

Council Chambers  
City Hall, Saskatoon, Sask.  
Monday, January 12, 2009  
at 6:00 p.m.

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

**PRESENT:** His Worship the Mayor, in the Chair;  
Councillors Clark, Dubois, Heidt, Hill, Lorje, Neault, Paulsen  
Penner, Pringle, and Wyant;  
City Manager Totland;  
City Solicitor Dust;  
General Manager, Corporate Services Bilanski;  
General Manager, Community Services Gauthier;  
General Manager, Fire and Protective Services Bentley;  
A/General Manager, Infrastructure Services Gourdeau;  
General Manager, Utility Services Jorgenson;  
City Clerk Mann; and  
Council Assistant Mitchener

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT the minutes of meeting of City Council held on December 15, 2008, be approved.*

*CARRIED.*

*Moved by Councillor Hill, Seconded by Councillor Heidt,*

*THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.*

*CARRIED.*

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

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

*Committee arose.*

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

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

**“REPORT NO. 1-2009 OF THE MUNICIPAL PLANNING COMMISSION”**

Composition of Commission

Mr. Brad Sylvester, Chair  
Mr. Kurt Soucy, Vice Chair  
Mr. Gord Androsoff  
Councillor Bev Dubois  
Ms. Carole Beitel  
Mr. Bruce Waldron  
Ms. Debbie Marcoux  
Mr. Art Evoy  
Mr. Randy Warick  
Mr. Fred Sutter  
Ms. Janelle Hutchinson  
Ms. Leanne DeLong  
Mr. Stan Laba

**1. Proposed Development Plan Amendment  
DCD1-Section 19.2.3.1 – Linkage and Land Use  
Applicant: City of Saskatoon  
(File No. CK. 4110-08-4)**

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- RECOMMENDATION:**
- 1) that City Council approve the required advertising to amend the City of Saskatoon Development Plan, Section 19.2.3.1 of the DCD1 Guidelines, as described in the report of the General Manager, Community Services dated December 4, 2008;
  - 2) that the General Manager, Community Services Department, 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

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- 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendment to Section 19.2.3.1 of the City of Saskatoon Development Plan to allow greater flexibility for office development, be approved.

*ADOPTED.*

Attached is the report of the General Manager, Community Services Department dated December 4, 2008, regarding a proposal to amend Section 19.2.3.1 of the DCD1 Guidelines to allow more flexibility when considering mixed-used proposals which include office use as a component.

Your Commission has reviewed and supports the above recommendations put forward by the Community Services Department.

**2. Capital Project 2167  
Development Plan and Zoning Bylaw Review  
(File No. CK. 4350-1)**

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

*ADOPTED.*

Attached is the report of the General Manager, Community Services Department dated December 1, 2008, providing an update on the above project involving the review of the Development Plan and Zoning Bylaw.

Your Commission will be part of the review process that will be taking place in the early part of 2009 and looks forward to providing input on the many issues that will be brought forward by the Administration as this review occurs.

**ADMINISTRATIVE REPORT NO. 1-2009**

**Section A – COMMUNITY SERVICES**

**A1) Land-Use Applications Received by the Community Services Department  
For the Period Between December 4, 2008 to December 31, 2008  
(For Information Only)  
(File Nos.: CK. 4000-5, PL 4132, PL 43550-D, PL 4350, PL 4300)**

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

*ADOPTED.*

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The following applications have been received and are being processed:

**Condominium**

- Application No. 20/08: 410 – 23<sup>rd</sup> Street West (Five Unit New)  
Applicant: Webb Surveys for MFD Restorations Ltd.  
Legal Description: Lots 18, 19, and 20, Block 13, Plan G582  
Current Zoning: MX1  
Neighbourhood: Caswell Hill  
Date Received: December 10, 2008
- Application No.21/08: 103 Wellman Crescent (41 Unit New)  
Applicant: GDP Construction Corp.  
Legal Description: Parcel CC, Plan 10197233  
Current Zoning: RM4  
Neighbourhood: Stonebridge  
Date Received: December 17, 2008
- Application No.22/08: 225 Avenue R South (11 Unit Conversion)  
Applicant: 1081921 Alberta Ltd.  
Legal Description: Lot 27, Block 10, Plan G3978  
Current Zoning: RM4  
Neighbourhood: Pleasant Hill  
Date Received: RM4

**Discretionary Use**

- Application No. D18/08: 201-203 Taylor Street East  
Applicant: Troy Stadnick  
Legal Description: Lots 39 and 40, Block 38, Plan G229  
Current Zoning: R2  
Proposed Use: Care Home  
Neighbourhood: Buena Vista  
Date Received: December 4, 2008
- Application No. D19/08: 205 Garrison Crescent  
Applicant: Darin Churchill  
Legal Description: Lot 10, Block 208, Plan G779  
Current Zoning: R1  
Proposed Use: Type II Home Based Business  
Neighbourhood: Grosvenor Park  
Date Received: December 8, 2008

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Rezoning

- Application No. Z43/08: Lane Adjacent to 101 Pacific Avenue  
Applicant: 101092533 Saskatchewan Ltd.  
Legal Description: Portion of Lane, Lots 25-31, Block 2, Plan F4570  
Current Zoning: B3 and B6  
Proposed Zoning: B6  
Neighbourhood: Central Business District  
Date Received: December 8, 2008

Subdivision

- Application No. 114/08: 303-305 Stillwater Drive  
Applicant: Tri-City Surveys for Charlene and George Ferguson  
Legal Description: Lot 15, Block 199, Plan 81S24837  
Current Zoning: R2  
Neighbourhood: Lakeview  
Date Received: December 5, 2008
- Application No. 115/08: 3055 Clarence Avenue South  
Applicant: Webster Surveys for Saskashop Centre Inc.  
Legal Description: Parcel H, Plan 101892809  
Current Zoning: DCD5  
Neighbourhood: Stonebridge  
Date Received: December 12, 2008

**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

**ATTACHMENTS**

1. Plan of Proposed Condominium No. 20/08
2. Plan of Proposed Condominium No. 21/08
3. Plan of Proposed Condominium No. 22/08
4. Plan of Proposed Discretionary Use No. D18/08
5. Plan of Proposed Discretionary Use No. D19/08
6. Plan of Proposed Rezoning No. Z43/08
7. Plan of Proposed Subdivision No. 114/08
8. Plan of Proposed Subdivision No. 115/08

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**A2) Planning and Development Branch  
Cost Recovery for Development Applications  
Files CK. 1720-1 and PL. 1704-2**

- RECOMMENDATION:**
- 1) that the approval fee for condominium conversions be set at \$200 per unit, beginning with complete applications received after January 1, 2009;
  - 2) that the approval fee under the Legalizing Existing Suites program be set at \$1,200 per unit, beginning with complete applications received after January 1, 2009, with a 75 percent subsidy per unit from the Affordable Housing Reserve in 2009, a 50 percent subsidy in 2010, and a 25 percent subsidy in 2011; and
  - 3) that the Administration advertise and bring forward, in due course, the necessary bylaw to require a fee of \$1,200 plus advertising costs for proposed amendments to the Development Plan, and a fee of \$500 plus advertising costs for proposed amendments to the Development Plan that are submitted jointly with a request for rezoning.

**BACKGROUND**

During its March 17, 2008 meeting, City Council considered Clause 1, Report No. 5-2008 of the Planning and Operations Committee and passed the following resolutions related to cost recovery for development applications:

- “1) that the existing 60 percent cost recovery objective for Development Applications be confirmed, with the exception of condominium conversion applications, which will be reviewed at an appropriate time;
- 2) that the Administration bring forward the proposed fee changes (as outlined in the report of the General Manager, Community Services Department, dated February 5, 2008, with the removal of consideration of the condominium conversion fees at this time), through reports, bylaws, and advertising as necessary to implement the 60 percent cost recovery objective;
- 3) that the development industry be appropriately updated on the proposed fee changes and advised as to when they will be considered by City Council;
- 4) that the following requests of the development industry be incorporated into the draft bylaws:

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- a) that the fee for new neighbourhood Concept Plan reviews (\$5,000) be removed at this time;
  - b) that the fee for routine Rezoning Applications in new neighbourhoods, where an approved Concept Plan is in place, be established at the \$2,000 level, regardless of the zoning density; and
  - c) that the fee for a permanent sign application be established at \$75 or \$10 per \$1,000 construction value, whichever is greater; and
- 5) that the matter of cost recovery for Development Applications be reviewed again in November 2008.”

(Refer to Attachment 1 for the full report.)

**REPORT**

Introduction

The current fee schedule for Development Applications was fully implemented in May 2008 and is intended to meet a cost recovery objective of 60 percent. City Council requested that the matter of cost recovery for Development Applications be reviewed again at the end of 2008. In this regard, the Administration is satisfied that most Development Application fees are meeting the cost recovery objective. However, there are several exceptions noted below.

Condominium Conversion Fees

The current application fee for a condominium conversion is \$500 with an approval fee of \$130 per unit. The cost to administer this program is primarily staff time devoted to inquiries from prospective developers and tenants who want to understand the process, inquiries from developers and tenants during an application process, and the follow-up with applicants, tenants, and prospective purchasers after the approval has been granted. Implementing conditions of approval has been particularly time consuming, for example.

Over the last two years, the Planning and Development Branch has devoted at least 1.25 full-time equivalent (FTE) Senior Planner staff to the administration of this program. Moving forward, we anticipate the need for at least 0.65 FTE Senior Planner staff to administer the program. An approval fee per unit of \$175 will be required to achieve the 60 percent cost recovery objective. An approval fee of \$200 per unit will achieve a cost recovery objective of about 70 percent, which in the view of the Administration, is reasonable for condominium conversion given the developer benefit and the level of tenant (stakeholder) scrutiny applied to each application. Full cost recovery would require a fee in the vicinity of \$300 per unit.

Your Administration is recommending an approval fee of \$200 per unit as of January 1, 2009.

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Legalizing Existing Suites Program Fees (LES)

The LES Program offers an opportunity for illegal suites to become fully legalized. Typically, illegal suites (suites without building permits) are found in the basement level of one-unit dwellings.

Any illegal suite established prior to January 1, 1999, has the potential to become legal. The process involves submitting plans and an application to the Bylaw Enforcement Section of the Planning and Development Branch. City Council has previously approved building code equivalency standards for suites approved under the LES Program. This program currently facilitates the approval or legalization of about 25 suites per year, providing a safe and affordable housing option for smaller households. Suites are also one of the most efficient forms of housing in terms of making use of existing community infrastructure and housing stock.

The Planning and Development Branch devotes at least 0.60 FTE Bylaw Enforcement staff to administer this program, including staff time devoted to inquiries from prospective applicants who want to understand the process, reviewing building plans, inspecting the construction process, and undertaking follow-up to ensure that necessary construction is completed. For a variety of reasons, including renovation costs, applicants often take a long time to complete the required alterations to make a suite safe and ready for final approval. This process of client follow-up is very time consuming for Bylaw Enforcement staff, particularly when trying to accommodate existing tenants while the renovation work is underway.

Moving forward, we anticipate the need for at least 0.60 FTE Bylaw Enforcement staff to administer the process. An approval fee of at least \$1,200 per suite is required to achieve the 60 percent cost recovery objective. The current fee of \$250 per suite is achieving a cost recovery objective of about 12 percent. The current fee is also refunded to the applicant through the Affordable Housing Reserve.

There is a substantial cash flow benefit to the owner of a legalized suite. For this reason, it is recommended that a \$1,200 approval fee per unit be implemented as of January 1, 2009. This will achieve a cost recovery of about 60 percent. Understanding that there is also an affordable housing objective within the LES Program, it is recommended that the LES approval fees continue to be subsidized through the Affordable Housing Reserve, at the rate of 75 percent in 2009, 50 percent in 2010, and 25 percent in 2011. The subsidy rate would be reviewed at the end of 2011.

Development Plan Amendments

Amendments to the Development Plan text and map currently require an application fee of \$100 and an advertising fee of \$200. This represents a cost recovery in the area of 10 percent. Applications to amend the Development Plan typically include proposals to amend the Land Use Map or the Development Phasing Map. Cost recovery for Development Plan amendments was not reviewed at the end of 2007 for a variety of reasons, including the pending re-organization of the Planning and Development Branch, and the proposed amendments to The Planning and Development Act.

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The Planning and Development Branch devotes about 0.25 FTE Senior Planner staff to the administration of Development Plan amendments. A fee of at least \$1,200 per application is required to achieve a 60 percent cost recovery objective. When applications for Development Plan and Zoning Bylaw amendments are submitted concurrently, there are efficiencies to be achieved in the review process. In this case, it is proposed that the Development Plan amendment fee be reduced to \$500.

Newspaper advertising costs are proposed to be 100 percent cost recovered as they are with rezoning applications.

**OPTIONS**

There are two basic options going forward.

The first option is to approve the recommendations as noted, with the cost recovery objectives outlined in the report, and the Administration reviewing fees periodically to keep up with costs as necessary.

The other option is for City Council to set cost recovery objectives at another level, either higher or lower, depending on the broader municipal goals that City Council may want to achieve.

**POLICY IMPLICATIONS**

There are no policy implications other than the noted fee change for condominium conversions resulting in a change to the Condominium Conversion Policy.

**FINANCIAL IMPACT**

If the recommendations are approved by City Council, annual budgeted revenues will increase accordingly for condominium conversions (\$14,000), Legalizing Existing Suites (\$23,000), and Development Plan Amendments (\$11,000).

**PUBLIC COMMUNICATION PLAN**

The Developer's Liaison Committee will be advised of the proposed fee increase for Development Plan Amendments prior to any Public Hearing before City Council. As noted in the recommendation, a new fee for Development Plan amendments requires the consideration of a bylaw by City Council, with the Public Hearing receiving appropriate Public Notice. Prospective applicants for condominium conversion and LES will be advised of the possible fee increases.

**ATTACHMENT**

1. Report of the General Manager, Community Services Department, dated February 5, 2008

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- IT WAS RESOLVED:*
- 1) *that the approval fee for condominium conversions be set at \$200 per unit, beginning with complete applications received after January 1, 2009;*
  - 2) *that the approval fee under the Legalizing Existing Suites program be set at \$1,200 per unit, beginning with complete applications received after January 1, 2009, with a 75 percent subsidy per unit from the Affordable Housing Reserve in 2009, with the percentage of subsidy to be reviewed in one year's time; and*
  - 3) *that the Administration advertise and bring forward, in due course, the necessary bylaw to require a fee of \$1,200 plus advertising costs for proposed amendments to the Development Plan, and a fee of \$500 plus advertising costs for proposed amendments to the Development Plan that are submitted jointly with a request for rezoning.*

**Section B – CORPORATE SERVICES**

**B1) 2009 Property Value Reassessment  
(File No. CK. 1616-1 and CS 1615-6)**

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

**REPORT**

Property Revaluation

In June 2008, City Council received information on the increases to the city-wide aggregate residential and condominium property values which resulted from moving from 2002 base date to the 2006 base date values. Preliminary information is now available for multi-unit residential and commercial properties at an aggregate level.

On a city-wide basis, aggregate property values have increased approximately 33%. However, the increases vary by property class. City Council's direction in past reassessments was to begin each reassessment on a "revenue-neutral" basis at the property class level. The following table indicates the change in taxable property value by property class and the offsetting change to effective tax rates. In addition, an overview of the multi-unit residential and commercial variances from the "revenue-neutral" tax rate is attached as Attachment 1.

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<b>Property Class</b>	<b>2008 Taxable Fair Value</b>	<b>2009 Taxable Market Value</b>	<b>% Change</b>	<b>2008 Current Tax Rate</b>	<b>2009 Neutral Tax Rate</b>	<b>% Change</b>
Residential	7,077,364,794	9,405,387,089	+33%	2.19%	1.65%	-33%
Condominium	1,185,929,700	1,594,391,400	+34%	2.19%	1.65%	-33%
Multi-unit Res.	654,584,700	794,594,022	+21%	2.63%	2.17%	-21%
Commercial	2,094,796,448	2,914,327,248	+39%	4.07%	2.94%	-39%
<b>Total</b>	<b>11,012,675,642</b>	<b>14,708,699,759</b>	<b>+34%</b>			

With these changes in place, shifting of taxes will not occur between property classes, and the total revenue required from each property class (assuming the same total revenue requirement for all taxing authorities) is the same as we begin the 2009 process as when we ended the 2008 process.

As stated above, these values are preliminary and are subject to change as our Assessors continue to review and refine estimates over the next four to six weeks at which time the preliminary assessment roll for 2009 will be finalized.

Tax Policy Issues

As noted earlier in the report, City Council’s direction has been that during reassessments, taxes will not be shifted between property classes – only within each property class. However, that does not mean that Council will not shift taxes between classes on a planned basis. In 2005, City Council reaffirmed that:

- Multi-unit residential property will be taxed at the residential rate;
- Commercial property will be taxed at 1.75 times the residential rate; and
- The shifts will be implemented over 10 years, with 2010 representing full implementation.

The table below indicates the ratio of tax levies by property class when the shift was implemented, the target at the end of the shift, progress at the end of eight years, and the impact of natural shifting based on 2009 property values.

<b>Property Class</b>	<b>2001 Rates</b>	<b>Target Ratios</b>	<b>2008 Ratios</b>	<b>2009 Neutral Rates</b>
Residential	1.00	1.00	1.00	1.00
Condominium	1.00	1.00	1.00	1.00
Multi-unit Res.	1.80	1.00	1.20	1.32
Commercial	2.36	1.75	1.86	1.78

As we continue through the revaluation and prepare for the 2009 tax levy, your Administration will be presenting City Council with reports and recommendations related to a number of tax policy

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issues, including the phase-in of shifts within property classes from the 2009 revaluation and appeal contingencies for each property class.

**COMMUNICATION PLAN**

Letters were sent to all residential and condominium property owners which included the current 2008 assessment, the proposed 2009 assessment, the potential property tax change (based on a revenue neutral mill rate), and a brief explanation of the changes. Also included were a list of frequently asked questions and information directing property owners to the assessment website.

Letters will now be sent to all multi-unit residential and commercial property owners providing similar information as was presented to the residential and condominium property owners. It is anticipated that the preliminary assessment roll for 2009 will be finalized by mid February, at which time formal assessment notices will be mailed to all property owners. In addition to the 2009 values, these notices will inform property owners of the appeal options available to them if they believe their fair values are incorrect.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Multi-Family and Commercial Value Change Graphs (percentages of properties).

*IT WAS RESOLVED: 1) that the information be received; and*

- 2) *that a letter be sent to SAMA advising that City Council advocates shortening the assessment cycle.*

**Section E – UTILITY SERVICES**

**E1) 2008 Capital Project  
Post Budget Adjustment  
Capital Project #1154  
Water Treatment Plant - Sludge Recovery and Disposal  
(File No. WT-7960-56; CK. 7920-1)**

**RECOMMENDATION:** that funding of \$650,000 in Capital Project #1224 - Water Treatment Site Expansion be reallocated to Capital Project #1154 - Water Treatment Plant - Sludge Recovery and Disposal.

*ADOPTED.*

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**BACKGROUND**

Within Capital Project #1154 – Water Treatment Plant - Sludge Recovery and Disposal, total approved funding to date is \$15,243,000. During the commissioning and start-up period, it was discovered that the facility was unable to handle the unexpected large volumes of sand. As a result, the pumps and filter equipment plugged, rendering the facility inoperable.

**REPORT**

This funding request is required due to two additional items that were not included in the original design and tendering.

The first item is related to unexpected sand-plugging of the water intake lines. Initial problems experienced during the start up of this facility identified a need to provide additional high pressure process water lines which will allow flushing the system on a regular basis.

This remedial work was tendered in September 2008. To secure completion of the construction before winter 2008, two bids were received and the project was awarded to Hamm Construction Ltd. at a total estimated cost of \$427,989.75. This project was approved by the City Manager as an emergency purchase, in accordance with Policy #A02-027.

The second item is a safety issue. During preparations to re-commission the facility, a safety issue related to the presence of exhaust fumes in the load-out bay was identified. To solve this problem, an additional exhaust discharge system, preventing fumes to permeate upwards to the filter press and control room, was designed and tendered in November 2008. The supply/construction contract for the Exhaust System Modification at the Sludge Handling Facility was awarded to ICBM by the General Manager of Utility Services at a total estimated cost of \$78,884.40. The project is scheduled to be completed in February 2009.

Engineering services, which included design, specifications preparation, assisting in the bidding process and on-site supervision during construction for both projects was provided by AECOM at total estimated fees of \$64,600 and \$12,500, respectively.

Considering the construction costs, engineering services fees, and a contingency amount of \$70,000, an additional \$650,000 in funding is needed to complete Capital Project #1154 – Water Treatment Plant – Sludge Recovery Disposal. This additional amount can be accommodated by reallocating funding from Capital Project #1224 - Water Treatment Site Expansion.

Currently, due to the requirement to change the plans for the water treatment plant site arrangement, it is not feasible to carry out Capital Project #1224 – Water Treatment Site Expansion in the format and scope previously planned. As a result, required funds can be allocated to Capital Project #1154 – Water Treatment Plant - Sludge Recovery and Disposal to complete the emergency work in order to comply with regulatory requirements.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

There is no financial impact.

**ENVIRONMENTAL IMPACT**

This project is required to recover and dispose sludge generated by the water clarification and filtration process. Currently, this material is being discharged into the river. This discharge will no longer be allowed under new regulatory requirements defined by Saskatchewan Environment and Environment Canada.

**PUBLIC NOTICE**

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

**Section F – CITY MANAGER**

**F1) Request for Proposals - River Landing Feature Building, Block “MM”  
(File No. CK. 4129-3. CC 4130-2 and SPR 4129-3)**

**RECOMMENDATION:** that the Administration be authorized to hire services from a real estate firm to establish a lease rate and market strategy to secure a developer/operator for the property known as Block “MM”.

*ADOPTED.*

**BACKGROUND**

The South Downtown Riverfront Design Report (August, 2003), called for a feature building to be constructed on the riverfront. City Council previously indicated a preference to retain ownership of all land on the riverfront. City Council at its meeting of December 3, 2007 approved in part:

“That the Administration issue Request for Proposals for the lease of the Pavilion Building, and the Feature Building site on River Landing Phase I.”

The “Feature Building” site is an important element of the Master Plan for River Landing Phase I. This component provides a unique opportunity to construct a distinctive signature building that has

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a south-facing slope that leads down toward the “urban” river edge. The developable site has an area of 0.1263 hectares (.312 acres), made up of an easement restriction of .0413 hectares and maximum building area of .0850 hectares. The site is identified as Block MM, located on the east side of the River Landing area, south of Spadina Crescent East and west of the Traffic Bridge (Attachment 1).

A Request for Proposal (RFP) was issued on September 5, 2008, to enable the City to select a qualified proponent to lease the site and develop a high-quality food, beverage, and customer service restaurant, as the main tenant, with the opportunity for a lower floor space for programming, storage, or a “tourism” oriented operator that could include river tours and rentals (Attachment 2).

**REPORT**

The RFP was publicly advertised in the Saskatoon StarPhoenix, Calgary Herald, Edmonton Journal, Regina Leader Post, and Winnipeg Free Press on Saturday, September 6, 2008; and the Sunday Sun, September 7, 2008, as well as a facsimile distributed to local developer/consultant offices, September 8, 2008. A second public advertisement was placed in the Saskatoon StarPhoenix on Saturday, October 11, 2008. The RFP closed at 2:00 p.m. CST on Wednesday, November 5, 2008.

Six (6) RFPs were sent to proponents who had expressed an interest in restaurant opportunities at River Landing. At the close of the RFP no proposals were received.

Your Administration followed up with potential proponents to ascertain why there was no interest. The feedback received was as follows (the comments are in no order of priority):

- Greater investor potential for a property that a proponent can own as opposed to lease.
- Increase cost in construction (material and labour) makes investment in a restaurant business risky as the restaurant business has a narrow profit margin.
- Timing of construction of the Feature Building in advance of River Landing Village and the live/work/apartment residential developments in Phase II that will provide increased density at River Landing within walking distance of the restaurant.
- No on-site customer parking. Parking is limited to adjacent streets until River Landing Village underground parking is built (two to three years), and the Destination Centre (in preliminary stage).
- High cost of annual lease for a property that has limitations (size, availability of parking, easement restriction, and slope and erosion protection).
- Timeline for preparing a submission of this capital magnitude was too short.

The Administration recommends that a real estate agent be engaged for consultant services to establish an acceptable lease rate, and develop a market strategy to potential developers/operators. This option will provide a renewed RFP opportunity that will reflect current market conditions. In addition, your Administration will investigate the availability of on-street parking on streets in close proximity to the site.

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**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

**ATTACHMENTS**

1. Site Map
2. Request for Proposals - River Landing Feature Building

**LEGISLATIVE REPORT NO. 1-2009**

**Section B – OFFICE OF THE CITY SOLICITOR**

**B1) Proposed Parking Meter Rate Increase  
(File No. CK. 6120-3)**

**RECOMMENDATION:** that City Council consider proposed Bylaw No. 8734.

*ADOPTED.*

City Council, at its meeting of December 15, 2008, considered a report from Infrastructure Services Department recommending an increase to parking meter rates in Riversdale to \$1.50 per hour, to make parking meter rates consistent throughout the City.

The attached Bylaw reflects the requested changes effective January 13, 2009.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Bylaw No. 8734, The Traffic Amendment Bylaw, 2009.

**REPORT NO. 1-2009 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor G. Wyant, Chair  
Councillor B. Dubois  
Councillor P. Lorje  
Councillor C. Clark  
Councillor B. Pringle

**1. Saskatchewan Housing Corporation – Large Family Affordable Rental Housing –  
814 and 816 Avenue M South  
(Files CK. 750-4 and PL. 951-56)**

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- RECOMMENDATION:**
- 1) that funding of ten percent of the total project cost for the creation of two affordable rental units for large families by Saskatchewan Housing Corporation, totaling \$56,036 from the Affordable Housing Reserve, be approved;
  - 2) that a five-year tax abatement of the incremental taxes be applied to the subject property commencing the next taxation year following completion of construction; and
  - 3) that the City Solicitor be instructed to prepare the necessary Agreement.

*ADOPTED.*

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated December 2, 2008, with respect to the above project.

**2. Aboriginal Programmer Secondment to Central Urban Métis Federation Inc.  
(Files CK. 4560-1 and LS. 5615-1 and RR. 155-3)**

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- RECOMMENDATION:** that the secondment of the Aboriginal Programmer to Central Urban Métis Federation Inc. be extended for 2009.

*ADOPTED.*

Your Committee has reviewed and supports the extension of the secondment of the Aboriginal Programmer to Central Urban Métis Federation Inc. for 2009, as outlined in the attached report of the General Manager, Community Services Department dated December 22, 2008.

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**3. Cultural Capital of Canada: Final Report and Outline for a Cultural Plan  
(Files CK. 1860-1 x CK. 1871-2 and LS. 1870-9 x LS. 1860-21)**

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- RECOMMENDATION:**
- 1) that an increase of \$25,000 to the Cultural Grant program be considered as part of the 2009 Operating Budget deliberations; and
  - 2) that this increase be incremental each year for a minimum of three years (2009, 2010, 2011) with the understanding that the funds be used to develop a cultural plan and strategy for the City of Saskatoon.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated December 22, 2008, with respect to the above matter.

Your Committee has reviewed with the Administration issues relating to the development of a cultural plan and strategy for the City and supports the above recommendations for consideration of increased funding for this program. Your Committee also discussed the importance of the continued involvement of other agencies in the community in the area of culture. Your Committee determined from the Administration that further consultation and discussions will occur with other agencies as part of this process and will include a clarification of the roles and involvement of other agencies, including the issue of funding.

The above report included the 2006 Cultural Capital of Canada Final Report as an attachment. Copies of the report have already been provided to City Council Members. A copy is available for review in the City Clerk's Office and an electronic copy is available on the City's website at [www.saskatoon.ca](http://www.saskatoon.ca) under the City Clerk's Office site and "Current Reports and Publications".

**4. Letter of Appreciation to Federal Government – Cultural Capital of Canada  
(File No. CK. 1860-1)**

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- RECOMMENDATION:** that a letter be forwarded to the Department of Canadian Heritage expressing appreciation for the funding opportunities that were available to the City of Saskatoon upon being declared the Cultural Capital of Canada for 2006.

*ADOPTED.*

Attached is a report of the Visual Arts Placement Jury dated November 17, 2008, asking that a letter be forwarded to the Department of Canadian Heritage expressing appreciation for the funding opportunities that were available to the City of Saskatoon as a result of being declared the

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Cultural Capital of Canada for 2006. As the report indicated, this allowed many cultural and community art projects to be undertaken in 2006 and 2007 to enhance the community.

Your Committee has reviewed and supports the Jury's recommendation to forward the above-noted letter to the Department of Canadian Heritage.

**REPORT NO. 1-2009 OF THE EXECUTIVE COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor C. Clark  
Councillor B. Dubois  
Councillor M. Heidt  
Councillor D. Hill  
Councillor P. Lorje  
Councillor M. Neault  
Councillor T. Paulsen  
Councillor G. Penner  
Councillor B. Pringle  
Councillor G. Wyant

**1. Saskatoon Housing Business Plan  
(File No. CK. 750-1)**

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that the Administration report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2009 Plan and the overall achievement of the annual affordable housing targets.

*ADOPTED.*

Your Committee is pleased to submit the following report of the General Manager, Community Services Department dated December 23, 2008. This report provides a status update regarding the 2008 Housing Business Plan, and submits the 2009 Housing Business Plan.

**“BACKGROUND**

During its December 3, 2007 meeting, City Council:

- 1) adopted the 2008 Housing Business Plan that incorporated initiatives previously identified by City Council into a comprehensive business plan aimed at meeting the target of creating 500 new affordable housing units on an annual basis, set by City Council on July 16, 2007; and
- 2) approved funding for a new staff position to initiate consultation, develop policy, and incentives, write reports and implement the housing business plan, estimated at \$80,000 per year from the Affordable Housing Reserve.

During its June 23, 2008 meeting, City Council:

- 1) adopted a new Rental Land Cost Rebate Program to encourage the construction of purpose-built multi-unit rental housing; and
- 2) approved funding to offer a cash grant of \$5,000 per dwelling unit plus a five-year incremental property tax abatement, for a maximum of 1,000 new rental units.

**REPORT**

The availability of affordable housing continued to be a significant challenge for many Saskatoon residents in 2008. Vacancy rates remained low and the cost of renting an apartment continued to climb faster than average incomes. The average price of Saskatoon homes grew steadily in the first half of 2008 to over \$300,000 before levelling off in the summer and fall at around \$290,000.

The Royal Bank of Canada (RBC) Affordability report released in March 2008 shows that many Saskatchewan residents are being forced to spend up to 40 percent of their household income on housing. In Saskatoon, some families have no choice but to accept housing that doesn't adequately meet their needs and those on fixed incomes have seen their housing choices diminish with rising prices.

In response to these affordability challenges, the City of Saskatoon adopted a comprehensive Housing Business Plan in 2008 that included many new initiatives aimed at creating a stable supply of affordable and entry-level homes. City Council set the goal of creating 500 affordable and entry-level housing units each year until such point as the supply stabilizes.

Saskatoon's Housing Business Plan - 2008 has been recognized by CMHC (Canada Mortgage and Housing Corporation) and has been shared with many interested municipalities and organizations as a 'best practice' in affordable housing.

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Most of the initiatives in the Housing Business Plan – 2008 are new ventures for the City of Saskatoon and involve policy changes and new incentives designed to enable housing providers to build these additional units. Housing is not built overnight, and it takes time to create the climate and nurture the partnerships that will result in an increased supply of affordable housing choices.

Highlights of 2008 include the implementation of the ‘First Home Ownership Program’ that pre-designates building sites for entry-level housing in new neighbourhoods. Proposals are being sought for the two sites selected in 2008; one for rental housing, and one for homeownership.

Taking the City in a new direction, a new Housing Corporation (Permanent Affordable Housing) was investigated in 2008. This proposal calls for the ownership and management of a stock of housing that is removed from the influence of a fluctuating market – allowing leasehold tenants to build some equity. A final decision on this new initiative will be made by City Council in 2009.

The groundwork was laid in 2008 for many new policy initiatives that include the creation of new zoning districts for entry-level homes, zoning bonuses for the inclusion of affordable housing units, and an initiative to allow garden and garage suites in some residential locations. The final review and potential implementation of these policies is scheduled for 2009.

Funds were committed to the City’s Housing Incentive programs in 2008 including a new Rental Land Cost Rebate Program. The program provides \$5,000 per unit and a five-year incremental tax abatement as incentives to encourage the construction of 1,000 new rental units over the next few years.

The Housing Business Plan - 2008 identified the need to support faith-based organizations and community groups with business planning for affordable housing projects. To meet this need, the City has partnered with the Saskatoon Housing Initiatives Partnership (S.H.I.P.) to provide assistance and mentoring to organizations interested in developing business plans for affordable housing projects.

Construction capacity was an issue in 2008. The lack of available skilled trades-people slowed the progress on many affordable housing projects. However, capacity should increase in 2009 as a result of training initiatives and a general slowdown in the construction of multi-unit market housing units.

To summarize, 2008 was a year where the groundwork was started to encourage the construction of an increasing number of affordable and entry-level homes built in Saskatoon in the coming years. It is estimated that 379 new affordable housing units will be the direct result of the City’s housing activities in 2008 and that the 500 unit per year goal could be reached in 2009. The table below summarizes the achievements in 2008 and the targets for 2009–2010.

Affordable Housing Units by Providers

	<b>2008 Target</b>	<b>2008 Estimated</b>	<b>2009-10 Target</b>
Government Supported Providers	225 - 250	246	250
Financial Institutions	75 - 100	17	35
Developers	100 -200	80	120
Faith Based and Community Groups	50 - 100	0	60
Homeowners Secondary Suites	0	36	36
<b>Total</b>	<b>450 - 650</b>	<b>379</b>	<b>501</b>

The 2009 Housing Business Plan calls for the City to complete the implementation of the many policy and program changes initiated by the 2008 Housing Business Plan. The City will continue to make ongoing adjustments to its housing programs in 2009 as new ventures are tried, evaluated, and fine tuned so as to achieve the desired results.

The City of Saskatoon’s housing initiatives play a key role in making Saskatoon a model city whose people have the freedom, security, and opportunity to make choices for a higher quality of life. This is the vision of City Council as captured in the City’s 2004 Strategic Plan.

Upon further consultation with stakeholders, the Community Services Department will provide City Council with additional reports on outstanding items requiring more consultation as outlined in the Housing Business Plan – 2009. (See Attachment 1)

**OPTIONS**

1. Adopt Housing Business Plan - 2009 as drafted.
2. Reduce or eliminate initiatives/incentives (reduce scope and targets).
3. Find alternatives to reach the target of 500 affordable housing units per year.

**POLICY IMPLICATIONS**

There are several new initiatives which may have an impact on the City of Saskatoon Policy C09-002 (Innovative Housing Incentives), Development Plan, and Zoning Bylaw. These are discussed in detail in the Housing Business Plan – 2009.

**FINANCIAL IMPACT**

All initiatives are covered through the increased contributions to the Affordable Housing Reserve approved on July 16, 2007; December 3, 2007; and June 23, 2008.

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In 2008, the Affordable Housing Reserve received the first increased installment of \$2.5 million dollars from the Land Bank Program. This was to fund an increased level of support for each affordable housing project (10 percent) and achieve the new target of 500 dwellings per year.

The draw on the reserve in 2008 was \$3,056,194. This provided assistance to 379 dwellings in 2008. The current balance in the account is \$3.67 million dollars. This includes spent and committed dollars from the reserve.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

**ATTACHMENT**

1. Housing Business Plan – 2009 (and Status Report on the Housing Business Plan – 2008).””

*His Worship the Mayor assumed the Chair.*

*Moved by Councillor Hill, Seconded by Councillor Clark,*

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

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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

- 1) **Harry Kroeker, President, Trans Canada Yellowhead Highway Association dated November 26**

Submitting invoice for per capita contribution for municipal membership. (File No. CK. 155-5)

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**RECOMMENDATION:** that the 2009 Trans Canada Yellowhead Highway Association Membership Invoice in the amount of \$26,525.14 be paid.

*Moved by Councillor Dubois, Seconded by Councillor Pringle,*

*THAT the 2009 Trans Canada Yellowhead Highway Association Membership Invoice in the amount of \$26,525.14 be paid.*

*CARRIED.*

**2) Federation of Canadian Municipalities, dated December 2**

Submitting invoice with respect to the 2009 Municipal Membership to the Federation of Canadian Municipalities. (File No. CK. 155-2)

**RECOMMENDATION:** that the 2009 FCM membership fee be paid in the amount of \$24,785.48, with no contribution to the travel fund.

*Moved by Councillor Dubois, Seconded by Councillor Pringle,*

*THAT the 2009 FCM membership fee be paid in the amount of \$24,785.48, with no contribution to the travel fund.*

*CARRIED.*

**3) Rusty Chartier, dated December 10**

Regarding the provincial funding withdrawal for Station 20. (File No. CK. 4131-28)

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

*Moved by Councillor Wyant, Seconded by Councillor Paulsen,*

*THAT the information be received.*

*CARRIED.*

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**4) Terry Scaddan, Executive Director, The Partnership, dated December 12**

Requesting that Ms. Susan Zwarych and Mr. Dave Denny be nominated for appointment to the Downtown Business Improvement District, replacing Dr. Darcy Lukenchuck and Ms. Shannon Jakes, respectively.

**RECOMMENDATION:** that Ms. Susan Zwarych and Mr. Dave Denny be appointed to the Downtown Business Improvement District, replacing Dr. Darcy Lukenchuck and Ms. Shannon Jakes, respectively.

*Moved by Councillor Hill, Seconded by Councillor Clark,*

*THAT Ms. Susan Zwarych and Mr. Dave Denny be appointed to the Downtown Business Improvement District, replacing Dr. Darcy Lukenchuck and Ms. Shannon Jakes, respectively.*

*CARRIED.*

**5) William Restall, President & CEO, Saskatoon Airport Authority, dated December 22**

Requesting approval to charge a \$4.00 surcharge to all fares departing the airport. (File Nos. CK. 307-1 & 175-43)

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

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT the matter be referred to the Executive Committee.*

*CARRIED.*

**C. INFORMATION ITEMS**

**1) Paul Van Loon, Health Educator, Lung Association of Saskatchewan, dated December 12**

Suggesting that the proposed development on 5<sup>th</sup> Avenue and 25<sup>th</sup> Street be smoke free. (File No. CK. 750-1)

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**2) Audrey Kinzel, dated December 17**

Commenting on pedestrian, cycling and vehicular safety. (File No. 6320-1)

**3) Geoff Cunfer, dated December 15**

Commenting on the future of Mayfair Pool. (File No. CK. 613-7)

**4) Mohammed Raza Jafri, dated December 15**

Commenting on Saskatchewan being a remarkable and diverse province. (File No. CK. 150-1)

**5) Kelly Patrick, dated December 18**

Commenting on funding of business improvement districts. (File No. CK. 4131-31)

**6) Gord and Jeannie Fry, dated December 30**

Commenting on affordable housing. (File No. CK. 4132-1 & 750-1)

**7) Preston Stokes, dated December 31**

Commenting on snow removal and free bus service New Year's Eve. (File No. CK. 150-1)

**8) Marc Jaspar, dated January 5**

Commenting on snow removal. (File No. CK. 6290-1)

**9) Kevin Unger, dated January 5**

Commenting on snow removal. (File No. CK. 6290-1)

**10) Joanne Sproule, Deputy Assistant City Clerk, dated December 16**

Submitting notice of meeting of Developments Appeals Board with respect to the property located at 633 Avenue O South. (File No. CK. 4352-1)

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**11) Joanne Sproule, Deputy Assistant City Clerk, dated January 5**

Submitting notice of meeting of Developments Appeals Board with respect to the property located at 2203 Kenderdine Road. (File No. CK. 4352-1)

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

*Moved by Councillor Clark, Seconded by Councillor Wyant,*

*THAT, with respect to Item C2), the letter be forwarded to the Traffic Safety Committee.*

**CARRIED.**

*Moved by Councillor Heidt, Seconded by Councillor Wyant,*

*THAT, with respect to Item C8) and all other letters relating to snow clearing, the writers be provided with information regarding the City's snow and ice program.*

**CARRIED.**

*Moved by Councillor Wyant, Seconded by Councillor Paulsen,*

*THAT the information be received.*

**CARRIED.**

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

**1) Linnea Janzen, dated December 10**

Requesting lighting for off-leash dog park off Broadway Avenue. (File No. CK. 152-2)  
**(Referred to Administration for consideration.)**

**2) Sarah Urness, dated December 11**

Commenting on buses being ahead of schedule. (File No. CK. 7300-1) **(Referred to Administration for appropriate action.)**

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**3) A. Skinner, dated December 12**

Commenting on Mayfair Pool. (File No. CK. 613-7) **(Referred to Administration to respond to the writer.)**

**4) Terry Scaddan, Executive Director, The Partnership, dated December 15**

Submitting the 2009 budget for the Saskatoon Downtown Business Improvement District. (File No. CK. 1711-13) **(Referred to Administration for further handling.)**

**5) Thomas Fleming, dated December 17**

Expressing concern about recent graffiti on his property. (File No. CK. 5000-3) **(Referred to Chief of Police for appropriate action.)**

**6) James Hawn, President, Board of Directors, TCU Place, dated December 10**

Submitting the 2009 Operating Budget – TCU Place. (File No. CK. 1711-4) **(Referred to Budget Committee for further handling.)**

**7) Cynthia van Seters, dated December 18**

Commenting on buses running late. (File No. CK. 7300-1) **(Referred to Administration for appropriate action.)**

**8) Jennifer Lindsay, dated December 18**

Commenting on traffic at the corner of McKercher Drive and Mount Allison Crescent. (File No. CK. 6150-3) **(Referred to Administration for consideration.)**

**9) Chris Stott, dated December 19**

Expressing concern over witnessing a transit officer text messaging while driving. (File No. CK. 7300-1) **(Referred to Administration for appropriate action.)**

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**10) Paul Van Pul, dated December 22**

Submitting additional information with respect to previously submitted River with Many Islands Concept Report. (File Nos. CK. 4129-2 & 2300-1) **(Referred to Administration to join to previous submissions by the writer.)**

**11) Tammy Forrester, RSVP Design, dated December 15**

Requesting support for WinterShines Festival. (File No. CK. 1870-1) **(Referred to Administration for a report.)**

**12) Doug Billett, Director, Crop Development Branch – Ministry of Agriculture, dated December 23**

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Requesting consultation on revisions to *The Noxious Weeds Act, 1984*. **((Referred to Administration for further handling.)**

**13) Sean Francais, dated January 1**

Commenting on the intersection of Fairlight and Diefenbaker Drives. (File No. CK. 6280-1) **(Referred to Administration for consideration.)**

**14) Micheal Claassen, dated January 6**

Commenting on increases in utility rates. (File No. CK. 1905-2) **(Referred to Administration to respond to the writer.)**

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

*Moved by Councillor Penner, Seconded by Councillor Wyant,*

*THAT, with respect to item D8), the letter be joined to Councillor Penner's enquiry on the matter.*

*CARRIED.*

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT the information be received.*

*CARRIED.*

**E. PROCLAMATIONS**

**1) Harry Janzen, Executive Officer, Saskatoon Region Association of Realtors, dated January 5**

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Requesting City Council proclaim September 7 to 12, 2009, as Realtor Safety Week.

**RECOMMENDATION:**

- 1) that City Council approve the proclamation as set out above; and
- 2) that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

*Moved by Councillor Dubois, Seconded by Councillor Hill,*

*1) that City Council approve the proclamation as set out above; and*

*2) that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.*

*CARRIED.*

**ENQUIRIES**

**Councillor D. Hill  
Pedestrian Safety – Spadina Crescent and Duke and Duchess Streets  
(File No. CK. 6150-1)**

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I have received numerous calls regarding pedestrian safety while crossing Spadina Crescent in the City Park neighbourhood.

Would the Administration please report on possible traffic calming and pedestrian safety measures for the intersection of Spadina Crescent and Duke Street, and/or Spadina Crescent and Duchess Street.

**Councillor C. Clark  
Expenditures – River Landing Phase I and II  
(File No. CK. 4129-1)**

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Would the Administration please provide a detailed breakdown of the Municipal, Provincial and Federal dollars that have been spent or committed to River Landing Phase I and Phase II since 2003, excluding the Riverfront Park.

*The meeting recessed at 6:52 p.m., and reconvened at 7:00 p.m. with His Worship the Mayor in the Chair.*

**PRESENTATION**

*His Worship the Mayor presented the Canadian Caring Award to Ms. Zeba Ahmad on behalf of Her Excellency the Governor General.*

**HEARINGS**

- 4a) Discretionary Use Application  
Hotel  
306 Shillington Crescent – M3 Zoning District  
Blairmore Suburban Centre Neighbourhood  
Applicant: Remai Zwack Ventures Inc.  
(File No. CK. 4355-08-11)**

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**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

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The City Planner has advised that notification have been placed on site and letters have been sent to all adjacent landowners within 75 metres of the site.

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated November 28, 2008, recommending that the application submitted by Remail Zwack Ventures Inc. requesting permission to use 306 Shillington Crescent for the purpose of a hotel be approved subject to the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- Letter from the Secretary of the Municipal Planning Commission dated January 12, 2009, advising that the Commission supports the above-noted recommendation.”

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support.*

*Councillor Dubois, member, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Heidt, Seconded by Councillor Neault,*

*THAT the report and correspondence be received.*

**CARRIED.**

*Moved by Councillor Wyant, Seconded by Councillor Paulsen,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Dubois, Seconded by Councillor Penner,*

*THAT the application submitted by Remail Zwack Ventures Inc. requesting permission to use 306 Shillington Crescent for the purpose of a hotel be approved subject to the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses.*

**CARRIED.**

- 4b) Proposed Development Plan Amendment  
From ‘Low Density Residential’ to ‘Medium Density Residential’  
Lots 35, 37-40, Block 34, Plan No. G1684  
Lot 36, Block 34, Plan No. 101467986  
Lot 42, Block 34, Plan No. 101467975  
530, 532, 534, 538 Avenue F South – Riversdale Neighbourhood  
Applicant: Group 10 Properties Incorporated  
Proposed Bylaw No. 8732  
(File No. CK. 4351-08-20)**
- 

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8732.

Attached are copies of the following:

- Proposed Bylaw No. 8732;
- Report of the General Manager, Community Services Department dated October 14, 2008, recommending that the proposed amendment to the City’s Development Plan – Land Use Policy Map to redesignate Lots 35 to 40, and Lot 42 of Block 34, Plan No. G1684 and 101467986 (530, 532, 534, and 538 Avenue F South) from ‘Low Density Residential’ to ‘Medium Density Residential’ be approved;
- Letter from the Secretary of the Municipal Planning Commission dated October 31, 2008 advising that the Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of January 3 and January 10, 2009; and
- Letters from the following:
  - Tom Morgan, dated January 2, 2009; and
  - Amelia Moffat and others dated December 24, 2008.”

*The City Clerk distributed copies of a letter from Mr. Roland Dumont dated January 11, 2009, submitting comments on the matter.*

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the proposed Development Plan Amendment and expressed the Department’s support.*

*Councillor Dubois, member, Municipal Planning Commission, expressed the Commission’s support for the proposed Development Plan Amendment.*

*Mr. Nick Langelaar, Group 10 Properties Incorporated, indicated that the proposal falls within the Riversdale Local Area Plan and fits well in the revitalization of Riversdale. He advised that Group 10 Properties had provided an information sheet and contact information to area residents as well as went door to door in response to signatures on a petition.*

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*Mr. Tom Morgan, resident of Riversdale, spoke against the proposed development, expressing concern that the height of the building adversely affects the neighbouring residents. He suggested that already-vacant lots be looked at instead.*

*Mr. Roland Dumont, resident of Riversdale, expressed concerns with the proposed development including replacing housing stock with condominiums and the height of the building. He suggested that already-vacant lots be looked at instead.*

*Mr. Langelaar, proponent, addressed the concerns of the speakers.*

*Moved by Councillor Penner, Seconded by Councillor Wyant.*

*THAT the submitted correspondence and reports be received.*

**CARRIED.**

*Moved by Councillor Heidt, Seconded by Councillor Pringle,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Dubois, Seconded by Councillor Heidt,*

*THAT Council consider Bylaw No. 8732.*

**CARRIED.**

- 4c) Proposed Zoning Bylaw Amendment  
Rezoning from R2 District to RM3 District by Agreement  
Lots 35, 37-40, Block 34, Plan No. G1684  
Lot 36, Block 34, Plan No. 101467986  
Lot 42, Block 34, Plan No. 101467975  
530, 532, 534, 538 Avenue F South – Riversdale Neighbourhood  
Applicant: Group 10 Properties Incorporated  
Proposed Bylaw No. 8733  
(File No. CK. 4351-08-20)**
- 

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8733.

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Attached are copies of the following:

- Proposed Bylaw No. 8733;
- Report of the General Manager, Community Services Department dated October 14, 2008, recommending that the proposal to rezone Lots 35 to 40, and Lot 42 of Block 34, Plan No. G1684 and 101467986 (530, 532, 534, and 538 Avenue F South) from an R2 District to an RM3 District by Agreement be approved (See Attachment 4b);
- Letter from the Secretary of the Municipal Planning Commission dated October 31, 2008 advising that the Commission supports the above-noted recommendation (See Attachment 4b);
- Notice that appeared in the local press under dates of January 3 and January 10, 2009; and
- Letters from the following (See Attachment 4b):
  - Tom Morgan, dated January 2, 2009; and
  - Amelia Moffat and others dated December 24, 2008.”

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department's support.*

*Councillor Dubois, member, Municipal Planning Commission, expressed the Commission's support for the proposed Zoning Bylaw Amendment.*

*Mr. Tom Morgan, resident of Riversdale, cautioned that allowing this development will set a precedent for more developments of this sort and advised that he would like to see infill first in vacant areas before development on the riverbank.*

*Moved by Councillor Penner, Seconded by Councillor Pringle,*

*THAT the submitted correspondence and reports be received.*

**CARRIED.**

*Moved by Councillor Heidt, Seconded by Councillor Dubois,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Hill, Seconded by Councillor Penner,*

*THAT Council consider Bylaw No. 8733.*

*CARRIED.*

**MATTERS REQUIRING PUBLIC NOTICE**

- 5a) Federation of Canadian Municipalities – Hybrid Bus Loan  
Public Notice – Intent to Borrow  
(File No. CK. 1402-1 and WT-155-7)**
- 

**REPORT OF THE CITY CLERK:**

“The following is a report of the General Manager, Utility Services Department dated December 15, 2008:

**‘RECOMMENDATION:** that City Council authorize borrowing up to \$1.2 million from the Federation of Canadian Municipalities Green Municipal Fund (GMF) to finance the incremental costs for the purchase of four Hybrid diesel buses.

**BACKGROUND**

At its meeting held on December 1, 2008, City Council approved an increase to Capital Project No. 583 – Transit – Replace/Refurb Buses in the amount of \$1,154,696 for the purchase of four diesel Hybrid buses and the Administration continue with the application for a loan under the GMF to finance the incremental cost of purchasing the Hybrid buses.

**REPORT**

*The Cities Act* and City Council Bylaw 8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan.

Saskatoon Transit Services submitted a proposal for the purchase of four Hybrid buses with the Federation of Canadian Municipalities (FCM) under their Green Municipal Fund (GMF). The principal amount of the proposed ‘green loan’ is \$1,127,181, which represents the anticipated incremental cost between four conventional buses compared with four Hybrid buses. The cost premium at the time of application between a conventional bus and a Hybrid bus was estimated at \$281,795. The application included a request for a \$300,000 grant, which would be used towards implementation of the Intelligent Transportation System.

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The Administration's proposal has been conditionally accepted by FCM, and the Hybrid buses were purchased and introduced into the fleet in August of 2008.

**FINANCIAL IMPACT**

The loan will be amortized over a 10 year term with principal and interest scheduled to be repaid on a semi-annual basis. The interest rate will be fixed for the full term of the loan and will be determined by the 10 year Government of Canada bond yield less 1.5%. The interest rate will be finalized on the business day immediately preceding the date that the request for disbursement is approved by FCM. The disbursement date has been tentatively scheduled for April 1, 2009. Based on the current 10 year Government of Canada Bond Rate of 3.10%, the interest rate of the loan would be fixed at 1.6%. However, based on the date of issuance, this rate may vary slightly.

The 2009 Transit Operating Budget will be affected through an adjusted contribution to the Transit Vehicle Replacement Reserve to account for an estimated annual loan payment of \$127,000 for ten years. However, this will be offset by an expected fuel savings of \$45,000 per year for running the Hybrid buses as compared to conventional buses for net reserve contribution reduction of approximately \$82,000.

**PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3e) of Policy No. C01-021 (The Public Notice Policy). The following notice was given:

- Advertised in *The StarPhoenix* on January 3 and January 10, 2009 and in *The Saskatoon Sun* on January 4 and January 11, 2009.
- Posted on City Hall Notice Board on January 2, 2009
- Posted on City Website on December 31, 2008

**ATTACHMENT**

1. Copy of Public Notice"

*Mr. Jeff Jorgenson, General Manager, Utility Services Department, presented his report.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

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*Moved by Councillor Penner, Seconded by Councillor Wyant,*

*THAT City Council authorize borrowing up to \$1.2 million from the Federation of Canadian Municipalities Green Municipal Fund (GMF) to finance the incremental costs for the purchase of four Hybrid diesel buses.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL - continued**

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) Jack Grover, Grover Holdings Ltd., dated January 1**

Requesting permission to address City Council with respect to affordable housing. (File No. CK. 750-1)

**RECOMMENDATION:** that Jack Grover be heard.

*Moved by Councillor Wyant, Seconded by Councillor Lorje,*

*THAT Jack Grover be heard.*

*CARRIED.*

*Mr. Jack Grover spoke regarding affordable housing in the city.*

*Moved by Councillor Hill, Seconded by Councillor Wyant,*

*THAT the information be received.*

*CARRIED.*

**2) Vivian Dawson, dated January 5**

Requesting permission to address City Council with respect to difficulties encountered purchasing wheelchair-accessible tickets for TCU events. (File No. CK. 620-3)

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**RECOMMENDATION:** that Vivian Dawson be heard.

*Moved by Councillor Wyant, Seconded by Councillor Lorje,*

*THAT Vivian Dawson be heard.*

*CARRIED.*

*Ms. Vivian Dawson expressed her frustration in booking tickets to events at TCU Place for someone physically handicapped, their attendant, and other people wanting to be seated all together. She asked that tickets be made available online and that more than just tickets for the physically handicapped person and their attendant be allowed for purchase.*

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT the matter be referred to the TCU Place Board of Directors and the Saskatoon Accessibility Advisory Committee.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw 8732**

Moved by Councillor Hill, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8732, being “The Development Plan Amendment Bylaw, 2009” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Neault,

THAT Bylaw No. 8732 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8732.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8732 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Lorje,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8732 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT Bylaw No. 8732 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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**Bylaw 8733**

Moved by Councillor Hill, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8733, being "The Zoning Amendment Bylaw, 2009" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Neault,

THAT Bylaw No. 8733 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8733.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8733 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Lorje,

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

CARRIED.

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Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8733 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT Bylaw No. 8733 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 8734**

Moved by Councillor Hill, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8734, being "The Traffic Amendment Bylaw, 2009" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, Seconded by Councillor Neault,

THAT Bylaw No. 8734 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8734.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8734 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Lorje,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8734 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT Bylaw No. 8734 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

*Moved by Councillor Hill,*

*THAT the meeting stand adjourned.*

*CARRIED.*

*The meeting adjourned at 8:08 p.m.*

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Mayor

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City Clerk