catholic School Board has informed the Transportation Department that school enrollment is high and has projected that enrollment will remain high for the foreseeable future. There are no plans to close this school. On the west side of Avenue P exists several higher density, seniors' residential developments including Porteous Lodge, Harry Landa Court, and Mount Royal Court. There is no sidewalk on the west side of Avenue P, north of 31st Street and therefore, seniors travelling to the Saskatoon Coop Westview Centre and related commercial services must cross Avenue P in order to access the City sidewalk.

A pedestrian crossing study was conducted on Monday, January 30, 1995, between the hours of 0800-0900, 1130-1330, and 1530-1700. During this study period, there were 15 elementary aged, 6 high school aged, and 9 adult pedestrian crossings of the street, while there were 3,300 vehicles travelling through the intersection. Warrant calculations indicated that there was warrant for a pedestrian corridor during one fifteen minute period (3:45-4:00 PM) due to the occurrence of 12 of the 30 crossings occurring during this interval. The analysis for a pedestrian actuated signal indicated a warrant value of 36 points. Normally, a value near 100 is an indication that a signal may be warranted.

It should be noted that during these counts, staff noted a reluctance for vehicles to stop for pedestrians when they were in the crosswalk. This concern was passed along to the Saskatoon Police Service to enforce as part of their spot enforcement program. This is an unusual location for this type of problem to exist. Normally, this occurs only on multi-lane roadways where motorists are unwilling to stop for pedestrians for fear that motorists travelling in the same direction in adjacent lanes will not stop, therefore putting the pedestrian at risk. This is not the case on this roadway as there is only one through lane in each direction. There is the opportunity, however, for southbound vehicles to pass stopped southbound vehicles on the right as there is a parking restriction along Avenue P north of 31st Street. This could partially explain the reluctance.

A study of vehicle speeds was undertaken between June 15 to June 18, 1995 (Thursday to Sunday), 24 hours per day. The 85th percentile speed is the indicator that is used in analysis of this information and it represents the speed at which 85 percent of vehicles are travelling at or less. The study indicated that the 85th percentile speed on Avenue P is 53.1 kph during the study period. The distribution of the speeds indicated very few speeds in excess of 60 kph. The distribution of vehicle

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speeds during school arrival and departure times were generally lower when compared to the speed data for the entire day.

A study of the gaps in vehicular traffic was also undertaken. This study is used to determine the number and duration of gaps available to pedestrians assuming that pedestrians wait for a sufficient gap in traffic flow to cross the entire roadway. This study was undertaken on Tuesday, May 16, 1995, during the afternoon peak-hour traffic flow (1530 -1730 hours). This period was selected as it is the period of peak traffic flow during the day and represents the worst-case scenario for pedestrians. The key element of the study is to determine a suitable gap that elementary school aged children would select in order to cross the entire width of the street without vehicles having to slow or stop for them. For this purpose, it was assumed that an elementary child could cross the street in approximately 12 seconds, however, some additional time would be required for the child to make the decision (4 seconds), and for a margin of safety (4 seconds). Therefore, the critical gap length that was chosen was 20 seconds. Using this value, it was determined that there were 15 suitable gaps in traffic to facilitate this crossing during the two-hour study period. Therefore, the average wait for pedestrians for a suitable gap is 480 seconds (8 minutes). It is normally expected that a reasonable pedestrian wait time be in the order of 30 seconds.

Vehicle gaps are not determined by traffic volume alone. Often platoons of vehicles are formed as vehicles are stopped and then released at traffic signals. This platooning produces a large number of small gaps between the vehicles in the platoon and a few large gaps between platoons. In this case, platooning does not occur as there is a four-way stop to the south (which has the effect of spreading out the vehicles) and a traffic signal at 33rd Street. The signal at 33rd Street and Avenue P does not create platooning on Avenue P as the portion of Avenue P north of 33rd Street services a limited amount of traffic. The majority of Avenue P traffic south of 33rd Street, originates from, or is going to, 33rd Street.

In summary, the following vehicle and pedestrian characteristics become evident:

- There is a demand for pedestrian crossings at this location, however, in relatively low volume.
- Traffic volumes during peak times are high and sufficient pedestrian gaps to cross the roadway safely are few.
- Traffic speeds are reasonable, however, motorists display a reluctance to yield the right-of-way to pedestrians.

In order to determine an appropriate solution, these characteristics must be considered.

**OPTIONS**

The recommended option would consist of the construction of a concrete centre median on Avenue P extending a short distance back from 31st Street in both directions. This median would be of sufficient width to provide a refuge to pedestrians in order for them to cross only half of the roadway at a time. Signing would also be placed on the centre median, as well as painting a zebra style crosswalk, emphasising to motorists the existence of a pedestrian crosswalk. This option will

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address the noted characteristics in the following ways: visibility that a crosswalk exists is improved, and gap availability is improved as pedestrians need only select gaps long enough to cross half of the street at a time and only from one direction of traffic. The road width for each direction will be reduced to 5.5 metres; a width insufficient to allow a vehicle to overtake another in the same direction. This factor may reduce the reluctance of motorists to stop for pedestrians. This option is not detrimental to traffic flow and will not unreasonably restrict or delay motorists. Parking will be removed for a distance of 30 metres north and south of the intersection to allow sufficient width for the passage of vehicles.

Other options considered included a pedestrian corridor and a pedestrian actuated signal. A pedestrian corridor consists of illuminated overhead signs, downward shining lights to illuminate the pedestrians in the crosswalk, a painted zebra style crosswalk, side-mounted pedestrian crosswalk signs, advance pedestrian crosswalk ahead signs, parking prohibitions, and passing restrictions through the intersection. It is the intent of a pedestrian corridor to raise the level of driver awareness that the crosswalk exists and to increase the visibility of pedestrians crossing. This option was rejected as pedestrian corridors do not serve to create additional gaps in traffic for pedestrians.

Pedestrian actuated signals consist of a half-set of traffic signals that change to red when activated by pedestrians pushing a button at the signal. This device is used primarily at locations where there are high pedestrian volumes, where there are insufficient gaps in the traffic for pedestrian crossings, and where there is a reluctance on the part of motorist to stop for pedestrians. In this case, the pedestrian volumes and traffic volumes did not rank this intersection high on the City-wide priority list. If a pedestrian actuated signal were to be installed, it would be superseding locations of a greater need than this location. Therefore, this option has been rejected.

A suggestion was made that a sidewalk be constructed along the west side of Avenue P from 31st to 33rd Streets. A sidewalk at this location would reduce the need for pedestrians, who require an all-weather walking surface, to cross Avenue P at this location. The cost of providing a median refuge is much less than a sidewalk and the need for school children to cross at this location would continue. For these reasons, this option was rejected. The construction of a sidewalk, for the purposes of improving access, has been initiated with the Public Works Department.

A significant component of improving pedestrian safety at this location, and others, is to address the need of motorist compliance with laws regarding pedestrians. Motorists need to be made aware that there are repercussions for defying the rights of pedestrians at legal crossing locations. Currently, the Special Traffic Safety Committee is undertaking a project in this area.

The proposed recommendation was presented to the St. Edward Home and School Association and the Saskatoon Police Service for their review and comment prior to the completion of this report. Both organizations support the recommendation; however, are hesitant to fully endorse the recommendation if it means that no future improvements would be considered. The construction of a pedestrian refuge median would not negate the need for the installation of a pedestrian corridor or a pedestrian actuated signal in the future if there was a demonstrated warrant for its installation. The Transportation Department will be reviewing the performance of this installation in the field,

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with the St. Edward Home and School Association, and the Saskatoon Police Service, to ensure that the pedestrian safety and accessibility objectives have been met.

**POLICY IMPLICATIONS**

The construction of pedestrian median refuges has not occurred in Saskatoon specifically for this purpose. Normally, medians are constructed to separate directions of traffic and a by-product of their construction is improved ability for pedestrians to safely cross roadways.

**FINANCIAL IMPACT**

It is estimated the cost of construction and signing for a centre median refuge would be \$5,000.00. It is proposed that this project would be funded by Capital Project No. 631 (Traffic Safety) for construction in the summer of 1996."

**ATTACHMENTS**

1. Plan No. 205-0202-004

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**B7) Arbor Creek Replotting Scheme  
Parts of Plans 86-S-17945, 94-S-20326, 86-S-17944, and  
All of Plans 86-S-50861 and 87-S-04971  
(File No. 4230-1)**

**RECOMMENDATION:** that the General Manager, Planning and Building Department, be authorized to serve notice of the replotting scheme on each owner of land within the Arbor Creek Replotting Scheme in accordance with Section 169 of *The Planning and Development Act, 1983*.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 7, 1996:

"City Council on March 25, 1996, authorized the preparation of a replotting scheme and the filing of a resolution in the Land Titles Office endorsing titles to the lands within the Arbor Creek neighbourhood indicating that a replotting scheme is in progress. The titles have been endorsed and the replotting scheme has been prepared as per Attachment 1. The existing subdivision is shown on the Arbor Creek Replotting Scheme Plan No. 1. (Attachment 2)

The purpose of the replotting scheme is to assemble the unsubdivided portion of land within the neighbourhood and distribute it proportionately among the owners for future subdivision and development. The specifications (Attachment 1) indicate the method by which the replotting scheme is to occur. It also indicates the existing lands each owner owns and the proposed allocation in exchange thereof. The Arbor Creek Plan Showing Proposed Replotting (Attachment 3) indicates the proposed subdivision. The proposal is in conformance with the Subdivision and Zoning Bylaws. Municipal Reserve dedication is being provided by parcels MR.5 to MR.11 inclusive. It is necessary that notice of the replotting scheme be served on each land owner affected and arrange a date, time and place for the necessary hearing in accordance with Section 169 of *The Planning and Development Act, 1983*."

**ATTACHMENTS**

1. Arbor Creek Replotting Scheme Specifications
2. Arbor Creek Replotting Scheme Plan No. 1
3. Arbor Creek Plan of Proposed Replotting

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**B8) Subdivision Application #15/96  
Bayview Terrace/Crescent (Briarwood)  
(File No. 4300-2)**

**RECOMMENDATION:**

- 1) that City Council resolve, in connection with the approval of Subdivision Application #15/96, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reasons:
  - a) the site areas, mean depth, and average frontages of the proposed lots exceed the requirements of both the Subdivision and Zoning Bylaws; and,
  - b) the variance between the required minimum frontage and the proposed frontages of Lots 14 to 19 inclusive is relatively minor; and,
- 2) that Subdivision Application #15/96 be approved, subject to:
  - a) the payment of \$950.00 being the required approval fee; and,
  - b) the owner entering into a Development and Servicing Agreement with the City of Saskatoon.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 9, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #15/96  
Applicant: Webster Surveys Ltd. for Briarwood Developments  
Legal Description: Parcel H, Plan 96-S-13325 in NE 1/2 Sec 19, Twp 36, Rge 4, W3rd  
Location: Bayview Terrace/Crescent (Briarwood)."

**ATTACHMENTS**

1. May 2, 1996 Subdivision Report



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**B9) Subdivision Application #17/96  
Fairbrother Crescent, Court, Terrace, and Bay (Silverspring)  
(File No. 4300-2-2)**

**RECOMMENDATION:**

- 1) that City Council resolve, in connection with the approval of Subdivision Application #17/96, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reason:

It is the opinion within the Planning and Building Department that the deficiencies in the frontages noted are very minor and will not impact the development in any negative way;

- 2) that Subdivision Application #17/96 be approved, subject to the payment of \$2,000.00 being the required approval fee; and,
- 3) that the City of Saskatoon grant the requested easements as shown on the Plan of Proposed Subdivision including those shown outside the bold dashed line and that His Worship the Mayor and City Clerk be authorized to execute any agreement with respect to easements shown on the Plan of Proposed Subdivision.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 10, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #17/96  
Applicant: Webb Surveys Ltd. for City of Saskatoon  
Legal Description: Parcels BN, BP, BR, BS, BT, BU, BV, BW, BX, BZ, CA, CD and CE, Plan No. 96-S-..... in NE 1/4 Sec. 1 - 37 - 5 - 3  
Location: Fairbrother Crescent, Court, Terrace, and Bay (Silverspring)."

**ATTACHMENTS**

1. April 24, 1996 Subdivision Report

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**B10) Subdivision Application #18/96  
206 and 218 LaRonge Road  
(File No. 4300-2-2)**

**RECOMMENDATION:** that Subdivision Application #18/96 be approved subject to the Certificate of Approval for proposed Lot 16, Block 911, Plan 79-S-43600 being issued subject to the severed portion of Lot 15 being consolidated and held in title along with the whole of Lot 16, Block 911, Plan 79-S-43600.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 10, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #18/96  
Applicant: City of Saskatoon  
Legal Description: Lots 15 and 16, Block 911, Plan 79-S-43600  
Location: 206 and 218 LaRonge Road."

**ATTACHMENTS**

1. April 29, 1996 Subdivision Report

**B11) Land-Use Applications Received by the Planning and Building Department  
For the Period Between April 29, 1996 - May 10, 1996  
(For Information Only)  
(File Nos. 4300-2-2 and 4355-1)**

**RECOMMENDATION:** that the following report be received as information.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 10, 1996:

"The following applications have been received, are being processed, and will subsequently be submitted to City Council for its consideration:

Subdivision

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Application #19/96: 200 block Imperial Street  
Applicant: Webster Surveys Ltd. for City of Saskatoon  
Legal Description: Lots 5 to 8; Block 20; Plan 87-S-47751  
Current Zoning: R.2  
Neighbourhood: Forest Grove  
Date Received: April 29, 1996

Discretionary Use

Application D4/96: 300 - 112th Street West  
Applicant: Kid's Place Childcare Cooperative  
Legal Description: Lot 10, Block 14, Plan 75-S-34624  
Current Zoning: R.2  
Proposed Use: Child Care Facility  
Neighbourhood: Sutherland  
Date Received: April 30, 1996

**ATTACHMENTS**

1. Plan of Proposed Subdivision

**B12) Proposed Disabled Person's Loading Zone**  
**718 - 9th Street**  
**(File No. 6120-1)** \_\_\_\_\_

**RECOMMENDATION:** that a "Disabled Person's Loading Zone" be installed in front of 718 - 9th Street East.

*ADOPTED.*

Report of the General Manager, Transportation Department, May 9, 1996:

"The Transportation Department has received a request from the Golden Manor Condominium Association, to have a 'Disabled Person's Loading Zone' installed in front of 718 - 9th Street East. Several residents of the condominium are mobility restricted and require the services of the Abilities Council Bus for their transportation.

This 'Disabled Person's Loading Zone' conforms to City guidelines. No fee will be assessed for its installation."

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**B13) Proposed Disabled Person's Loading Zone  
302 Montreal Avenue North  
(File No. 6145-1)**

**RECOMMENDATION:** that a "Disabled Person's Loading Zone" be installed in front of 302 Montreal Avenue North.

*ADOPTED.*

Report of the General Manager, Transportation Department, May 2, 1996:

"The Transportation Department has received a request from the resident of 302 Montreal Avenue North, for the installation of a 'Disabled Person's Loading Zone' in front of their residence. The resident has permanent care of a physically handicapped person who requires the use of the Abilities Council Bus for their transportation needs.

This loading zone conforms to City guidelines with respect to 'Disabled Person's Loading Zones' and no fee is assessed for its installation."

**B14) Proposed Disabled Person's Loading Zone  
414 Avenue H South  
(File No. 6120-4)**

**RECOMMENDATION:** that a "Disabled Person's Loading Zone" be installed in front of 414 Avenue H South.

*ADOPTED.*

Report of the General Manager, Transportation Department, May 9, 1996:

"The Transportation Department has received a request from a resident of 414 Avenue H South to install a 'Disabled Person's Loading Zone' in front of her home. This resident has impaired flexibility and movement and requires direct access to the front of her residence. The resident is experiencing difficulty in accessing the front of her home due to the frequency of parking that is occurring on the front street.

The resident has the valid permit for her vehicle.

This loading zone conforms to City guidelines with respect to 'Disabled Person's Loading Zones' and no fee is assessed for its installation."

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**B15) Request for Encroachment Agreement  
525 - 45th Street  
Lot 12, Block 388, Plan 59-S-07059  
(File No. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the existing encroachment and approve the proposed encroachment at 525 - 45th A Street (Lot 12, Block 388, Plan 59-S-07050);
  - 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and,
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the agreement, on behalf of the City of Saskatoon, under the Corporate Seal.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 9, 1996:

"Mr. Ray Wiebe of Gauley & Co. on behalf of the property's purchaser, has requested to enter into an encroachment agreement with the City for the above-noted property. As shown on the attached Real Property Report, part of the building's north roof overhang encroaches onto the city's property (i.e. a boulevard) along 45th A Street. Also, part of the east wall and roof overhang encroach onto the City's property (i.e. a boulevard) along First Avenue. The encroachments have likely existed since 1962 when the building was constructed.

The total area of existing encroachments is approximately 4.876 square metres (52.49 square feet). The north roof overhang encroaches a maximum of 0.107 metres (0.35 feet) onto 45th A Street and the east wall and overhang encroach a maximum of 0.137 metres (0.45 feet) onto First Avenue.

In addition to the existing encroachments, Mr. Ray Wiebe, on behalf of the property's purchaser, has requested approval to construct new exterior stairs on the east elevation of the building (see the attachments to this report). The new owners intend to renovate the building so as to accommodate additional tenants. The exit stairs are required for a proposed tenant in a portion of the building. The stairs will encroach onto the City's property (i.e. a boulevard) along First Avenue.

The total area of the proposed exit stair encroachment will be approximately 3.34 square metres (36.0 square feet) and will project a maximum of 0.914 metres (3 feet) onto First Avenue. The total area of encroachment including the existing encroachment and the proposed encroachment will be approximately 8.216 square metres (88.44 square feet.)

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If approved by City Council, an encroachment agreement will be required. The owner of the property will be subject to the minimum annual fee of \$50. A revised Real Property Report, which identifies the actual encroachment, will be required after the construction has been completed."

**ATTACHMENTS**

1. Real Property Report for 525 - 45th A Street
2. Site plan and elevation (proposed encroachment)
3. Letter: Gauley & Co., Barristers and Solicitors, to Office of the City Solicitor, dated April 22, 1996
4. Letter: Gauley & Co., Barristers and Solicitors, to Office of the City Solicitor, dated May 6, 1996

**B16) Request for Encroachment Agreement  
212 Avenue I North  
Lots 5 and 6, Block 12, Plan HJ  
(File No. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council approve the revised encroachment at 212 Avenue I North (Lot 5 and Pt. 6, Block 12, Plan HJ);
  - 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and,
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the agreement, on behalf of the City of Saskatoon under the Corporate Seal.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 10, 1996:

"The current owner of the above-noted property has requested to enter into a new encroachment agreement. As shown on the attached surveyor's certificate, part of the house and eaves encroach onto the City's property (i.e. a boulevard) along 23rd Street. A fence which is adjacent to the house also encroaches onto the City's property along 23rd Street. The encroachment of the house has existed since 1961 when it was constructed. There is no record of when the fence was constructed. The encroachment was previously recognized by City Council at its meeting held on December 6, 1993. An encroachment agreement was subsequently entered into with the previous owners of the property.

The current owner has requested approval to relocate the fence as shown on the attached sketch.

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The proposed location will decrease the maximum encroachment by 0.457 metres (1.5 feet) and will decrease the total area of encroachment 35.6 square metres (383.6 square feet.) This will decrease the annual fee from \$165.80 to \$50.00.

The total area of the reduced encroachment will be approximately 15.38 square metres (165.6 square feet). The house and eaves and the fence will encroach a maximum of 0.792 metres (2.6 feet) onto the boulevard along 23rd Street.

If approved by City Council, an encroachment agreement will be required. The owners of the property will be subject to an annual fee of \$50.00."

**ATTACHMENTS**

1. Surveyor's Certificate for 212 Avenue I North
2. Letter: Kathie Keene, owner of the property, to the City of Saskatoon
3. Site Plan (changes to fences)

**B17) Development Plan Amendment  
Residential to Arterial Commercial  
1640 Warman Road (North Park)  
Shell Canada Products Ltd.  
(File No. 4110-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 25.*

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**REPORT NO. 9-1996 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor K. Waygood, Chair  
Councillor M. Heidt  
Councillor A. Langford  
Councillor P. McCann  
Councillor J. Postlethwaite

**1. Communications to Council**

**From: Sheri McConnell, Project Director**

**Street Invaders**

**Date: April 11, 1996**

**Subject: Requesting Council to extend the hours under the Noise Bylaw for a concert to be held in conjunction with the Street Invaders rally on Sunday, August 18, 1996 in the band shell by the Delta Bessborough**

**(File No. CK. 185-9)**

- RECOMMENDATION:**
- 1) that the request by the Street Invaders to extend the time, during which a concert may be held, to 10 p.m., on Sunday, August 18, 1996, in the band shell by the Delta Bessborough, be denied; and
  - 2) that permission be granted to the Street Invaders to extend the time, during which a concert may be conducted, to 8 p.m. on Sunday, August 18, 1996, in the band shell by the Delta Bessborough.

*ADOPTED.*

City Council, at its meeting held on April 22, 1996, referred the above-noted communication (copy attached), dealing with a request for extension of hours under the Noise Bylaw for a concert to be held in conjunction with the Street Invaders rally on Sunday, August 18, 1996 in the band shell by the Delta Bessborough, to the Planning and Operations Committee.

Your Committee notes that every time an extension to the Noise Bylaw is granted, it has been done independently from other requests. A number of options were discussed by your Committee, including the possibility of having a deadline for submission of all Noise Bylaw extensions for the season (i.e. end of May), in order that requests could be looked at globally. Alternatively, your Committee discussed whether extensions should be granted on a first-come, first-served basis.

With respect to this particular request, your Committee does not support the extension of the Noise



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Bylaw until 10 p.m. It is, however, prepared to recommend that extension be granted until 8 p.m.

For the information of City Council, there has only been one other request this year for an extension of the Noise Bylaw and that has been from the 3rd Annual Broadway Comedy and Busking Festival for June 13-14, 1996, 2:00 a.m. on Friday, June 14, 1996 and to 12:00 midnight on Saturday, June 15, 1996.

**2. Post Physical Audit of Victoria Park - Submission of Proposal from Riversdale Owners Coalition Regarding Use of the Gardener's Residence in Victoria Park (File No. CK. 712-35 and VI-4206)**  

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*DEALT WITH EARLIER. SEE PAGE NO. 30.*

**3. Request for Permission to Operate a Water Taxi Service on the South Saskatchewan River (File No. CK. 370-1)**  

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- RECOMMENDATION:**
- 1) that a water taxi service operation for the South Saskatchewan River be approved, subject to the Administration's approval of riverbank landing sites, and subject to Administrative conditions that acknowledge the rights of non-motorized boats on the river;
  - 2) that the City Solicitor be directed, on behalf of the City, to draft a lease agreement with Mr. Peter Kingsmill; and
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.

Your Committee has considered and supports the following report of the General Manager, Leisure Services Department, dated April 22, 1996:

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**"BACKGROUND**

The Leisure Service Department has received a request from Mr. Peter Kingsmill to operate a Water Taxi business on the South Saskatchewan River from May to October, 1996. Mr. Kingsmill is a partner with Shearwater Properties Ltd., a Saskatoon based company experienced in the delivery of tourism businesses.

In 1988, two river boat tour companies, W.W. River Tours and Northcote River Cruises, operated simultaneously on the South Saskatchewan River. They amalgamated in 1989 into one operation, W.W. Northcote River Cruises, whose current agreement with the City continues to 1997.

In the past, City Council has approved the operation of more than one tour boat business on the South Saskatchewan at any one time, as long as the tour boat operators agree to the conditions approved by City Council governing the use of the public dock near the Mendel Art Gallery. According to these conditions, tour boat operators are not to restrict access by other non-commercial users to the dock, only one boat is to be moored at any one time, and no levies will be charged for use of the dock.

**JUSTIFICATION**

Mr. Kingsmill's Water Taxi Service operation proposes to put into service, a 32 foot covered vessel to transport passengers between landing points on the South Saskatchewan River, within the corporate limits of the City of Saskatoon. Passengers will be embarking and disembarking, facilitated by eight foot wheelchair accessible gangplanks, at locations at the Delta Bessborough, at Rotary Park, as well as at the existing City-owned dock at the Mendel Art Gallery. The operation does not propose the building of docks or any shore-line structures to facilitate boarding. Tickets will be sold on board the vessel or at hotels.

The taxi operation proposed by Mr. Kingsmill, utilizes the size of boat that can be accommodated with existing river traffic on the South Saskatchewan River. In 1989, the Meewasin Valley Authority implemented boating regulations that designates four zones to accommodate the various types of river traffic:

- No-Boat Zone,
- Power Boat Zone,
- Rowing and Canoeing Zone, and,
- Slow Zone.

The Slow Zone imposes a 30 kilometre per hour speed limit and permits tour boats and pleasure craft to explore the river without disrupting canoeing or rowing. The Water Taxi cruises at an average speed of 20 kilometres per hour, a speed which does not produce a significant wake, and would not interfere with other river traffic. Mr. Kingsmill has agreed to meet with representatives of the Canoe and Rowing Clubs to discuss marine etiquette involving the use of traffic lanes.

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The Lease Agreement with Mr. Kingsmill governing the use of the public dock at the Mendel Art Gallery includes provisions similar to those previously approved by City Council in agreements with other users and operators. In addition, Mr. Kingsmill will moor or beach the water taxi only at locations approved by the City of Saskatoon in consultation with the Meewasin Valley Authority.

Although the Water Taxi proposal does not require Meewasin Valley Authority's Board approval, Mr. Kingsmill has met with Meewasin Valley Authority officials to discuss his operation and to receive information on river usage. The Meewasin Valley Authority is providing training in local resource interpretation to Water Taxi personnel. Information on the proposal will be presented to the Meewasin Valley Authority Board as an information item at their April 19, 1996, Board meeting. Your staff from both the Asset Management Department and the Leisure Services Department will meet with Mr. Kingsmill, to identify and approve safe landing sites near the Bessborough Hotel and in Rotary Park.

The Water Taxi business would provide a complimentary service to the existing and proposed programming at riverbank parks, as well as at the Mendel Art Gallery site. This proposal, should it prove to be successful, offers a transportation alternative to the river tour business that is currently offered to the public.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

There is no financial impact.

**ATTACHMENTS**

1. Proposal from Peter Kingsmill
2. Schematic of Water Taxi
3. Indemnification Agreement - City of Saskatoon and W.W. Northcote River Cruises"

*Pursuant to earlier resolution, Item AA.12 of "Communications" was brought forward and considered.*

*Moved by Councillor McCann,*

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- 1) *that a water taxi service operation for the South Saskatchewan River be approved, subject to the Administration's approval of riverbank landing sites, and subject to Administrative conditions that acknowledge the rights of non-motorized boats on the river;*
- 2) *that the City Solicitor be directed, on behalf of the City, to draft a lease agreement with Mr. Peter Kingsmill; and*
- 3) *that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.*

*YEAS: His Worship the Mayor, Councillors Postlethwaite, McCann, Langford, Heidt and Steernberg* 6

*NAYS: Councillors Langlois, Birkmaier, Roe, Waygood and Atchison* 5

**REPORT NO. 10-1996 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor M. Heidt, Chair  
Councillor A. Langford  
Councillor P. McCann  
Councillor J. Postlethwaite  
Councillor K. Waygood

**1. Request to Lease City-Owned Property  
Saskatoon Housing Authority for  
Sutherland Family and Seniors Housing Project  
(File No. CK. 4225-1) \_\_\_\_\_**

**RECOMMENDATION:** 1) that Block 7A, Plan G.872 except the south 36 feet as amended by MTO 63-S-04449 be leased to The Saskatoon Housing Authority for a garden plot as outlined in this report; and

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

*ADOPTED.*

Your Committee has considered and supports the following report of the General Manager,

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Planning and Building Department, dated May 6, 1996, regarding the above:

**"REPORT**

In March, your staff met with representatives of The Saskatoon Housing Authority and the Sutherland Family and Seniors subsidized housing project at 706 Egbert Avenue to discuss the use of adjacent City-owned property for a garden plot.

The Saskatoon Housing Authority have agreed to be responsible for:

- the transportation of top soil (from City stock piles) and roto-tilling of the plot;
- the Sutherland housing project's care of the plot;
- erecting a fence across the front of the plot (approximately 9.1 metres); and
- working in accordance with the requests of the adjacent neighbours.

By letter we have been supplied with the consent to the garden from the adjacent property owners.

Your staff supports The Saskatoon Housing Authority's request for a temporary garden plot at this location. The terms of the lease are recommended as follows:

Lease term: Five (5) years

Lease price: One (1) dollar per year

Termination: Either party may terminate, at any time, with four months written notice. The City may terminate the lease immediately if the property is not kept clean, becomes a nuisance or is required for any other City purpose.

Use: Garden plot for Sutherland Housing Project tenants. No product produced on the property may be used for re-sale.

Insurance: Proof of adequate liability insurance, as determined by the City Solicitor.

Taxes: The City to be responsible for property taxes.

Water: Saskatoon Housing Authority to be responsible for provision of water to the site.

Miscellaneous: Any other conditions as may be determined necessary by the Administration.

**ATTACHMENTS**

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1. Letter from Saskatoon Housing Authority dated April 20, 1996.
  2. Map showing property to be leased."
- 2. Revised Five-Year Land Development Program (1996-2000)  
(File No. CK. 4110-5)**

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

*ADOPTED.*

For the information of City Council, the following is a report of the General Manager, Planning and Building Department, dated May 2, 1996, regarding the above:

**"EXECUTIVE SUMMARY**

The Plan Saskatoon process is recommending an efficient urban settlement pattern that utilizes all reasonable infill development opportunities in existing areas of the City as well as encouraging higher overall densities in new growth areas, leading to a more sustainable community.

**BACKGROUND**

The Planning and Operations Committee, at its meeting held on January 9, 1996, considered the report of the General Manager, Planning and Building Department, dated December 22, 1995, and resolved, in part:

'that the Administration provide a report on how the City could facilitate greater low density infill housing in the developed parts of the City.'

**REPORT**

The question of how the City could facilitate further infill development is being addressed within the context of Plan Saskatoon, as infill development is one of the primary issues in the preparation of the new Development Plan and the building of a sustainable community. The issue of infill development is also linked to Saskatoon's emerging demographic profile. For example, as the City's population continues to age, it will become more diverse with generally equal numbers of people in all age groups. This means that more diversity in housing forms and densities will be required to meet the future needs of Saskatoon's population.

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One of the main principles of the overall vision for Plan Saskatoon is to build an urban settlement pattern that utilizes land and civic infrastructure in an efficient and fiscally responsible way. Therefore, it makes sense to accommodate as much urban growth as reasonably possible within existing areas of the City. There are several ways in which this objective may be accomplished and the following opportunities for infill are being circulated for public consideration as part of Plan Saskatoon:

1. Identify all reasonable infill sites in the City and encourage their development. In this regard, it should be noted that serviceable infill sites are very rare, and as a consequence, they should be utilized carefully. This may mean that options other than just low density infill development should be considered for these important sites. In determining appropriate densities for infill sites, we must balance the need for a diversity of housing types to meet Saskatoon's emerging demographic profile, with the protection of the character of existing neighbourhoods.
2. Remove obstacles in the Subdivision and Zoning Bylaws for the creation of infill lots for one-unit dwellings. The Zoning Bylaw currently requires lots for one-unit dwellings to have a minimum site area of 348 square metres (3,750 square feet). This presents a significant obstacle for the development of 7.5 metre (25 foot) wide lots in many inner-city areas. If the area requirement was reduced to 230 square metres (2,500 square feet), many more lots could be developed for one-unit dwellings, with little or no effect on neighbourhood character.

The Subdivision Bylaw also requires that new lots without rear lane access have a minimum frontage of 15 metres (50 feet), while new lots with rear lane access have a minimum frontage of 12 metres (40 feet). Both of these standards could be reduced to facilitate not only more infill development in existing areas, but also a greater variety of lot sizes in our new neighbourhoods. In order to build a more fiscally sustainable community, it is important to make better use of our new growth areas as well as our existing neighbourhoods.

3. Encourage low to medium density multiple-unit dwellings in neighbourhood locations. This form of housing, which may include townhouses or two to three storey condominiums, can be accommodated in neighbourhood locations provided that building design and site selection is appropriate. Opportunities for this form of infill should be encouraged, particularly in areas where "empty nester" households may be seeking alternative housing opportunities in their own neighbourhood.
4. Encourage the development of accessory suites in one-unit dwellings throughout the City. Accessory suites involve the introduction of not more than one self-contained dwelling unit into an existing single-family home. Accessory suites meet the housing needs of several important segments of the population (single persons, students, single parents), they provide income for home owners, and they make efficient use of the City's existing infrastructure. At the present time, the development of accessory suites is limited by Zoning and Building Code

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restrictions. For example, they are prohibited in R.1 and R.1A zoned areas, which constitute most neighbourhoods built since 1970. While there is a challenge to ensure that land use conflicts are minimized and that building and fire safety standards are met, accessory suites are a very useful form of housing that will contribute to making Saskatoon a more sustainable community.

5. Provide viable opportunities for medium and high density development. As a complement to the support for low density infill development in neighbourhood locations, it is also important to provide reasonable opportunities for medium and high density infill development. Through the Plan Saskatoon process, it is recommended that medium density multiples be encouraged to locate in and near Suburban Centres and Village Centres. High density multiple-unit dwellings are encouraged to locate in and near the Downtown and in Suburban Centres."

**3. Communications to Council**

**From: Paul Gustafson, Education and Employment Counsellor  
Canadian Paraplegic Association (Saskatchewan) Inc.  
Date: November 22, 1995  
Subject: Requesting permission to address Council regarding  
accessibility in Saskatoon for people with disabilities  
(File No. CK. 150-1)**

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

Outlined below is a report of the General Manager, Leisure Services Department, dated May 2, 1996, regarding the above. Your Committee notes that Saskatoon has undertaken many of the same initiatives as Regina has with respect to accessibility and it is important that these initiatives be communicated to the public. However, it is noted that Saskatoon does not have an Advisory Committee on Access or a person designated to oversee this function.

In light of the above, your Committee has requested the Administration to report on a communication strategy and the concept of one person being designated as an "internal accessibility officer". The Administration has also been requested to report on the feasibility of a centralized evaluation committee on access.

Report of the General Manager, Leisure Services Department, dated May 2, 1996:

**"EXECUTIVE SUMMARY**

An overview of the City of Regina's Mayor's Task Force on Access informs us that in 1990, the Task Force formally examined accessibility issues for the entire community of Regina in the areas of transportation, employment, recreation, education, and facility access. The Task Force drew on input from persons with disabilities to develop recommendations and



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an implementation strategy which later lead to the formation of an Advisory Committee on Access. This Committee was given a four-year mandate, ending in December, 1995, to implement those strategies dealing with access issues. Recently, Regina's City Council approved the Advisory Committee on Access to continue on an permanent basis as a Committee of Council. The Advisory Committee, through the efforts of its Employment, Housing, Facilities, Recreation and the recently added Transportation and Education subcommittees, advise Regina City Council and City departments on accessibility needs and other needs of persons with disabilities. Administrative and secretarial support costs for this initiative are included in various departments' annual operating budgets.

The City of Saskatoon has been addressing access issues of persons with disabilities on an on-going basis. Numerous initiatives have been undertaken involving City of Saskatoon civic departments and include the input of persons with disabilities and community advocate groups for the purpose of improving access for persons with disabilities in the City. This network of consulting occurs on an adhoc basis, and has resulted in successful initiatives which have resulted in strengthened relationships and increased networking between civic administration and community agencies representing persons with disabilities without incurring additional administrative and support costs.

Initiatives have been undertaken by the City of Saskatoon, Transportation, Asset Management, Human Resources, Planning and Building, and Leisure Services Departments resulting in improved access and inclusion of persons with disabilities in areas of its jurisdiction, such as transportation, facility access, recreation, and employment within the Corporation. Examples of the initiatives where access has been improved are the addition of low-floor, easy-access bus transportation, the subsidization of the Saskatchewan Abilities Council bus service, the construction of wheelchair ramps at intersections, audible traffic signals, accessible design and construction of streetscapes, the enforcement of building standards through the issuance of building permits to meet the barrier-free requirements of the applicable codes and regulations, the delivery of integrative leisure programs, and equal access to employment opportunities within the Corporation. In addition, the Leisure Services Advisory Board was established by City Council as one of the formal bodies to channel concerns pertaining to public recreation in Saskatoon to City Council members.

These initiatives have been made possible due to the civic departments being aware of the access issues and taking action to address those issues along with the input of people like Mr. Gustafson who maintain contact with concerns and issues in the community. Therefore, we do not see the added value in formalizing our existing network while incurring additional administration and support costs. We will continue to support those representative advocate groups for persons with disabilities to continue to access Administration and Council through existing formats.

**BACKGROUND**

Attached is an excerpt from the minutes of the Planning and Operations Committee meeting held on January 23, 1996, together with a copy of the referenced communication. (See

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Attachment A.) The Committee resolved that the matter be referred to the Administration for a report.

In Mr. Gustafson's letter of November 22, 1995, he states that accessibility issues such as transportation, city facilities, education, employment, and housing would best be dealt with at the civic level. City Council members have requested the Administration to update them on how civic departments have, or are currently, addressing access issues, and on how the City Of Regina's Access Task Force has operated.

**REPORT**

Overview of the City of Regina's Advisory Committee on Access

In February of 1990, the City of Regina's Mayor's Task Force on Access was formed at the request of Regina City Council. The Mayor's Task Force on Access was given a mandate to examine accessibility issues for the entire community of Regina and covers government, private sector, community services, and institutions throughout the city.

Early in its development, the Task Force elected to focus on access issues in five key areas: transportation, employment, recreation, education, and facility access. Transportation was the first issue to be examined by the Task Force. The Task Force's final report on "Accessibility of Transportation Services in Regina" provided 34 recommendations designed to improve transportation access throughout the City of Regina.

A second report entitled "Planning for Access" was also produced as a result of the Mayor's Task Force. (See Attachment B.) This report focuses on the accessibility of employment, recreation, education, and facilities. In developing its recommendations and the implementation strategy, the Mayor's Task Force drew on input from disabled persons, representatives of community organizations and government agencies, and concerned members of the public. In October, 1991, Regina City Council approved the final report of the Mayor's Task Force on Access adopting the recommendations in the "Planning for Access" report as the implementation strategy.

One of the recommendations in the "Planning for Access" report was to establish an Advisory Committee on Access. The Committee was given a four-year mandate ending in December, 1995. However, committee members have since recommended that the Advisory Committee on Access should continue on a permanent basis. On October 30, 1995, Regina City Council agreed to establish the Advisory Committee on Access as a permanent committee of City Council. (Terms of Reference are found in Attachment C.)

Presently, the Advisory Committee on Access is continuing the work of its predecessor. Previous subcommittees included Employment, Housing, Facilities, and Recreation. Two new subcommittees, Transportation and Education, have also joined the Advisory Committee on Access since the new year. Annual work plans for the Advisory Committee on Access and each of the subcommittees have been developed and approved by Regina

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City Council.

The Social Development Unit of the City Administration budgets for and provides administrative support (by means of one full-time Access Consultant) to the Advisory Committee on Access, subcommittees, and working groups, with the exception of the Recreation subcommittee. The City Clerk's Office provides secretarial support to the Advisory Committee on Access. The Social Development Unit provides secretarial support to the subcommittees and working groups with the exception of the Recreation subcommittee. The City Clerk's Office provides funds for the Advisory Committee on Access Committee for items such as mail outs, public meetings, committee lunches, and delegate registration fees for conferences.

Administrative support for the Recreation subcommittee is provided by the Adapted Services position of the Community Services, Parks and Recreation Department. Secretarial support for the Recreation committee is provided by the Community Services, Parks and Recreation Department.

There is no formal process for publicizing the activities and access initiatives as a result of the efforts of the Advisory Committee on Access or its subcommittees, civic departments, and community agencies. Articles describing the work of the Advisory Committee on Access and its subcommittees are printed periodically in local newsletters and publications of agencies representing persons with disabilities (e.g. South Saskatchewan Independent Living Centre).

When recommending specifications for improving accessibility in facilities, the committee follows the accessibility standards adopted by the Saskatchewan Human Rights Commission.

City of Saskatoon Access Initiatives

1. Transportation Department

a) Transit Services Branch

- Transit Services introduced low-floor, easy-access bus transportation services in 1996. Ten low-floor buses were put into service early in the year and another nine are scheduled for 1997. The features of this bus allow easier access for persons with mobility impairments and will accommodate wheelchairs and scooters. Currently, these buses are in general service, however, they will be assigned to specific routes in the latter part of 1996. Route selection will be determined with the assistance of the Barrier-Free Transportation Committee, which examined the areas of the City that would benefit most from the use of these buses. The Barrier Free Transportation Committee was formed to guide the City in its efforts to introduce

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easy access bus transportation service. The Committee consists of persons representing a cross section of stakeholders which includes representatives from: the Special Needs Service Consumers Advisory Board, Canadian Paraplegic Association, Canadian National Institute for the Blind, Voice of Persons with Disabilities, Saskatoon District Health Board, Saskatoon Council on Aging, Saskatoon Home Care, Saskatoon City Council, and the City of Saskatoon Planning and Building Department, Engineering Department, and Transportation Department.

- A Bus Refurbishing Program includes the provision of high visibility features for steps and hand rails to increase the recognition of these items for persons with visual impairments.
- The City of Saskatoon, through the Transit Services Budget, funds 50 percent of the cost of the operation of the Saskatchewan Abilities Council transit service for those in wheelchairs and scooters. The City also subsidizes the cost of transit service for seniors.

b) Traffic Planning and Operations Branch

- This Branch funds the construction of wheelchair ramps at intersections that do not presently have ramps, or at intersections where existing ramps are poorly located. The ramps are designed with tactile cues for the visually impaired. Wheelchair ramp installations are done on a request basis throughout the City and as part of a planned program within the Business Improvement Districts. In the downtown, installations follow the recommendations of an Accessibility Study that was completed at the request of interest groups representing those with mobility impairments.
- The Traffic Planning and Operations Branch also funds the installation of audible traffic signal devices for persons who are visually impaired. The Branch consults with VIPAC (Visually Impaired Persons Action Committee) regarding the location for the installation of audible signal devices. They have prepared a priority list which the City follows whenever possible.

The Visually Impaired Persons Action Committee is an advocacy group which promotes the needs of persons with visual impairments. It was formed several years ago and operates independent of the Canadian National Institute for the Blind (CNIB). The Traffic Planning and Operations Branch consults with VIPAC and the CNIB

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on mobility matters that affect persons with sight impairments.

- The Traffic Planning and Operations Branch works with the Treasurer's Branch, Finance Department, regarding the issuance of parking permits for vehicles with placards or licence plates that depict the wheelchair symbol. The Branch also installs disabled person's loading zones in non-metered areas, upon request, in accordance with the civic policy regarding the installation of loading zones.

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c) Urban Design Committee

- The Urban Design Committee pays particular attention to the needs of the disabled when planning and constructing streetscapes and other projects. It has worked with groups representing various disabilities to provide a final product that is user friendly for all. Examples of this are, installing permanent landmarks, tactile and contrasting clues, keeping "shorelines" clear of obstacles, and increased pedestrian lighting levels for the visually impaired. Locating wheelchair ramps at convenient locations and extending the sidewalk in the roadway, or "bulbing", to reduce walking distances across intersections for those with mobility problems.

2. Leisure Services Department

a) Seniors and Special Needs Consultant

- The Leisure Services Department's Seniors and Special Needs Consultant consults with city-wide Seniors and Special Needs agencies and organizations to enhance the development of recreation and leisure programs for seniors, persons with disabilities, and persons with low income. This includes advocating integrative programs and services, and identification and resolution of issues which cause barriers to participation, and which affect an organization's ability to provide accessible leisure programs and services for persons with disabilities.
- The Leisure Services Department has ensured representation of the disabled population in the needs assessment process which identifies the leisure needs, preferences, and barriers to participation in leisure activities of this target population. Needs assessment information is utilized by Leisure Services Department staff to aid them in programming for persons with disabilities. The same information is also made available to other leisure service providers in the City to assist them in their programming to meet the needs of special populations.
- The Leisure Services Department is aware that there is low participation in leisure activities by persons with disabilities and is working cooperatively with the Y.W.C.A. to provide increased leisure opportunities and reduce barriers for persons with disabilities. An example of this is the Adaptive Aquatic Program, which includes the development of adaptive aquatic instructors to lead the program and the recruitment, training, and support of volunteers to provide one-to-one support for those who require assistance while

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participating in the program.

In attempts to make the City's leisure facilities more accessible, the Leisure Services Department has consulted with groups representing segments of the special needs community to provide direct input as how to best accommodate persons with disabilities (e.g. consulting the C.N.I.B. on visual and tactile cues at Lawson Civic Centre front entrance and the Canadian Paraplegic Association, who conducted an accessibility audit of the washrooms and lockers at the Saskatoon Field House).

3. Human Resources Department

a) Employment Equity Program

The Human Resources Department oversees the Corporations Employment Equity Program. Employment Equity is a process in the workplace which ensures all members of society have fair and equal access to employment opportunities. Employment Equity challenges traditional policies for the recruitment, training, and promotion of employees.

In 1994, the City of Saskatoon hired or promoted 77 women, Aboriginals or persons with disabilities in the Employment Equity Program. The Human Resources Department is presently summarizing the Employment Equity hiring and promotion data for 1995.

4. Asset Management Department

a) When planning new facilities or renovating existing ones, the Design Services Branch design team ensures that accessibility standards as established by the Saskatchewan Human Rights Commission are met or exceeded. Examples of recent projects where accessibility has been improved by the Design Branch are: the custom design and construction of an accessible portable washroom unit for use by the patrons of "Shakespeare on the Saskatchewan"; and, re-configuration of workstations to accommodate civic employees with accessibility needs.

b) Currently, the Building Operations and Maintenance Branch is installing washroom and dorm facilities for female firefighters and is installing an accessible changeroom for female employees at Vehicle and Equipment Services. In addition, plans are being made to provide an accessible loading stall at the rear of City Hall, and a more efficient wheel chair lift mechanism is being considered for the City Hall lobby.

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5. Planning and Building Department

- a) The Building Standards Branch has within the scope of its mandate, the authority to enforce the *Uniform Building and Accessibility Standards Act (UBAS)* and subsequent Regulations. The *UBAS Act* adopts *The National Building Code of Canada (NBC)* along with amendments made to the *NBC* by the *UBAS Act* Regulations. The amended *NBC* contains an extensive list of barrier-free requirements that apply to all buildings in the City of Saskatoon that are constructed, altered, repaired, or renovated. Through the issuance of building permits, the Planning and Building Department ensures that all building projects approved under the building permit process (including civic buildings as well as other public and private buildings) meet the barrier-free requirements of the applicable codes and regulations.

6. Leisure Services Advisory Board

- a) The Leisure Services Advisory Board was established by City Council to advise City Council on policies and services related to the leisure needs of the public and strategies for the provision of public recreation opportunities in Saskatoon.

The Advisory Board's Terms of Reference state that the Leisure Services Advisory Board may hear and receive petitions, briefs, and reports on recreation, leisure, and culture related issues, and advocate to City Council for program services required that are identified by the community. The Leisure Services Advisory Board is recognized by City Council as one of the formal bodies to channel concerns pertaining to public recreation in Saskatoon to City Council Members. It consists of 17 members appointed by City Council. Members come as specific and accountable representatives from their respective organization and the public at large.

City of Saskatoon Bylaw No. 7067 outlines the establishment of the Leisure Services Advisory Board and contains reference that it shall include one person nominated by the Saskatoon Access to Leisure Committee. The Saskatoon Access to Leisure Committee was set up as an advocate group that promoted access to recreation opportunities for seniors and person with disabilities. The Committee has not been operating for the past three years. However, the Leisure Services Advisory Board still lists a representative from the Saskatoon Access to Leisure Committee on their Board.

Conclusion

City of Saskatoon civic departments are aware of access issues pertaining to persons with disabilities and take action to address those issues on an on-going basis through current networking, consulting, and needs assessment processes. This is evident by the initiatives



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outlined in this report.

The efforts of people like Mr. Gustafson assist the Administration to maintain contact with concerns and issues in the community. However, we do not see the value added in formalizing our existing network into a formal Advisory Committee on Access and incurring associated administrative costs. Mr. Gustafson and others advocating for persons with disabilities may continue to access Administration and Council through existing formats within the City of Saskatoon.

**ATTACHMENTS**

1. Attachment A, Excerpt from the minutes of meeting of the Planning and Operations Committee.
2. Attachment B, Planning for Access - Regina Mayor's Task Force on Access. (Limited distribution)
3. Attachment C, Terms of Reference - Advisory Committee on Access"

Distribution of the Final Report of the Regina Mayor's Task Force on Access has been limited. A copy of the report is available for viewing in the City Clerk's Office.

*Pursuant to earlier motion, Item AA.18 of "Communications" was brought forward for consideration.*

*IT WAS RESOLVED: that the information be received.*

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- 4. Saskatoon Prairieland Exhibition -  
Problems in Adjacent Neighbourhood  
- and -  
Communications to Council  
From: Karen Manyk  
31 Trident Crescent  
Date: March 9, 1996  
Subject: Submitting a petition with approximately 28 signatures requesting the  
temporary closure of Trident Crescent during Exhibition Week  
(Files CK. 6330-1 and 205-9)**  

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*DEALT WITH EARLIER. SEE PAGE NO. 13.*

- 5. Communications to Council  
From: Faye Kunkel  
718 Dufferin Avenue  
Date: March 3, 1996  
Subject: Expressing Concerns regarding the Fringe on Broadway Festival  
AND  
Communications to Council  
From: Bill Holden and Rachel Gerein  
Date: undated  
Re: Broadway Multi-Use Agreement  
AND  
Communications to Council  
From: Tana Courchene  
613 Eastlake Avenue  
Date: April 18, 1996  
Re: Broadway Multi-Use Agreement  
AND  
Communications to Council  
From: Heather Larson, Administrator  
Broadway Business Improvement District  
Date: March 23, 1996  
Subject: Requesting Council to extend the hours under the Noise Bylaw  
for the 3rd Annual Broadway Comedy and Busking Festival to  
be held on Friday, June 14 and Saturday, June 15, 1996  
(Files CK. 205-25, 205-1 185-9)**  

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*DEALT WITH EARLIER. SEE PAGE NO. 22.*

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Composition of Committee

Councillor D. L. Birkmaier, Chair  
Councillor H. Langlois  
Councillor K. Waygood  
Councillor H. Heidt  
Councillor J. Postlethwaite  
His Worship the Mayor

1. **Lease of Various City-Owned Property**  
**Lots 33 & 34, 35-38 and 19, Block 153, Plan Q2**  
**2nd & 3rd Avenue South**  
**Lots 8, 9, 10 & Pt. 11, Block 14, Plan CE**  
**217 Avenue C South**  
**Pt. Lot 18, all of 19 & 20, Block 16, Plan CE**  
**114 - 20th Street West**  
**Lots 1-12, except north 5' of 12, Block 181, Plan Q13**  
**410 - 5th Avenue North**  
**Lots 1-28 & Ptn. 41, Block 146, Plan (Q2)C.195**  
**1st & 2nd Avenue South**  
**(File No. CK. 4225-1)**

**RECOMMENDATION:**

- 1) that the Land Branch Manager advertise for lease proposals, those properties identified, subject to the conditions contained in the following report;
- 2) that upon selection of the highest bidder by the Land Branch Manager, the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk; and
- 3) that the Land Branch Manager be authorized to lease a portion of the property to the east of Clinkskill Manor on 19th Street East to the Royal Canadian Legion for parking purposes, under the same conditions approved for Clinkskill Manor, as outlined below.

*ADOPTED.*

Your Committee has reviewed this matter with the Land Branch Manager, and in addition to the properties outlined in the following report, it was determined that David Keith, President, Royal Canadian Legion, has requested the use of a portion of the property on 19th Street to the east of

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Clinkskill Manor, for parking purposes. The Committee supports this proposal, provided the property is leased under the same terms and conditions granted to Clinkskill Manor, as follows:

1. One-year renewable term;
2. Can be cancelled by either party with 30 days' notice;
3. Lease price \$20/month/stall, as determined by the Land Branch Manager; and
4. Maintenance of the parking stalls be the responsibility of the lessee.

Report of General Manager, Planning and Building Department, April 23, 1996:

**"BACKGROUND**

In order to maximize revenues, the practice of the City of Saskatoon is to lease its vacant land while the land is being marketed or held for its final use. Revenue from this source, which is placed either in general revenues or reserve accounts, totalled approximately \$436,000.00 in 1995. Over the past several years the above-noted properties have been leased to various parking lot companies. The revenues generated in 1995 by these lots was approximately \$123,000.00. Currently all of the lease agreements on the properties have expired and they are being leased on a monthly basis.

**REPORT**

Your staff intend to now advertise the properties for lease proposals. The properties will be advertised without reserve bids, and all leases will be subject to the following conditions:

Lease Term: Three years.

Lease Payment: To be determined.

Use: As allowed under the pertaining zoning bylaw. No permanent construction allowed.

Taxes: To be the responsibility of the City.

Termination: 30 days written notice by either party.

Current lease holders will be provided with a minimum of 30 days notice of our intention to advertise the properties. Award of the leases will be determined by the Land Branch Manager based on the highest bid and agreement to the above-noted conditions. City Council would be provided with the appropriate reports and recommendations in the event the Land Manager decides that a party other than the highest bidder should be awarded a lease.

**ATTACHMENTS**

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1. Plans showing City-owned properties to be leased."
  
2. **Request to Sell City-Owned Property  
Proposed Lots 125 to 153, Block 872  
Registered Plan No. 96-S- (not registered yet)  
Podiluk Court, Strumm Terrace  
Parkridge Neighbourhood  
(File No. CK. 4131-11-3)**

**RECOMMENDATION:**

- 1) that the Land Branch Manager be authorized to sell the 29 new lots in the Parkridge Neighbourhood through a lot-draw process, with prices determined on the basis of the pricing formula outlined in the following report; and
  
- 2) that any of the lots which are not sold through the lot-draw process be placed for sale, over the counter, on a first-come, first-served basis, and at the prices at which they were advertised.

*ADOPTED.*

Your Committee has reviewed this report with the Land Branch Manager and supports the sale of these lots which were the subject of a rezoning application from multiple-unit to one-unit dwellings, at the request of the neighbourhood.

Report of General Manager, Planning and Building Department, April 24, 1996:

**"BACKGROUND**

At its meeting held October 10, 1995, City Council adopted Clause 2, Report No. 8-1995 of the Land Bank Committee. Briefly, the report recommended developing a parcel of multi-family land on McCormack Road in the Parkridge Neighbourhood as single-family lots. In accordance with the report, a re-zoning of the property from R.4 to R.1.A. has been completed and a subdivision application to create two cul-de-sacs containing 29 lots is being processed for approval.

**REPORT**

All 29 lots are being serviced this year. The lots will be offered for sale in two phases, with the first phase (consisting 16 lots located on Podiluk Court) scheduled to be available in September 1996. Phase two, comprised of the remaining 13 lots on Strumm Terrace, will be offered for sale in the spring of 1997.

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A lot draw will be held to offer the lots for sale to both individuals and to builders. Any lots that are not sold through this process will be made available for purchase over the counter on a first-come, first-served basis.

Lot prices for Podiluk Court have been calculated to range between \$28,500.00 and \$34,500.00 based on the approved prepaid service rates, a land rate and administration fee. This range of prices is consistent with prices charged for lots in the Dundonald and Westview neighbourhoods. The following example provides the breakdown of the price for a standard 15 metre lot located on Podiluk Court:

Services =	\$23,041.80
Land =	5,260.09
Administration Fee =	<u>1,698.11</u>
Selling Price =	\$30,000.00

The appropriate report and recommendations will be provided at a later date to price the 13 lots on Strumm Terrace for the second phase of this development.

**ATTACHMENTS**

1. Plan showing 29 new lots in the Parkridge Neighbourhood."

**3. Request to Sell City-Owned Land  
Lot 1, Block 411, Plan No. 95-S-41350  
Heritage Crescent, Lakewood Suburban Centre  
File No. CK. 4214-1**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to offer Lot 1, Block 411, Plan No. 95-S-41350 for sale by public tender, with a reserve bid of \$519,820.00, plus applicable taxes;
  - 2) that should no acceptable bids be received, Lot 1 in said Block and Plan be made available for direct purchase through the Land Branch, at the price established for the reserve bid; and,
  - 3) that the Land Branch Manager be authorized to administer development controls as a condition of sale for Lot 1 in said Block and Plan in accordance with the criteria outlined in this report.

*ADOPTED.*

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Your Committee has reviewed this matter with the Land Branch Manager, and supports the proposal outlined in the following report.

Report of General Manager, Planning and Building Department, April 25, 1996:

**"BACKGROUND**

The City owns the above-noted lot located on Heritage Crescent. This lot was created in 1995 in the context of the Lakewood Townhouse Development Plan, endorsed by City Council at its meeting of June 6, 1994. The lot is approximately 1.503 hectares in size and zoned RM(Tn). Two lots located on Heritage Green within the Lakewood Townhouse Development area were sold in 1995.

**REPORT**

Staff of the Land Branch intend to offer Lot 1 for sale by public tender. The following is a breakdown of the price established for the lot based on the approved prepaid service rate, a land rate and land administration fee:

Services =	\$414,637.14
Land =	75,759.08
Administration Fee =	<u>29,423.78</u>

Total Selling Price = \$519,820.00

If no bids are received for the lot, it will be added to the Land Branch's list of properties available for purchase over the counter, at the amount of the reserve price.

Development controls will be applied as a condition of sale of the lot. These controls will be consistent with those which applied to the two lots previously sold within the Lakewood Townhouse Development area, as follows:

- a) All units will have the main entrance at ground level.
- b) Fencing will provide a masonry component and the design of such fencing must be approved by the Manager, Land Branch, City of Saskatoon.
- c) All roofs will have a minimum 5-in-12 pitch.
- d) Each unit will be a minimum 1,000 square feet, at or above grade, excluding the garage.
- e) Each unit will have, as a minimum, a single-attached garage.

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- f) A maximum of four units is allowed for each building.

**ATTACHMENTS**

1. Plan showing Lot 1, Block 411, Plan No. 95-S-41350"

**4. Property Offered to the City  
Parcel GG, Registered Plan 86-S-17945  
Arbor Creek Subdivision  
Saskatchewan Property Management Corporation  
(File No. CK. 4020-38)**

- RECOMMENDATION:**
- 1) that the City purchase Parcel GG, Plan 86-S-17945 from the Saskatchewan Property Management Corporation of the Province of Saskatchewan for the sum of \$110,000.00;
  - 2) that the City sell a 50% undivided interest in Parcel GG, Plan 86-S-17945 to Preston Developments Ltd. for \$55,000.00 plus costs; and
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation.

*ADOPTED.*

Your Committee has determined that this proposal will be a joint venture with Preston Developments Ltd., and that it is anticipated Preston Developments Ltd. will act as manager of the project.

Report of General Manager, Planning and Building Department, April 25, 1996:

**"BACKGROUND**

The Land Bank Committee, at its meeting held on December 19, 1994, considered a report of the Director of Planning and Development with regard to the purchase of Parcel GG, Plan 86-S-17945 from the Saskatchewan Property Management Corporation (SPMC) and resolved that the Land Branch Manager be instructed:

- 1) to advise the Saskatchewan property Management Corporation that the City is interested in purchasing the property at its market value;
- 2) to initiate discussions with Preston Developments to explore the options for developing the property in a manner which is consistent with the current sketch plan for Arbor Creek Subdivision; and



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- 3) to report to the Land Bank Committee on the pricing of the property and on the results of the discussions with Preston Developments.'

A further information report dated October 25, 1995, was received by the Committee at its meeting held November 8, 1995. The report outlined that the property had been appraised at \$110,000.00 and that both the City Land Branch Manager and Preston Developments agreed that this was a reasonable price. SPMC delayed the sale of the property until a Phase II Environmental Assessment was completed.

It was agreed that the City would purchase the property and sell 50% to Preston as it is the other major property owner adjacent to Parcel GG. Each party was to maintain a 50% undivided interest in the property.

**REPORT**

By letter dated April 22, 1996, the Saskatchewan Property Management Corporation has agreed to sell Parcel GG, Plan 86-S-17945 to the City of Saskatoon for \$110,000.00. Preston Developments has also confirmed that it still wishes to purchase a 50% interest in the property from the City.

All matters regarding the purchase from SPMC and the sale of a 50% undivided interest to Preston Developments for \$55,000 plus costs are in hand and your staff recommend that the purchase and re-sale proceed as outlined in this report.

**ATTACHMENTS**

1. Letter from Saskatchewan Property Management Corporation dated April 22, 1996."

5. **Request to Sell City-Owned Property  
Proposed Lots 1 to 31, Block 408, Lots 1 to 46, Block 409,  
Lots 1 to 12, Block 410, Registered Plan No. 96-S- (not registered yet)  
Mendel Crescent, Cove, Green, Terrace, McGilp View  
Avalon Neighbourhood Extension  
(File No. CK. 4131-15)**

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- |                               |   |
|-------------------------------|---|
| <b><u>RECOMMENDATION:</u></b> | 1) that the Land Branch Manager be authorized to sell 89 new lots in the Avalon Neighbourhood through a lot-draw process, with prices determined using the pricing formula outlined in this report; |
|                               | 2) that any of the lots which are not sold through the lot-draw   |

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process be offered for sale, over the counter, on a first-come, first-served basis; and,

- 3) that the Land Branch Manager be authorized to administer development controls as a condition of sale for the 89 lots, in accordance with the criteria outlined in this report.

*ADOPTED.*

Your Committee notes that this development proposal has been approved under the current Development Plan, and supports the lot pricing contained in the report - being suitable for a range of incomes.

Report of General Manager, Planning and Building Department, April 24, 1996:

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**"BACKGROUND**

At its meeting held February 5, 1996, City Council resolved the following:

'that the Avalon Neighbourhood Sketch Plan dated December 6, 1995, be approved in principle.'

**REPORT**

In accordance with City Council's approval, the required applications for subdivision and rezoning are being processed for approval. Servicing of the 89 lots will begin in May 1996, with all of the deep and shallow utilities to be installed by September 1996. (See Attachment No. 1.) Road and sidewalk construction will be completed for Phase I (59 lots) by September 1996, at which time they will be offered for sale. If it appears that there will be demand for additional lots, the opportunity exists to have road and sidewalk construction completed for the remaining 30 lots and offer them for sale in 1996 as well. If there is insufficient demand for the additional 30 lots, the surface work will be completed in the spring of 1997 and the lots would be offered for sale at that time.

All 89 lots will be offered for sale to both individuals and builders through a lot-draw process. Any lots that are not sold through this process will be made available for sale over the counter on a first-come, first-served basis.

**Pricing**

Residential lots are typically priced using the approved prepaid service rates, a land rate and the approved land administration fee. Servicing costs for the Avalon extension will exceed the amount that will be collected by applying the approved prepaid service rates to the collectable frontage, therefore, the lots are being priced on the basis of the prepaid rate plus an additional charge of approximately \$415.00 per front metre for services. The selling prices range between \$2,300 and \$3,000 per frontage metre. With lot sizes averaging 16.5 metres of frontage, the average price for a lot will be approximately \$43,600.00. The following provides four examples of lot prices for the subdivision, and the breakdown for each price:

**Example #1 - 15 metre lot on Glasgow Street**

Services	\$29,250.00
Land	3,297.17
Administration Fee	<u>1,952.83</u>
Total selling price	\$34,500.00

**Example #2 - 15 metre lot on Mendel Crescent**

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Services	\$29,250.00
Land	7,542.45
Administration Fee	<u>2,207.55</u>
Total selling price	\$39,000.00

Example #3 - 17 metre lot on Mendel Terrace

Services	\$33,150.00
Land	11,661.32
Administration Fee	<u>2,688.68</u>
Total selling price	\$47,500.00

Example #4 - 17 metre lot on Mendel Green

Services	\$33,150.00
Land	14,963.21
Administration Fee	<u>2,886.79</u>
Total selling price	\$51,000.00

These prices are comparable with prices for similar lots in the Briarwood, Lakeridge and Arbor Creek neighbourhoods.

**Development Controls**

Your staff are seeking approval to administer development controls as a condition of sale for the 89 lots being created, as follows:

- All dwellings to be constructed with a two-car attached garage.
- Minimum size for a bungalow, bi-level or split-level dwelling to be 1,000 square feet.
- Minimum size for a two-storey dwelling to be 1,500 square feet.
- Minimum roof slope 5 in 12.

These controls reflect the current industry standard for new home construction. Although the controls are minimal, they do provide a degree of assurance for new home purchasers and existing residents of the quality, style and consistency of housing that will be constructed. The controls will apply to both individuals and builders purchasing a lot in the subdivision.

**ATTACHMENTS**

1. Plan showing 89 lots in Avalon Neighbourhood Extension area."

**REPORT NO. 2-1996 OF THE PENSION ADMINISTRATION BOARD**

Composition of Committee

Mr. M. West, Chair  
Councillor H. Langlois, Vice-Chair  
Councillor D. Atchison  
Councillor P. McCann  
Mr. J. Beveridge  
Mr. P. Jaspar  
Mr. W. Wallace  
Dr. K. Lal  
Mr. M. Totland  
Mr. D. Taylor  
Mr. M. West  
Mr. L. Thiessen  
Mr. W. Furrer  
Ms. C. Drever  
Mr. T. Graham

**1. Amendments to Pension Plan Bylaw and  
Preparation of Trust Agreement  
Governance of the General Superannuation Plan  
(File No. CK. 1796-1)**

- RECOMMENDATION:**
- 1) that City Council approve the change in governance of The General Superannuation Plan, as outlined in this report;
  - 2) that City Council approve the proposed Trust Agreement and authorize the Mayor and City Clerk to execute the Agreement on behalf of the City;
  - 3) that City Council consider proposed Bylaw No. 7556 at this meeting;
  - 4) that City Council approve, in principle, the formation of a Pension Benefits Committee, as outlined in this report.

*ADOPTED.*

In June, 1995 City Council's Executive Committee resolved that Council members on the Pension Administration Board be requested to pursue the creation of a new governance structure for the General Superannuation Plan. Accordingly, the Pension Administration Board established a sub-committee known as the Working Committee on Plan Governance. The Working Committee consisted of three employee representatives and three employer representatives. Its mandate was to look at the issues of governance of the General Superannuation Plan and to bring forward

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recommendations to the Pension Administration Board. The Working Committee considered two main issues with respect to the governance of the Plan, one being the mechanism by which the Plan should be administered and the other being the manner in which pension negotiations should be conducted.

On the issue of Plan governance, the Working Committee concluded that changes to the Plan governance structure were required in order to reflect the manner in which the Plan was actually being administered, and to ensure that those bearing fiduciary duties to Plan members were also the persons who administered the Plan. The Committee considered different models of governance and concluded that an "individually trustee" plan was the appropriate method of governance. This involves a board of individual trustees consisting of representatives of the employee organizations and representatives of the employer together with one "independent" trustee. Both the Police and Fire Pension Plans are governed by similar boards of trustees.

On the issue of pension negotiations, the Committee noted the concerns which have been expressed on several occasions by the Superintendent of Pensions, that pension negotiations were conducted within the Pension Administration Board. The Board also received legal advice that the current practice could compromise the Board's ability to carry out its fiduciary obligations. The Committee concluded that pension negotiations should be conducted separate and apart from the administration of the Plan by the Trustees.

The Working Committee Report was adopted, in principle, by the Pension Administration Board in November, 1995. The Board then directed that the appropriate documentation be prepared for its review and consideration. This documentation consists of a Trust Agreement and an amending Bylaw which makes appropriate amendments to the Plan to institute Plan governance by a Board of Trustees.

**Plan Governance**

A basic outline of the proposed change in governance as provided for in the Trust Agreement and amending Bylaw is as follows:

1. The City would enter into a Trust Agreement with the Trustees whereby the Trustees hold the pension fund in trust in accordance with the provisions of the Trust Agreement.
2. The Board of Trustees would consist of nine Trustees. Four of the Trustees would be representatives of the various employee organizations currently represented on the Pension Administration Board. They would be chosen by agreement among those employee organizations. Four of the Trustees would be employer representatives chosen by City Council. The ninth Trustee would be an "independent" Trustee who would be appointed by Council upon the recommendation of the other Trustees. That Trustee would be appointed for a 3-year term, which could be renewed for further terms. Provision for removal of Trustees is made in the Trust Agreement.
3. The duties of the Trustees are set out in the Trust Agreement and the amending Bylaw.

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Generally, the duties of the Trustees would be the following:

- (a) to be responsible for administration of the Plan and to be designated under the Bylaw as the Administrator for the purposes of *The Pension Benefits Act, 1992*. (City Council is currently designated as the Administrator).
- (b) to be responsible for all aspects of investment of the Pension Fund, including the choosing and monitoring of Investment Managers.
- (c) to be responsible for the monitoring and general supervision of advisors to the Plan.
- (d) to be responsible for the administration of Plan benefits.
- (e) to review and respond to all enquiries by Plan members, former members and other persons entitled to benefits under the Plan.
- (f) to be responsible for implementing Plan changes brought about through legislation or through the bargaining process. (Plan changes would still be ultimately implemented through Bylaw amendments passed by Council.)

A complete listing of Trustees duties and responsibilities is contained in sections 5, 9 and 10 of the Trust Agreement and section 10 of the proposed amending Bylaw. As indicated above, both the Police and Fire Plans operate as "trusteed" plans and have similar duties.

After detailed consideration of the Trust Agreement and amending Bylaw, the Pension Administration Board passed the following recommendation at its meeting held on May 14, 1996:

1. That the amended Pension Plan Bylaw and the Trust Agreement be submitted to City Council for approval.
2. That the following additional recommendation be forwarded to City Council for consideration:
  - (a) that a Pension Benefits Committee be established including membership from each of the employee groups in the Plan and additional representatives to be appointed by City Council.

**Pension Negotiations**

The Pension Administration Board is recommending the formation of a Pension Benefits Committee. This Committee would be a forum to develop recommendations for benefits for active plan members and pensioners. The Pension Benefits Committee would be separate and apart from the Board of Trustees and would have no role in the administration of the Plan. The structure of the Committee would basically parallel that of the existing Pension Administration Board in that it would consist of representatives from all employee organizations currently represented on the

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Pension Administration Board together with an equal number of employer representatives. The employee representatives would be chosen by each employee organization. The employer representatives would be appointed by City Council.

The exact terms of reference and structure of the Pension Benefit Committee have yet to be determined; however, generally, the mandate of the Committee would be to deal with Plan changes and benefit improvements as required.

While the members of the Pension Administration Board recognize the need to separate Plan administration from pension negotiations, it was felt that in most instances, benefit improvements have ultimately been developed through consensus. It was the view of the Board that the determination of pension benefits through a body similar in structure to the Pension Administration Board would aid in the continuation and further development of a collaborative approach.

**ATTACHMENTS**

1. Pension Plan Bylaw No. 7556
2. Pension Trust Agreement"

*Moved by Councillor Waygood, Seconded by Councillor McCann,*

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

*CARRIED.*



**UNEFINISHED BUSINESS**

- 6a) **Review of Policy C09-004  
Condominium Conversions  
(File No. CK. 4132-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 4.*

- 6b) **Application for Registration of Condominium Plan  
833 and 855 Wollaston Crescent (R.4 Zoning District)  
Lots 2A and 2B, Block 116, Plan No. 81-S-39179  
(File No. CK. 4132-2)**

*DEALT WITH EARLIER. SEE PAGE NO. 11.*

**GIVING NOTICE**

Councillor Birkmaier gave the following Notion of Motion:

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

WHEREAS it has recently been reported that the Saskatoon offices of Atomic Energy Canada Ltd. may be closed; and

WHEREAS AECL has been the incubator of many other successful businesses in the city;

NOW THEREFORE BE IT RESOLVED that the City of Saskatoon be on record as supporting retention of this business in our community and further that we encourage the Premier and the Minister of Economic Development to approach the Federal Government in an effort to keep AECL in our community."

*Moved by Councillor McCann, Seconded by Councillor Atchison,*

*THAT Notice of Motion be waived.*

*NOT CARRIED UNANIMOUSLY.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

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**Bylaw No. 7553**

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 7553, being "*A Bylaw to amend Bylaw No. 6770, 'A Bylaw of The City of Saskatoon to deny a permit for the demolition of certain property'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7553 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Waygood, Seconded by Councillor Langlois,

THAT Council go into Committee of the Whole to consider Bylaw No. 7553.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7553 was considered clause by clause and approved.

Moved by Councillor Waygood, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7553 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT Bylaw No. 7553 be now read a third time, that the bylaw be passed and the Mayor and the Acting 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. 7555**

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 7555, being *The Council Procedure Amendment Bylaw, 1996 (No. 2)* and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7555 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Waygood, Seconded by Councillor Langlois,

THAT Council go into Committee of the Whole to consider Bylaw No. 7555.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7555 was considered clause by clause and approved.

Moved by Councillor Waygood, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7555 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT Bylaw No. 7555 be now read a third time, that the bylaw be passed and the Mayor and the Acting City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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The bylaw was then read a third time and passed.

**Bylaw No. 7556**

Moved by Councillor Waygood, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 7556, being "*A bylaw of The City of Saskatoon to amend Bylaw No. 6321, entitled 'A bylaw of The City of Saskatoon to amend Bylaw No. 4324, entitled 'A bylaw of The City of Saskatoon to provide for a superannuation plan for City employees not covered by the Police and Fire Departments' superannuation plans''*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7556 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Waygood, Seconded by Councillor Langlois,

THAT Council go into Committee of the Whole to consider Bylaw No. 7556.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7556 was considered clause by clause and approved.

Moved by Councillor Waygood, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT permission be granted to have Bylaw No. 7556 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT Bylaw No. 7556 be now read a third time, that the bylaw be passed and the Mayor and the Acting City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Waygood,*

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*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 11:15 p.m.

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Mayor

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Acting City Clerk