

Council Chamber  
City Hall, Saskatoon, Sask.  
Tuesday, October 15, 1991,  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Aldermen Mann, Thompson, Waygood, Dyck, Cherneskey,  
Penner, Hawthorne, and Mostoway;  
City Commissioner Irwin;  
Director of Planning and Development Pontikes;  
A/Director of Works and Utilities Mikytyshyn;  
Director of Finance Richards;  
Assistant City Solicitor Dirauf;  
A/City Clerk MacKeigan;  
Secretary Sproule

Alderman Robertson entered the meeting at 7:05 p.m. during consideration of Item No. A.2) of "Communications".

Alderman Hawthorne acknowledged the presence in the gallery of the 56th Scout Troop from Pacific Heights.

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the minutes of the regular meeting held on Monday, October 7, 1991, be approved.*

*CARRIED.*

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**COMMUNICATIONS TO COUNCIL**

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

**1) Sharon Smart, General Manager  
Saskatoon SPCA, dated October 6**

Inviting Council to the Grand Opening of the new animal shelter on December 1, 1991. (File No. CK. 600-20)

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

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the information be received.*

*CARRIED.*

**2) A. Hamid Javed, Chairperson  
Cultural Advisory SubCommittee, dated October 7**

Submitting resolution of the Cultural Advisory SubCommittee re recommendations on grant applications. (File No. CK. 1871-2)

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

*Moved by Alderman Cherneskey, Seconded by Alderman Mann,*

*THAT the information be received.*

*CARRIED.*

**3) Meewasin Valley Authority, dated October 4**

Submitting Highlights of the Meewasin Valley Authority Board Meeting of Friday, October 4, 1991. (File No. CK. 180-6)

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

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*Moved by Alderman Waygood, Seconded by Alderman Mostoway,*

*THAT the information be received.*

*CARRIED.*

**4) Vaughan Evans  
Vancouver, B.C., dated September 30**

Outlining an activity desirable for children. (File No. CK. 150-1)

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

*Moved by Alderman Hawthorne, Seconded by Alderman Mann,*

*THAT the information be received.*

*CARRIED.*

**5) John Derbowka and others  
Co-operative Network of Saskatoon, dated September 27**

Requesting Council to proclaim the week of October 13-19, 1991 as Co-op Week in Saskatoon and requesting permission to address Council. (File No. CK. 205-5)

**RECOMMENDATION:** that Mr. John Derbowka be heard and that His Worship the Mayor be authorized to proclaim the week of October 13-19, 1991 as Co-op Week in Saskatoon.

*Moved by Alderman Thompson, Seconded by Alderman Waygood,*

*THAT Mr. John Derbowka be heard.*

*CARRIED.*

*It was noted that Mr. Derbowka was not present in the gallery.*

*Moved by Alderman Hawthorne, Seconded by Alderman Waygood,*

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*THAT His Worship the Mayor be authorized to proclaim the week of October 13-19, 1991 as Co-op Week in Saskatoon.*

*CARRIED.*

**6) Elizabeth Craig, President  
Buena Vista Home, School & Community Association, dated October 2**

Expressing support for the petition submitted by Merv Simonot regarding installation of crossing lights at 6th Street East and Victoria Avenue. (File No. CK. 6150-3)

**RECOMMENDATION:** that the letter be received and considered with Item A.7) of "Communications".

**7) Mervin Simonot  
1308 Victoria Avenue, dated September 23**

Submitting petition of approximately 234 signatures requesting installation of pedestrian lights at the intersection of 6th Street and Victoria Avenue, and requesting permission to address Council. (Only one page of petition attached) (File No. CK. 6150-3)

**RECOMMENDATION:** that the information be received and that Mr. Simonot be heard.

*Moved by Alderman Mann, Seconded by Alderman Waygood,*

*THAT the letters be received and that Mr. Mervin Simonot be heard.*

*CARRIED.*

*Mr. Mervin Simonot of 1308 Victoria Avenue suggested that there is a need for pedestrian lights at the intersection of 6th Street and Victoria Avenue to ensure the safety of the children.*

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*Moved by Alderman Dyck, Seconded by Alderman Penner,*

*THAT the information be received and referred to the Works and Utilities Committee.*

*CARRIED.*

**8) Department of Finance  
Ottawa, dated September 26**

Submitting copy of "Canadian Federalism and Economic Union: Partnerships for Prosperity".  
(Available in the City Clerk's Office) (File No. CK. 277-1)

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

*Moved by Alderman Cherneskey, Seconded by Alderman Hawthorne,*

*THAT the information be received.*

*IN AMENDMENT*

*Moved by Alderman Thompson, Seconded by Alderman Mann,*

*AND THAT the matter be referred to the Legislation and Finance Committee.*

*THE AMENDMENT WAS PUT AND CARRIED.*

*THE MOTION AS AMENDED WAS PUT AND CARRIED.*

**9) Eva Kmicic  
Multiculturalism and Citizenship Canada, undated**

Submitting Call for Nominations for the 1992 Citation for Citizenship. (File No. CK. 150-5)

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

*Moved by Alderman Robertson, Seconded by Alderman Mann,*

*THAT the information be received.*

*CARRIED.*

**10) Marlene Hall, Secretary**

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**Development Appeals Board, dated October 7**

Submitting Notice of Development Appeals Board Hearing re existing one-unit dwelling (with rear yard encroachment) - 29 Duncan Crescent. (File No. CK. 4352-1)

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

**11) Marlene Hall, Secretary  
Development Appeals Board, dated October 8**

Submitting Notice of Development Appeals Board Hearing re existing attached garage (with side yard encroachment) - 617 Dufferin Avenue. (File No. CK. 4352-1)

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

**12) Marlene Hall, Secretary  
Development Appeals Board, dated October 7**

Submitting Notice of Development Appeals Board Hearing re alterations to one-unit dwelling (with side yard encroachments) - 429 Avenue E South. (File No. CK. 4352-1)

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

*Moved by Alderman Mann, Seconded by Alderman Penner,*

*THAT the information be received.*

*CARRIED.*

**13) Wayne Ingjaldson, External Vice President  
University of Saskatchewan Students' Union, dated October 8**

Requesting Council to declare October 17, 1991 as Saskatoon's Official Student Day. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim October 17, 1991 as Saskatoon's Official Student Day.

*Moved by Alderman Mostoway, Seconded by Alderman Penner,*

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*THAT His Worship the Mayor be authorized to proclaim October 17, 1991 as Saskatoon's Official Student Day.*

*CARRIED.*

**14) Kay Whalley, Executive Assistant  
Saskatoon Community Health Unit, dated October 10**

Submitting copy of the 1990 Annual Report of the Saskatoon Community Health Unit and advising that Dr. Schnee will be available to answer questions. (Limited Distribution) (File No. CK. 430-9)

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

*Moved by Alderman Waygood, Seconded by Alderman Mostoway,*

*THAT the information be received.*

*CARRIED.*

**15) Robert R. Buckley, Chairman  
SCOUT, dated October 11**

Commenting re funding of replacement of watermains - Local Improvement Program. (File No. CK. 4140-1)

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

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the letter be received.*

*CARRIED.*

**16) Marlene Hall, Secretary  
Development Appeals Board, dated October 11**

Submitting Notice of Development Appeals Board Hearing re addition to attached garage - 1520 Haida Avenue. (File No. CK. 4352-1)

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

*Moved by Alderman Robertson, Seconded by Alderman Penner,*

*THAT the information be received.*

*CARRIED.*

**17) Nowshad Ali, Director of Fund Development and Public Awareness  
Canadian Diabetes Association, Saskatchewan Division, dated October 15**

Requesting permission to address Council re mounting flags in the main business district. (Clause A2, Report No. 29-1991 of the City Commissioner) (File No. CK. 312-2)

**RECOMMENDATION:** that the letter be received and considered with Clause A2, Report No. 29-1991 of the City Commissioner.

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the letter be received and considered with Clause A2, Report No. 29-1991 of the City Commissioner.*

*CARRIED.*

**18) Peter White, Director  
Mendel Art Gallery and Civic Conservatory, dated October 15**

Advising that Henry Kloppenburg, Acting President of the Mendel Art Gallery Board of Trustees will be in attendance to answer questions re Bylaws for Corporation and Articles of Amendment. (Clause 4, Report No. 37-1991 of the Legislation and Finance Committee) (File No. CK. 175-27)

**RECOMMENDATION:** that the letter be received and considered with Clause 4, Report No. 37-1991 of the Legislation and Finance Committee.

*Moved by Alderman Cherneskey, Seconded by Alderman Mostoway,*

*THAT the letter be received and considered with Clause 4, Report No. 37-1991 of the Legislation and Finance Committee.*

*CARRIED.*



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*His Worship Mayor Dayday noted that Mr. John Derbowka of the Co-operative Network, (Item A.5) of "Communications", was present in the gallery.*

*Moved by Alderman Penner, Seconded by Alderman Dyck,*

*THAT Mr. Derbowka be heard.*

*CARRIED.*

*Mr. John Derbowka acknowledged Council's declaration of Co-op week as requested, and discussed the accomplishments of the Co-op sector. As a token of appreciation, Mr. Derbowka presented members of Council with a book entitled, "Cooperatives and Community Development - Economics in Social Perspective".*

*Moved by Alderman Mann, Seconded by Alderman Cherneskey,*

*THAT the information be received.*

*CARRIED.*

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

**1) A. C. McMillin, Commodore RCN Ret'd Chairman  
The Canadian Naval Memorial Trust, dated September 30**

Requesting financial assistance of \$500 per year to the on-going work of the Trust in the name of all who served in HMCS Saskatoon. Referred to the Legislation and Finance Committee. (File No. CK. 1871-1)

**2) Pat Adams  
401 - 108th Street, dated October 8**

Commenting re contract to play tennis at the Saskatoon Field House. Referred to the City Solicitor and to the Director of Planning and Development. (Files CK. 612-2 and 280-1)

**3) Alex Gaspar  
1703 Shannon Crescent, dated September 30**

Commenting re Dutch Elm Disease. Referred to the Director of Planning and Development. (File No. CK. 4200-4)

**4) Richard Blanchet  
551 Adilman Drive, dated October 1**

Commenting re landscaping at the intersection of 51st Street and Idylwyld Drive. Referred to the Director of Planning and Development. (Files CK. 4139-1 and 6000-8)

**5) Richard Blanchet  
551 Adilman Drive, undated**

Commenting re problems of safety, bad smell and dangerous pollutant related to Saskatoon Chemicals and Akzo companies, north end of Saskatoon. Referred to the Director of Planning and Development. (File No. CK. 375-1)

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

*Moved by Alderman Penner, Seconded by Alderman Mostoway,*

*THAT the information be received.*

**IN AMENDMENT**

*Moved by Alderman Thompson, Seconded by Alderman Penner,*

*AND THAT the letter submitted under Item B.2) of "Communications" be also referred to the Planning and Development Committee.*

*THE AMENDMENT WAS PUT AND CARRIED.*

**IN AMENDMENT**

*Moved by Alderman Thompson, Seconded by Alderman Hawthorne,*

*AND THAT the referral to the Director of Planning and Development of Item B.4) of "Communications" be amended to indicate a referral to the Works and Utilities Committee.*

*THE AMENDMENT WAS PUT AND CARRIED.*

**IN AMENDMENT**

*Moved by Alderman Thompson, Seconded by Alderman Hawthorne,*

*AND THAT the referral to the Director of Planning and Development of Item B.5) of "Communications" be amended to indicate a referral to the Works and Utilities Committee.*

*THE AMENDMENT WAS PUT AND CARRIED.*

*THE MOTION AS AMENDED WAS PUT AND CARRIED.*

**REPORTS**

Mr. R. Tennent, Chairman, submitted Report No. 19-1991 of the Municipal Planning

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Commission;

City Commissioner Irwin submitted Report No. 29-1991 of the City Commissioner;

Alderman Cherneskey, Chairman, presented Report No. 37-1991 of the Legislation and Finance Committee;

Alderman Hawthorne, Chairman, presented Report No. 28-1991 of the Works and Utilities Committee;

Alderman Penner, Chairman, presented Report No. 7-1991 of the Land Bank Committee.

*Moved by Alderman Penner, Seconded by Alderman Hawthorne,*

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

- a) Report No. 19-1991 of the Municipal Planning Commission;*
- b) Report No. 29-1991 of the City Commissioner;*
- c) Report No. 37-1991 of the Legislation and Finance Committee;*
- d) Report No. 28-1991 of the Works and Utilities Committee; and*
- e) Report No. 7-1991 of the Land Bank Committee.*

*CARRIED.*

His Worship Mayor Dayday appointed Alderman Mann as Chairman of the Committee of the Whole.

Council went into Committee of the Whole with Alderman Mann in the Chair.

Committee arose.

Alderman Mann, Chairman 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. 19-1991 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

Mr. R. Tennent, Chairman  
Mr. Jim Kozmyk  
Alderman K. Waygood  
Mr. J. Wolfe  
Mr. Al Selinger  
Mr. Fred Sutter  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. H.O. Langlois  
Mr. Brian Noonan

**1. Open/Closed Municipal Planning Commission Meetings  
(File No. CK. 175-16)**

The Municipal Planning Commission has considered the matter of having open meetings and has done some investigations on this matter in other cities. The following report of the City Planner dated October 3, 1991 provides an analysis of the situation in Saskatchewan cities and in Calgary and Edmonton:

"With respect to the municipalities in Saskatchewan, the cities of Regina, Prince Albert, Swift Current, and Moose Jaw were asked for information on their review practices for land-use issues. The responses were as follows:

- Regina and Moose Jaw - All meetings of their municipal planning commissions are open to the public.
- Prince Albert - Planning issues of a policy nature are considered through the City's Works and Planning Committee which is appointed by City Council as an advisory body. In the past, this Committee has invited special interest groups or individuals to its meetings. In recent months, the news media have been allowed to attend its meetings at their request and have been allowed to report on certain issues. The Committee has reserved the right to exclude the media from certain deliberations and discussions.

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- Swift Current - There is no municipal planning commission as such. The City has a Council sub-committee, known as the Planning Committee. The meetings of this Committee are not open to the public; however, attendance by applicants will be considered by Council, upon special request.

In Alberta, the meetings of Calgary's Municipal Planning Commission are open to the public, although the composition of this Commission consists of municipal officials. The same is true for the City of Edmonton."

The Commission is of the view that open meetings would provide the public with an opportunity to learn about a particular rezoning application, discretionary use application, or development plan amendment prior to the Council meeting (hearing) at which it would be considered which would allow more time for the public to review the issues and to provide input at the hearing. At its meeting held on October 8, 1991 the Commission adopted the following motion:

**"That as of January 1, 1992, all meetings of the Municipal Planning Commission be open to the public."**

There will be times when an In Camera meeting is necessary, and these In Camera meetings will be scheduled according to established procedure.

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

*ADOPTED.*

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**2. Proposed Amendment to Development Plan  
417, 435 Avenue A South  
414 Avenue B South  
430, 502 Avenue C South  
(File No. CK. 4110-3-2)**

An application has been made by the City of Saskatoon to amend Section 16.4 of the City's Development Plan text. This amendment would add Section 16.4.3 to identify specific conditions under which the Holding symbol "H" can be removed from a proposed M.3-H Zoning District at the sites of the A.L. Cole Power Station and Pumphouse, Apparatus Repair Shop, and former City Electrical yards.

Attached is a copy of the report of the Planning Department dated September 30, 1991 with respect to this proposed amendment to the Development Plan which contains the following recommendations:

- "1. That City Council be asked to approve the advertising respecting the proposal to amend the Development Plan text to Section 16.4.3;
2. That the City Planner 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 at the time of the public hearing Council be asked to consider the Commission's recommendation that the proposed Development Plan Amendment be approved."

The Municipal Planning Commission has considered this matter and supports the proposal for the following reasons:

- i) the prime use of this property should be residential;
- ii) knowing the history of the site, it is essential that some environmental control be established before it is allowed to be developed, and
- iii) City Council should make the final decision on the safe use and development of this property.

**RECOMMENDATION:** 1) that City Council approve the advertising respecting the proposal to amend Section 16.4.3 of the Development Plan

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text as outlined in the attached report of the Planning Department dated September 30, 1991;

- 2) that the City Planner 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 this report be brought forward for consideration at the time of the public hearing and that Council consider the Commission's recommendation that the proposed Development Plan amendment (Section 16.4.3) be APPROVED.

*ADOPTED.*

**REPORT NO. 29-1991 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

**A1) Tender for 14.4 kV Electrical Switchgear  
J. R. Cowley Substation  
(File No. CC 1000-2)**

Report of the Manager, Electrical Distribution, September 24, 1991:

"On April 15, 1991, City Council approved the purchase of two cells of 14.4 kV metalclad switchgear for J.R. Cowley Substation from Friesen Electric Limited. However, the American manufacturer whom Friesen Electric Limited was representing subsequently refused the order. City Council, at its meeting of August 26, 1991, considered Clause A3, Report No. 25-1991, concerning this matter, and resolved in part that City Council approve the retendering of the electrical switchgear assembly for J.R. Cowley Substation.

The electrical switchgear for J.R. Cowley Substation has been retendered and the bids are as follows:

Price

Delivery



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Siemens Electric Limited	\$100,000.00	16 weeks
Wesco-Westinghouse Sales & Distribution Inc.	\$100,963.01	21 weeks
Federal Pioneer Limited	\$102,880.44	24 weeks
Asea Brown Boveri Inc.	\$103,341.00	24 weeks

The budget estimate for the switchgear was \$125,000.00. Siemens Electric Limited has provided the lowest tender and best delivery. Their tender is acceptable. A G.S.T. input tax credit will be applicable on this purchase, and therefore, the net cost of the switchgear will be as follows:

Siemens Electric Limited base price	\$ 87,719.20
P.S.T.	\$ 6,140.40
G.S.T.	<u>\$ 6,140.40</u>
Total Including Taxes	\$100,000.00
Less G.S.T. Input Tax Credit	<u>\$ 6,140.00</u>
Net Cost	\$ 93,859.60

**RECOMMENDATION:** that City Council authorize the purchase of two cells of 14.4 kV switchgear for J.R. Cowley Substation from Siemens Electric Limited for a net cost of \$93,859.60, FOB Saskatoon, Provincial Sales Tax included.

*ADOPTED.*

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**A2) Communications to Council**

**From: Nowshad Ali**

**Director of Fund Development and Public Awareness  
Canadian Diabetes Association, Saskatchewan Division**

**Date: July 19, 1991**

**Subject: Requesting permission to mount signs in central  
business districts re Diabetes Month - November**

**(File No. CC 312-2)**

The Saskatchewan Division of the Canadian Diabetes Association wrote to City Council on July 19, 1991, requesting that banners (i.e pennants similar to those by the Jeux Canada Games) be mounted throughout the central business districts in the City. On further clarification, the Canadian Diabetes Association is requesting them to be installed for the period November 2 -5, 1991, and they are seeking relief from the City for the installation and removal costs.

The estimated cost of the requested installation and removal of the 50-60 banners is \$2,000.00.

The matter of a formal policy on the installation of banners has been referred to the Works and Utilities Committee, who in turn are awaiting a report from the Administration. In the interim, the last resolution of City Council governing the installation of banners was passed on June 11, 1990:

**"that no banners be allowed on City poles in 1990 unless the appropriate Business Improvement District group sponsors the application and that applications be reviewed by the Works and Utilities Committee on a case-by-case basis and reported to City Council."**

Admittedly, the Administration is having some difficulty formulating a workable policy with respect to banners (i.e. pennants). On the one hand, banners add color and vibrancy to the City. On the other, the installation and removal of banners is costly and difficult to manage. To reasonably satisfy these two conflicting issues, banners (i.e. pennants) should be restricted to:

- 1) national or international events with a duration sufficient to warrant the costs of installation and removal; and,
- 2) the B.I.D.'s as part of a streetscape plan. In this case, the mounting requirements should be such that City forces are not involved in the installation and removal of banners.

Other issues of safety, advertising, and physical requirements can be readily addressed in a policy.

In light of the City Council resolution currently in force, and the wish of the Administration

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to restrict the use of banners as noted above, we recommend that the request by the Canadian Diabetes Association be denied.

The Administration will undertake to bring forward a report on the banner policy to the Works and Utilities Committee before the end of 1991.

**RECOMMENDATION:** that the request by the Canadian Diabetes Association for the installation of banners in the central business districts be denied.

*Pursuant to earlier resolution, Item No. A.17) of "Communications" was brought forward and considered.*

*Moved by Alderman Thompson,*

*THAT Mr. Ali be heard.*

*CARRIED.*

*Mr. Nowshad Ali of the Canadian Diabetes Association, Saskatchewan Division, briefly reviewed the Diabetes Campaign and discussed the street flag campaign. Mr. Ali indicated that the approval of the Partnership has been received and he requested that Council approve the mounting of the flags and that the City donate the services of mounting the flags.*

*IT WAS RESOLVED: 1) that the request by the Canadian Diabetes Association for the installation of banners in the central business districts be approved;*

*2) that, on this one-time occasion only, City Council allocate from the CIP Contingency to a maximum of \$500, 50 percent of the installation cost, for the installation of the banners; and*

*3) that the matter of financing installation of banners be referred to the Legislation and Finance Committee for a report.*

**Section B - Planning and Development**

**B1) Broadway Plant-A-Tree Program**

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**(File Nos. CC 6220-3-0 & 225-24)**

During its September 23, 1991, meeting, City Council agreed to provide cost-shared funding to support the Broadway Plant-A-Tree Program. Initially (i.e. to the extent that uncommitted funds are available within the Commercial Sidewalk Streetscape Enhancement Reserve), the City will match, on a 50/50 basis, all funds which are raised by the Broadway Business Improvement District to install trees along Broadway Avenue, between 8th Street and 12th Street.

The Broadway B. I. D. will be raising its share of the funds through private donations. Since these donations involve the funding of amenities on public sidewalks, the Treasurer's Department has been requested to accept the donations on behalf of the City of Saskatoon and to issue receipts which can then be utilized by the donor to claim an income tax credit. The Treasurer's Department has agreed to this request. The Broadway Business Improvement District will solicit the donations and then will ask the donors to make their contributions to the City of Saskatoon. The amounts received from these donations will be supplemented by the City's matching contribution and then arrangements will be made, as sufficient funds become available, to plant the trees.

Before any receipts can be issued for income tax purposes, City Council must declare that the Broadway Plant-A-Tree Program is a municipal project. It must also authorize the Treasurer's Department to accept donations from the general public for this project.

- RECOMMENDATION:**
- 1) that the Broadway Plant-A-Tree Program be designated as a municipal project of the City of Saskatoon; and,
  - 2) that the Treasurer's Department be authorized to accept donations on behalf of the Broadway Plant-A-Tree Program and to issue the appropriate receipts to the donors who contribute funds for the purpose of this Program.

*ADOPTED.*

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**B2) Economic Incentives Program  
Audit Opinion  
(File Nos. CC 3500-1 and 1860-1)**

During its October 7, 1991, meeting, City Council considered a report from the Planning and Development Committee concerning recommendations of the Economic Development Board to expand on the City's draft policy statement on business development incentives. This draft statement was adopted by City Council on July 15, 1991; however, on August 12, 1991, the Audit Services Department had identified several issues which required further clarification before the policy statement could be formally incorporated into the City's Policy Manual.

On the basis of the most recent reports of the Planning and Development Committee and the Economic Development Board, City Council resolved on October 7, 1991:

- "1) that the proposals outlined in the ... report of the Saskatoon Economic Development Board be approved and incorporated as a revision to the approved Business Development Incentives Policy; and**
- 2) that the Audit Services Department be requested to take the necessary steps to process the revised Business Development Incentives Policy in the appropriate manner."**

In light of the request by various local business organizations to have this policy finalized as quickly as possible, the Audit Services Department has given high priority to City Council's above-noted second resolution. Therefore, attached is a copy of the proposed City of Saskatoon Policy on Business Development Incentives.

In addition, the Manager of the Audit Services Department has submitted the following October 10, 1991, report for City Council's further consideration:

"The Audit Services Department has prepared the attached revised policy with consideration being given to the draft policy statement which was approved by City Council at its meeting held on July 15, 1991, and to the Saskatoon Economic Development Board's submission to the September 30, 1991, meeting of the Planning and Development Committee. In the opinion of the Audit Services Department, the attached document is consistent with City Council's policy objectives and provides sufficient guidance for effective decision-making, recognizing City Council's desire to maintain a degree of flexibility in deciding upon incentives for specific applicants. However, the Audit Services Department notes that the purpose of the policy, as defined in the attached document, would not appear to prevent recommendations to provide incentives to firms where such assistance is not the determining factor in whether the firm will expand or locate in Saskatoon (i.e. the firm would locate in Saskatoon even if an incentive was not provided by the City).

It is opinion of the Audit Services Department that, for reasons of control, the evaluation of this

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policy's effectiveness and appropriateness should be the responsibility of a party within the City's Administration that is independent of the review/recommendation process (i.e. the Audit Services Department). In its submission, the Economic Development Board appears to have left the evaluation of the policy's effectiveness with the City, although no specific department has been identified."

- RECOMMENDATION:**
- 1) that the revised Business Development Incentives Policy be approved and be included in the City's Policy Manual; and,
  - 2) that the Audit Services Department be instructed to include, in the City's 1993 Corporate Audit Plan, provision to undertake an evaluation of the effectiveness and appropriateness of the Business Development Incentives Policy.

*ADOPTED.*

**B3) Policy Proposal -- Delegation of Authority  
Encroachments on Public Property  
(File No. CC 4090-0)**

Report of the City Solicitor, October 7, 1991:

"In accordance with the instructions of Council of September 23, 1991, we have prepared Bylaw No. 7250. The Bylaw amends the Building Bylaw and delegates to the Planning and Development Committee the authority to approve the minor encroachments on City property listed in Bylaw No. 7250."

- RECOMMENDATION:** that Council consider Bylaw No. 7250 at this meeting.

*ADOPTED.*

**B4) Rezoning Application Z17/91  
1202 - 10th Street East  
For Information Only  
(File No. CC 4351-1)**

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Application: Z17/91  
Applicant: Saints Peter and Paul Ukrainian Catholic Church  
Legal Description: Lots 8 - 14, Block 7, Plan No. G18  
Location: 1202 - 1214 - 10th Street East  
Current Zoning: R.2  
Proposed Zoning: R.4  
Date Received: October 4, 1991

The City Planner has received the above-noted application for rezoning which is being processed and will subsequently be submitted to City Council for its consideration.

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

*ADOPTED.*

**B5) Easement Requirement  
SaskEnergy  
Part of Lot 23, Block 7, Plan No. (Q10) G3042  
(File No. CC 4090-1)**

Report of the City Planner, October 9, 1991:

"Mr. Ken Blue of SaskEnergy has submitted a request for approval from the City of Saskatoon for an easement over part of Lot 23, Block 7, Plan No. (Q10) G3042. (See the attached plan.) The intent of this easement is to replace aging ground beds required for the cathodic protection of underground pipe.

An existing bed is near the City's weigh scales at the City Yards. The new location will be just south of the latter, adjacent to a private parking area. The proposed easement will be located on land owned by the City.

The Planning, Land, and Engineering Departments have no objections to this request."

**RECOMMENDATION:**

- 1) that an easement to SaskEnergy, as outlined in the attached draft easement agreement, be granted; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute an easement agreement, in a form which is

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satisfactory to the City Solicitor, on behalf of the City of Saskatoon through the application of their respective signatures and the Corporate Seal to such an agreement.

*ADOPTED.*

**B6) Subdivision Application #24/91  
Central Avenue  
For Information Only  
(File No. CC 4300-2)**

Subdivision Application: #24/91  
Applicant: Webb Surveys  
Legal Description: Parcel L, Plan No. 80-S-23394  
Location: Central Avenue  
Current Zoning: I.D.1  
Date Received: October 3, 1991

The City Planner has received the above-noted application for subdivision which is being processed pursuant to the Subdivision Regulations and will subsequently be submitted to Council for its consideration.

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

*ADOPTED.*



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**B7) Subdivision Application #22/91  
800 Block Brabant Crescent  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #22/91  
Applicant: Cairns Developers Ltd.  
Legal Description: Lot B, Block 134, Plan No. 84-S-30069 and  
Lot C, Block 134, Plan No. 89-S-02055  
Location: 800 Block of Brabant Crescent

The October 2, 1991, report of the City Planner concerning this application is attached.

**RECOMMENDATION:** that Subdivision Application #22/91 be approved, subject to:

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

*ADOPTED.*

**B8) Subdivision Application #23/91  
828 Avenue I South  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #23/91  
Applicant: Mitchell, Taylor, Mattison, Ching  
Legal Description: Lot 11, Block 11, Plan No. GH  
Location: 828 Avenue I South

The October 9, 1991, report of the City Planner concerning this application is attached.

**RECOMMENDATION:** that Subdivision Application #23/91 be approved, subject to consolidating:

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- the most northerly 0.1524 metres (six inches) in perpendicular width throughout of Lot 11, Block 11, Plan No. GH, except the most westerly 2.133 metres (seven feet) in perpendicular width throughout, with
- Lot 12, Block 11, Plan No. GH.

*ADOPTED.*

**B9) Demolition  
1628 - 19th Street West  
(File Nos. CC 530-2 and 4353-2-3)**

During its October 7, 1991, meeting, City Council reviewed the status of the above-noted property. A decision was made on September 23, 1991, against proceeding with the proposed Order of Demolition for the house and detached garage on this property. However, the Administration was requested to meet with the owner, Mr. Nick Kinar, and to obtain his commitment to undertake certain specific actions to improve the condition of his property.

Following an on-site meeting on September 30, 1991, Mr. Kinar agreed to complete the following work by October 8, 1991:

- a) secure the house and garage,
- b) remove the stairs to the upper floor, and
- c) clean up the broken glass in the front yard.

He also agreed to review his intentions for improving the overall condition of the property, in light of the amount of work that would be involved to achieve a minimum acceptable condition.

On October 7, 1991, City Council received the information on the Administration's actions with respect to this property. However, it also resolved:

**"that a further report on the condition of this property be prepared by the Administration for consideration by City Council during its October 15, 1991, meeting."**

Report of the City Planner, October 9, 1991:

"Staff of the Planning Department re-inspected the above-noted property on October 8, 1991. All of the specific work which was requested by the Administration has been carried out by Mr. Kinar (i.e. the house and garage have been secured, the stairs to the upper floor have been removed, and the broken glass in the front yard has been cleaned up).

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Mr. Kinar has not had sufficient time to review the viability of repairing the dwelling unit to meet the minimum requirements of the Building Code. It is the intention of staff within the Planning Department to work with Mr. Kinar over the next month to obtain a schedule for these repairs. Mr. Kinar has suggested that he would begin such repairs in the spring."

- RECOMMENDATION:**
- 1) that the information be received;
  - 2) that a status report on the Administration's discussions with Mr. Kinar be submitted to City Council in November 1991; and,
  - 3) that the Pleasant Hill Community Association be provided with copies of the reports which City Council has considered and the recent decisions which have been made with respect to addressing the complaint which the Association made on the condition of 1628 - 19th Street West.

- IT WAS RESOLVED:*
- 1) *that the information be received;*
  - 2) *that a status report on the Administration's discussions with Mr. Kinar be submitted to City Council on November 18, 1991; and,*
  - 3) *that the Pleasant Hill Community Association be provided with copies of the reports which City Council has considered and the recent decisions which have been made with respect to addressing the complaint which the Association made on the condition of 1628 - 19th Street West.*

**B10) South Downtown Redevelopment Proposal  
(File No. CC 4130-2-9)**

During its August 12, 1991, meeting, when considering a report on future strategies for facilitating the redevelopment of the City's land within the South Downtown area, City Council resolved:

- "1) that the Administration be authorized to issue ... [a] proposal-call document with

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**respect to obtaining the services of a sales agent to market the City-owned land within the South Downtown area which is bounded by First and Second Avenues and by Nineteenth and Twentieth Streets;**

- 2) that in addition to issuing the proposal-call document, the City of Saskatoon place an advertisement in the appropriate media inviting proposals on the matter;**
- 3) that all costs associated with issuing the proposal-call document (including any follow-up action that might be necessary with potential candidates) and with evaluating the submissions be charged against the approved South Downtown Development Program in the 1991 Operating Budget; and**
- 4) that the Planning and Development Committee be responsible for evaluating the responses to this proposal call and that following this evaluation, the Committee make the appropriate recommendations to City Council."**

The deadline for receiving responses to the City's call for proposals was September 30, 1991. By that date, the Economic Development Department had received fifteen proposals for the position of marketing consultant for the City-owned lands. The proposals are from consultants and consulting groups which are based in various locations from British Columbia through to Ontario. Some are from small consulting firms (i.e. with staff of three to five people); others have come from large firms (i.e. with staff as high as 200 to 250).

The proposals are currently being reviewed by the Land Manager, the Manager of Economic Development, and the Director of Planning and Development. While all proposals will be tabled with the Planning and Development Committee for consideration, the intent of the current review is to propose a short list of approximately six to eight firms. In accordance with City Council's August 12, 1991, resolution, the Committee is responsible for selecting the finalists, with whom a more in-depth interview and evaluation process will take place. The Committee's recommendation on the selection of a suitable consultant will then be forwarded to City Council for approval.

Because of the forthcoming municipal election, the Administration has been advising the applicants that the selection process will be delayed until the Planning and Development Committee's (post-election) membership has been determined. A final decision by City Council, therefore, will not be possible until, at least, the latter part of November. In the meantime, the Administration will make arrangements to compile the documentation and the results of its evaluation in a format which is suitable for consideration by the Planning and Development Committee as soon as its membership has been established by City Council.

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

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*ADOPTED.*

**Section D - Services**

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

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,002,957.45 (File No. CC 1530-2)	October 1, 1991	October 8, 1991
Schedule of Accounts Paid \$600,893.35 (File No. CC 1530-2)	October 8, 1991	October 10, 1991

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

*ADOPTED.*

**D2) Sutherland Memorial Hall Corporation Annual Report  
(File No. CC 600-2)**

Report of the A/City Clerk, October 8, 1991:

"In accordance with the terms of the City's lease agreement with Sutherland Memorial Hall Company, City Council is to receive an annual report, including a summary of the immediately preceding year's operations, operating and rental policies, and a comparative statement.

By letter dated September 30, 1991, the Secretary of the Sutherland Memorial Hall Company has submitted the attached Auditor's Report and Financial Statements for the year ended December 31, 1990, together with the minutes of the September 16, 1991 Annual Meeting and the Hall usage for 1990."

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

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*ADOPTED.*

**D3) Policy No. C11-001 - 9-1-1 Monitoring Group  
(File No. CC 270-3)**

Report of the Manager, Audit Services Department, September 26, 1991:

"In line with the City's policy on policy development, Council Policy No. C11-001, '9-1-1 Monitoring Group' was reviewed by the Group Chairperson, in consultation with the 9-1-1 Monitoring Group and with Audit Services. As a result of the review, the following significant changes were made to the policy:

Section 2.3 - Agency Control

- The controlling agency for the Fire Department has been changed from the Director of Planning and Development to the Director of Finance to reflect the current reporting structure for the Fire Department.

Section 3.1 - Composition of the Group

- The responsibility for appointing the Chairperson for the Group has been shifted from City Council to the City Commissioner. Information on file with the City Clerk's Department indicates that City Council, through the Committee on Committees, has never appointed the Group Chairperson - the Chairperson has historically been the E.M.O. Coordinator. This amendment is supported by the 9-1-1 Monitoring Group.
- The Monitoring Group's size has increased to include the Manager of M.D. Ambulance. The addition of this position provides equal representation in the Group (i.e. two members each) by all key emergency response agencies (police, fire and ambulance).

Section 4.3 - Agency Control

- A description of the process for dealing with unresolved issues among Group members has been added to the policy. This process, which involves the Agency Controls, has previously functioned without being documented. Including this description contributes to the consistency and clarity of the process.

Section 4.4 - City Council

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- This new section has been added to provide a final authority for solving unresolved issues among key response agencies. A decision by an Agency Control is not binding if it is not accepted by all of the key response agencies.

Audit Opinion

The Audit Services Department has reviewed the revised Policy No. C11-001, '9-1-1 Monitoring Group' (copy attached) and has indicated that in its opinion 'the policy statements are consistent with the policy objective and provide sufficient guidance for effective decision making'."

**RECOMMENDATION:** that the revised City of Saskatoon Policy C11-001 - "9-1-1 Monitoring Group" be approved.

*ADOPTED.*

**REPORT NO. 37-1991 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

Alderman M.T. Cherneskey, Q.C., Chairman  
Alderman P. Mostoway  
Alderman M. Thompson

**1. Sports Travel Grant  
(File No. CK. 1870-2-3)**

The Legislation and Finance Committee has considered the following recommendations from the Saskatoon Sports Council with respect to applications for Travel Grants:

- "1) that applications from the **Saskatoon Bulls, Olympic Hurlers, Pizza Hut, Midget Eagles, and Optimist Twirling Connection be approved** for the maximum team allotments of \$500.00 each.
- 2) that the application from the **Saskatoon Myrales be approved** in the amount of \$100.00 for the participation of Cindy Goldie at the World Baton Twirling Championships held on August 1-4 in Italy.

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- 3) that the application from the **Bridge City Cosmo Aqualenes** be **denied** since the competition being applied for was an 'invitational' event."

Attached are copies of the applications received from the above-noted groups.

Your Committee supports the above resolution of the Saskatoon Sports Council and therefore

- RECOMMENDS:**
- 1) that the applications for Travel Grants from the **Saskatoon Bulls, Olympic Hurlers, Pizza Hut, Midget Eagles, and Optimist Twirling Connection** be **APPROVED** for the maximum team allotments of \$500.00 each (Total \$2,500);
  - 2) that the application for a Travel Grant from the **Saskatoon Myracles** be **APPROVED** in the amount of \$100.00 for the participation of Cindy Goldie at the World Baton Twirling Championships held on August 1-4, 1991 in Italy;
  - 3) that the application for a Travel Grant from the **Bridge City Cosmo Aqualenes** be **DENIED** being the competition was an 'invitational' event; and



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- 4) that the grant applications approved be funded from the 1991 Community Initiatives Program - \$1,400.00 from the Sport Subcomponent and \$1,200.00 from the Contingency Fund.

*ADOPTED.*

**2. 1991 Community Initiatives Program  
Sport Division  
Knights of Columbus Indoor Games  
(File No. CK. 1871-2)**

City Council considered Clause 1, Report No. 26-1991 of the Legislation and Finance Committee regarding the applications for funding under the 1991 Community Initiatives Program at its meeting held on July 15, 1991 and adopted the recommendation that the request for funding from the Knights of Columbus Indoor Games be DENIED.

The Committee subsequently received the attached letter dated September 16, 1991 from Mr. Len Wawryk, Knights of Columbus Indoor Games, indicating that in the past the City has supplied medals for the Indoor Games.

Your Committee supports this proposal and therefore

**RECOMMENDS:** that City Council allocate funding to a maximum of \$4,800 to the Knights of Columbus for the purchase of medals for the 1992 Knights of Columbus Indoor Games and that the source of funding be from the 1992 Community Initiatives Program Contingency Fund.

*ADOPTED.*

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**3. Communication to Council**

**From: Byron Traynor, Executive Director**

**Boys and Girls Clubs of Saskatoon**

**Date: October 2, 1991**

**Subject: Requesting exemption from the purchase of a  
Transient Traders License for the 1991  
Saskatchewan Artists Show and Sale  
November 1, 2, and 3, 1991 at the Western Development  
Museum**

**(File No. CK. 316-1)**

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Attached is a copy of the above communication from Byron Traynor which has been considered by the Legislation and Finance Committee in conjunction with the following report of the City Treasurer dated October 7, 1991:

"The Saskatchewan Artists Show and Sale is an annual event sponsored by the Boys and Girls Clubs of Saskatoon as a fundraiser for its organization. The proceeds are used to continue its work with young people in Saskatoon.

The 1990 show generated \$17,000 gross revenue; the Club's share was 40 percent with the Club responsible for all expenses. The net profit to the Club was \$3,443, with the major expense being \$2,000 rental which was paid to the Western Development Museum.

It is to be noted that the Boys and Girls Club of Saskatoon is a registered charitable organization and that similar requests in the previous five (5) years have received favourable consideration from City Council."

**RECOMMENDATION:** that the Boys and Girls Clubs of Saskatoon be exempt from the purchase of a Transient Traders License for the 1991 Saskatchewan Artists Show and Sale to be held on November 1, 2 and 3, 1991 at the Western Development Museum.

*ADOPTED.*

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**4. Original Communications and Petitions**

**From: Lorne Pendleton, President, Board of Trustees**

**Saskatoon Gallery and Conservatory Corporation**

**Date: March 2, 1990**

**Subject: Submitting for Council's approval new Bylaws  
for Corporation and Articles of Amendment**

**(File No. CK. 175-27)**

City Council considered Clause 1, Report No. 20-1991 of the Legislation and Finance Committee on the above matter at its meeting held on May 27, 1991 and

- "IT WAS RESOLVED:
- 1) that the proposal outlined by The Saskatoon Gallery and Conservatory Corporation to create an additional class of membership, being 'Honourary Public Members', and to designate such class of members the exclusive right to elect two Trustees to the Gallery's Board of Trustees, be approved; and
  - 2) that the City Solicitor be requested to attend to all such matters as are necessary to finalize the form of the proposed Bylaws and Articles and present same to the Legislation and Finance Committee for consideration and recommendation to City Council."

Attached are copies of the form of the proposed new general Bylaw of the Gallery Corporation together with the associated Articles of Amendment. The general Bylaw and Articles of Amendment, considered together, formally establish the membership classification of "Honorary Public Member", and ascribe to such class the exclusive right to elect two trustees to the Gallery Corporation's 12-member Board of Trustees. There are no other rights or privileges attaching to the new membership classification, and the controlling position of The City of Saskatoon has been satisfactorily maintained in keeping with Section 150(e) of *The Urban Municipality Act*.

Similarly, the various technical issues arising from the initially-proposed Bylaws (borrowing powers, affiliated corporations, etc.) have also been satisfactorily resolved.

Your Committee has reviewed these documents and

- RECOMMENDS:**
- 1) that the attached form of Articles of Amendment and Bylaw No. 1 of The Saskatoon Gallery and Conservatory Corporation be APPROVED; and

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- 2) that His Worship the Mayor and the City Clerk be authorized to execute on behalf of The City of Saskatoon, such corporate resolutions and other documents as may be necessary to formally implement such Articles and Bylaws, all as prepared by the City Solicitor.

*Pursuant to earlier resolution, Item No. A.18) of "Communications" was brought forward and considered.*

*Mr. Henry Kloppenburg, Acting President of the Mendel Art Gallery Board of Trustees was in attendance to answer questions.*

- IT WAS RESOLVED:*
- 1) *that the attached form of Articles of Amendment and Bylaw No. 1 of The Saskatoon Gallery and Conservatory Corporation be APPROVED; and*
  - 2) *that His Worship the Mayor and the City Clerk be authorized to execute on behalf of The City of Saskatoon, such corporate resolutions and other documents as may be necessary to formally implement such Articles and Bylaws, all as prepared by the City Solicitor.*

- 5. Communications to Council**  
**From: Multiculturalism and Citizenship Canada**  
**Date: Undated**  
**Subject: Submitting information package re Minister's Award for Excellence in Race Relations**  
**(Files CK. 150-5 and 225-40)**

The above communication was referred to the Race Relations Committee for consideration. The Race Relations Committee has requested that the Saskatoon Multicultural Council be nominated for the Minister's Award for Excellence in Race Relations. Attached is a copy of the Nomination Form in this regard, as well as a copy of the above-noted communication.

**RECOMMENDATION:** that the Saskatoon Multicultural Council be nominated for the Minister's Award for Excellence in Race Relations.

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*ADOPTED.*

**REPORT NO. 28-1991 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

Alderman M. Hawthorne, Chairman  
Alderman O. Mann  
Alderman P. Lorje  
Alderman B. Dyck

**1. Proposed Lane Closing  
(File No. CK. 6295-1)**

Report of the City Engineer, September 23, 1991:

"A request has been received from R.C.H. Holdings Inc. along with a deposit of \$100.00 for the closing of all of the lanes in Block 2, Plan Q12 (F4570) being between Pacific Avenue and Wall Street from 22nd Street to 23rd Street. The purpose of the closing is to obtain title in the City's hands in order that the property may be sold to adjacent owners and consolidated with existing properties by plan of survey.

The various civic departments, as well as SaskTel and SaskPower, have approved of this closing proposal.

Attached to this report is a copy of Engineer's Closing Plan No. G7-SL25 setting forth a detailed description of the closing described in general terms above. This description complies with the recommendations of the Chief Surveyor, Land Titles Office, Regina."

- RECOMMENDATION:**
- 1) that City Council give notice of its intention to consider the closing described in Engineer's Plan No. G7-SL25 attached;
  - 2) that the City Solicitor be instructed to:
    - a) take all necessary steps to bring the intended closing forward; and,

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- b) complete the closing and obtain title in the name of the City of Saskatoon, should formal Council assent issue;
- 3) that upon the City of Saskatoon obtaining title to the lane intended to be closed, it be sold to the abutting property owners on consolidation with existing properties, for \$6.00 per square foot as established by the Planning and Development Committee, plus all legal costs of closing including solicitor's fees and disbursements; and
- 4) that easements be retained as follows:
  - over all of the lanes being closed for City of Saskatoon Electrical, SaskTel and City of Saskatoon for surface drainage; and,
  - over all of the east-west lane being closed for SaskEnergy.

*ADOPTED.*

**2. Street Lighting - Circle Drive  
College Drive to 8th Street  
Capital Project No. 672.5  
(File No. CK. 6300-1)**

Report of the City Engineer, September 30, 1991:

"Project 672.5, Street Lighting - Circle Drive - College Drive to 8th Street, was originally budgeted to be funded 75% from Yellowhead Urban Assistance Receivable in the amount of \$150,000.00. However, Urban Assistance funding was not approved for the street lighting portion of this project. This reduced level of Urban Assistance Funding was reflected in the City Comptroller's report of July 7, 1991. This sub-project is complete at a final cost of \$193,035.74 compared to the budget of \$200,000.00. The funding previously approved as Urban Assistance needs to be replaced by Reserve for Capital Expenditure. The total project has been completed at a cost of \$2,779,790 compared to the original budget of \$3,566,000."

Your Committee has been advised that there are sufficient funds in the Reserve for Capital

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Expenditures to meet this commitment.

**RECOMMENDATION:** that the withdrawal of \$143,090.20 from the Reserve for Capital Expenditure to replace funding previously identified as Urban Assistance for sub-project 672.5, be approved.

*ADOPTED.*

**3. Proposed Bus Stop  
7th Street at Grosvenor Avenue  
(File No. CK. 7311-1)**

Report of the Transit Manager, September 20, 1991:

"Saskatoon Transit Route 16 is a special route serving University, operating during peak periods from September to April, and also serving Brevoort Park and Greystone Heights.

It has come to our attention that there is one stop along the route that has historically been a courtesy or flag stop (i.e. no bus stop sign). Transit customers are expressing confusion with this flag stop as it is the only one on the route.

It is proposed that the courtesy stop for Route 16 be officially approved and designated."

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**RECOMMENDATION:** that the bus stop for Route 16 located westbound on 7th Street, west of Grosvenor Avenue, be approved.

*ADOPTED.*

**4. Application for Reassignment of Ownership  
Water Supply Connection - NW 17-35-03-W3M  
M.J. Spier to R. Soley  
(File No. CK. 7781-2)**

Report of the Manager, Water and Pollution Control, October 2, 1991:

"The attached application was received from the Saskatchewan Water Corporation for reassignment of the water supply connection owned by M.J. Spier to R. Soley. R. Soley is a purchaser for the above-noted property under a bona fide Agreement for Sale.

The original application for connection to the Saskatoon East Treated Water Pipeline was approved in 1970. City Council approved a reassignment of the original connection to M. J. Spier in 1983.

A review of the application indicates that the type of water use and the estimated volumes required will not change."

**RECOMMENDATION:** that the application for reassignment of the M.J. Spier connection to R. Soley be approved and that the Saskatchewan Water Corporation be so advised.

*ADOPTED.*

**5. SUMA Resolutions  
(File No. CK. 155-3-2)**

The Works and Utilities Committee submits the following resolution pertaining to public transportation for consideration at the 1992 SUMA Convention:

WHEREAS There is a major concern regarding the emission of hydrocarbons and the effect on the global environment; and,



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WHEREAS Saskatchewan has one of the highest consumption of fossil fuels per person in Canada; and,

WHEREAS The Provincial Department of the Environment has received the "Transportation Sector Analysis Report" to the Saskatchewan Round Table on the environment and economy containing recommendations for the reduction of harmful emissions; and,

WHEREAS Recognizing that the greatest immediate benefits can be gained from increased use of public transportation in Saskatchewan urban areas.

THEREFORE BE IT RESOLVED THAT the Province implement the recommendations pertaining to public transportation including the re-instituting of dedicated capital and operating grants, and the removal of the Provincial tax on fuel used by public transportation.

**RECOMMENDATION:** that the above resolution on public transportation management be submitted for consideration at the 1992 SUMA Convention.

*ADOPTED.*

**REPORT NO. 7-1991 OF THE LAND BANK COMMITTEE**

Composition of Committee

Alderman G. Penner, Chairman  
Alderman B. Dyck  
Alderman M.T. Cherneskey, Q.C.  
His Worship the Mayor  
City Commissioner  
Director of Finance  
Director of Works and Utilities  
Director of Planning and Development

- 1. Proposed City of Saskatoon Policy  
Land Department  
Real Estate Commissions -- Sale of City-owned Land**

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(Files CK. 1600-4 and 4214-0)

Your Committee has considered the following report of the Director of Planning and Development dated September 20, 1991:

"Background

On December 7, 1987, City Council considered a report on the role of the Land Department which was prepared by the Internal Audit and Policy Planning Department. The report reviewed the accountability, responsibility, and authority of the Land Department with respect to two programs that it administers -- the Land Bank Program and the Civic Lands Program. It also included recommendations for policy revisions or development in eleven subject areas.

During the time following the completion of the 1987 audit report, the Land Department has been considering the implications of the recommendations and has been evaluating the feasibility of their implementation. One of the recommendations concerning the marketing of City-owned lots is relevant to the matter which will be addressed in this report:

'That primary accountability and authority for marketing city-developed lots be delegated to the Land Department Manager' (Recommendation 2.9).

Within the context of this recommendation, the Land Department has prepared a policy proposal pertaining to the sale of unimproved City-owned property. The following report proposes the introduction of a new policy that authorizes the payment of real-estate commissions on the sale of City-owned land.

Rationale for the Proposed Policy

Excluding residential land, the City pays a commission when a real estate agent arranges the sale of City-owned land. In the case of single-family lots, the City does not use real estate agents and does not offer a real-estate commission. For industrial land, the commission rate is 3% of the total selling price. On the sale of all other land, the City pays a 3% commission which is calculated on the land portion only of the selling price.

The City will enter into fifteen- to twenty-year leases on its industrial lands under the Industrial Lands Incentive Program, as outlined in City of Saskatoon Policy C09-009. Due to their long-term nature, these types of leases are viewed as de facto sales by the Land Department and thus, are eligible for a real-estate commission based on the selling price of the lot.

Proposed Policy

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The majority of prospective purchasers of industrial land utilize the services of a commercial real-estate agent. The standard real-estate fee for industrial land sales is 5%; however, the City only pays a 3% commission. Thus, there is less incentive for agents to promote City-owned lots.

In order to encourage real-estate agents to give equal consideration to the City's industrial lots which are available for sale, the City should pay a 5% real-estate commission for such sales. Real-estate commissions on all other land (excluding single-family lots) should remain at 3% of the land portion of the selling price. There should continue to be no real-estate commission paid on the sale of City-owned single-family lots because the Land Department adequately serves this market through its office.

Financing Implications

This proposal specifically applies to unimproved land which is available for sale through the City's Land Bank. Accordingly, all real-estate commissions which are covered by this policy proposal will be paid out of the Property Realized Reserve.

Audit Opinion

The Audit Services Department has reviewed the recommendations in this report and has indicated that, in its opinion, the proposed policy is 'consistent with the directions proposed by [the Internal Audit and Policy Planning Department] in the 1987 Audit Report'. In an August 29, 1991, memorandum to the Director of Planning and Development, the Manager of the Audit Services Department has commented that the proposed real-estate commissions policy will make 'the City more competitive in the marketplace and should also serve to increase the sale of City-owned lots .... [The proposed policy reflects] the pro-active approach now being taken by the Land Manager in the management and marketing of City-owned lots -- an approach that should ultimately generate substantial benefits for the City and local taxpayers.'"

- RECOMMENDATION:**
- 1) that approval be given to the proposed real-estate commission policy for City-owned land as outlined in this report; and
  - 2) that the Administration be authorized, subject to final approval by the Land Bank Committee, to prepare and incorporate into the City's Policy Manual the policy statement on this matter.

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- IT WAS RESOLVED:*
- 1) *that approval be given to the proposed real-estate commission policy for City-owned land as outlined in this report; and*
  - 2) *that the Administration be authorized, subject to final approval by City Council, to prepare and incorporate into the City's Policy Manual the policy statement on this matter.*

**2. Request to Sell City-Owned Land  
Lot X, Block 243, Plan 88-S-29775  
McKercher Drive, Lakewood  
(File No. CK. 4214-1)**

Report of the Land Manager, September 26, 1991:

"During its meeting held on September 19, 1988, City Council granted to the Lutheran Sunset Home of Saskatoon an option to purchase a lot on McKercher Drive, between Heritage Crescent and Taylor Street. The following information pertains to this lot:

Legal Description	Lot X, Block 243, Plan 88-S-29775
Zoning	M.3A
Frontage	72.656 metres (238.37 ft)
Depth	104.114 metres (341.58 ft)
Area	0.7565 hectares (1.87 acres).

The term of the option to the Lutheran Sunset Home was three years, expiring on September 19, 1991.

Representatives of the Lutheran Sunset Home have indicated, by letter, that they do not wish to renew their option on this property. Therefore, the Land Department is recommending that the property should now be offered for sale by public tender. The suggested reserve bid price is \$227,660.29, which is the 1991 price that was approved by City Council in the option which was provided to the Lutheran Sunset Home."

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to sell Lot X, Block 243, Plan 88-S-29775 by public tender, with a reserve bid of \$227,660.29; and

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- 2) that if the property is not sold by public tender, it be added to the Land Department's list of properties for sale, at the amount of the reserve bid.

*ADOPTED.*

**3. Offer to Purchase City-Owned Land  
Lot C, Block 134, Plan 89-S-02055  
Brabant Crescent, Lakeridge Subdivision  
Carma Developers Ltd. (Cairns Developers)  
(File No. CK. 4215-1)**

Report of the Land Manager, September 30, 1991:

"When the Lakeridge Subdivision was first replotted in 1984, a left-over strip of property was to be created into single-family lots after Boychuk Drive was closed and moved further to the east. Cairns Developers and the City shared this residual parcel.

Following the shift of Boychuk Drive during the 1989 replot in Lakeridge, the old road right-of-way was closed and became City-owned property. It was combined with the City's parcel and was replotted in 1984 to create a new City-owned parcel called Lot C, Block 134, Plan 89-S-02055. The particulars of this parcel are as follows:

Area	3677 square metres (0.91 acres)
Zoning	R.1A

Cairns Developers has offered to purchase Lot C, Block 134, Plan 89-S-02055, for the sum of \$30,000.00. Cairns had already installed all frontage services to Lot C when it serviced the other side of Brabant Crescent. Therefore, if the City did not sell Lot C and instead developed its portion of the area for sale, it would have to pay Cairns for the direct services.

In the Land Department's opinion, the profit through the sale of the lots created from Lot C would generate no more than \$30,000.00 to \$35,000.00. Furthermore, the City has a current unsold inventory of 90 serviced lots in Lakeridge and Cairns has practically exhausted its inventory.

The Land Department recommends that Lot C, Block 134, Plan 89-S-02055 be sold to Carma Developers Ltd. (Cairns Developers), for the sum of \$30,000.00 plus any applicable taxes."

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- RECOMMENDATION:**
- 1) that Lot C, Block 134, Plan 89-S-02055 be sold to Carma Developers Ltd. for the sum of \$30,000.00 plus any applicable taxes; and,
  - 2) that the City Clerk and His Worship the Mayor be authorized to execute, under the Corporate Seal, the appropriate contract documents, as prepared by the City Solicitor.

*ADOPTED.*

**4. Request to Option City-Owned Land  
Lots C & F Except Those Portions Taken by  
Plan 88-S-29775, Block 243, Plan 83-S-54524  
M.3A Zoning District, McKercher Drive Lakewood  
McClure Place Association Inc.  
(File No. CK. 4215-1)**

Report of the Land Manager, September 27, 1991:

"During its meeting held on September 19, 1988, City Council granted to McClure Place Association Inc. an option to purchase the above-noted property. The option was for a term of three years and expired on September 18, 1991. In an August 29, 1991, letter to the Land Department, representatives of this Association have requested to option the property for a further three years. McClure Place Association has recently received approval from the Saskatchewan Department of Community Services to proceed with the planning and construction of Phase II of its seniors' housing complex; therefore, access to this land is critical to the project.

This Association has a good-quality, housing-for-the-elderly project already in place adjacent to the parcels which are now being requested for option. The Land Department has no objection to a further three-year option to allow the completion of Phase II.

Using current pricing techniques, the following values exist:

Lot C (except Plan 88-S-29775)

Land 0.4492 ha. @ \$125,000/ha.	\$ 56,150.00
Services (May 8, 1990 rates)	75,403.25
Administration fee @ 3%	<u>3,946.60</u>

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Total	<u>\$135,499.85</u>
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Lot F (except Plan 88-S-29775)

Land 0.3469 ha. @ \$125,000/ha.	\$ 43,362.50
Services (May 8, 1990 rates)	66,332.73
Administration fee @ 3%	<u>3,290.86</u>
Total	<u>\$112,986.09</u>

Total Lots C & F

Land	\$ 99,512.50
Services	141,735.98
Administration fee	<u>7,237.46</u>
Total	<u>\$248,485.94</u>

The standard procedure for options is to charge 2% of the selling price (rounded up to the nearest hundred) as the annual option fee. If the option is exercised within the one-year term of the option, then 50% of the option fee is credited toward the purchase price. If the option is not exercised within the specified time limit, then the option fee is forfeited. Therefore, the annual option fee is 2% of \$248,485.94, or \$4,969.72 rounded up to \$5,000.00."

**RECOMMENDATION:**

- 1) that an option to McClure Place Association Inc. to purchase Lots C and F, except those portions taken by Plan 88-S-29775, Block 243, Plan 83-S-54524, be approved;
- 2) that the term of the option be three years from the date of City Council's approval;
- 3) that the option fee be \$5,000.00 per year, payable in advance, and that should the option be exercised, then 50% of the annual fee for that year shall be credited to the purchase price;
- 4) that upon exercise of the option, the purchase price shall be increased by the amount by which the prepaid services in effect at the time of exercise exceed \$141,735.98; and
- 5) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract

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documents, as prepared by the City Solicitor.

*ADOPTED.*

**5. Request to Lease City-Owned Property  
Lots 5 and 6, Block 146, Plan Q2  
(Former City Metered Parking Lot No. 4 in the  
City-owned Block in the South Downtown Area)  
Federal Government Employees  
(File No. CK. 4225-1)**

Report of the Land Manager, September 26, 1991:

"City Council, at its meeting held on September 9, 1991, approved the Engineering Department's request to close the City's Parking Lot No. 4 which is located on Lots 5 and 6, Block 146, Plan Q2 within the City-owned block in the South Downtown area. The City's Land Department has an outstanding request from Mr. Bob Gilewicz to lease this property to employees of the Federal Government for parking. The site has the following characteristics:

Frontage	15.24 metres (50 feet)
Depth	42.67 metres (140 feet)
Area	650.32 square metres (0.16 acres)
Zoning	D.C.D.1
Use	metered parking lot

Employees of the Federal Government currently lease Lots 1-4 and Lots 7-9 in the same block for parking purposes and have a need for additional parking spaces in the South Downtown area. Because of City Council's recent decision to close this lot and to remove the meters, the Land Department recommends that the site be leased to this group of employees on a short-term basis. The proposed monthly rental rate is the same as is being charged at the other lots within this block."

- RECOMMENDATION:**
- 1) that Lots 5 and 6, Block 146, Plan Q2 be leased to the group of employees of the Federal Government (who submitted the request through Mr. Bob Gilewicz) for the operation of a parking lot;
  - 2) that the total monthly rental be \$440.00 for these lots, with



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the employees who are leasing the lots not being responsible for the property taxes;

- 3) that the lease be on a month-to-month basis, with a 30-day termination notice by either party;
- 4) that the hours of use be from 7:30 a.m. to 5:30 p.m., Monday to Friday only;
- 5) that the lessee be responsible for any signage, grading, and policing of the site; and

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- 6) that the City Clerk and the City Commissioner be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED."*

*Moved by Alderman Mann, Seconded by Alderman Robertson,*

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

*CARRIED.*

**ENQUIRIES**

Alderman Thompson:

Would the Administration please report on the closed gypsum manufacturing plant on 51st Street with respect to the following:

- 1) Do the owners intend to clean the site?
- 2) What is the composition of the large stock pile of apparent waste located on the site?
- 3) Do any of the City's bylaws currently require a manufacturer to leave a closed plant in an environmentally safe condition?
- 4) What is the estimated cost of clean up?

and furthermore, would the Administration please bring forward appropriate recommendations.

(Files CK. 530-1 and 375-1)

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**MOTIONS**

REPORT OF A/CITY CLERK:

"Alderman Dyck gave the following Notice of Motion at the meeting of City Council held on October 7, 1991:

`Whereas the people of Saskatoon have voted in favour of the Ward System for electing members to City Council, a position supported by a resolution of City Council itself, and

Whereas having 54 or 70 candidates seeking election, prevents the voters from making a totally informed choice and places the voting public in an impossible situation, and

Whereas the Ward System holds elected Councillors directly accountable and responsible to the people they represent, and

Whereas with so many candidates seeking election in the at large system, the voters have no appropriate forum in which to specifically and directly question the candidate on their qualifications and the issues, and

Whereas many quality candidates do not have the resources to campaign across the entire City, and

Whereas most cities in Canada, all rural municipalities in Saskatchewan, all MP's and M.L.A.'s are elected in the Ward system in terms of geographical boundaries,

THAT subsequent to the next Civic Election, Saskatoon City Council shall petition the Provincial Government to immediately restore the Ward System for the election of Councillors and that the procedure for such a petition be referred to A Committee of the Whole Council."

*Moved by Alderman Dyck, Seconded by Alderman Waygood,*

*Whereas the people of Saskatoon have voted in favour of the Ward System for electing members to City Council, a position supported by a resolution of City Council itself, and*

*Whereas having 54 or 70 candidates seeking election, prevents the voters from making a totally informed choice and places the voting public in an impossible situation, and*

*Whereas the Ward System holds elected Councillors directly accountable and responsible to the people they represent, and*

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*Whereas with so many candidates seeking election in the at large system, the voters have no appropriate forum in which to specifically and directly question the candidate on their qualifications and the issues, and*

*Whereas many quality candidates do not have the resources to campaign across the entire City, and*

*Whereas most cities in Canada, all rural municipalities in Saskatchewan, all MP's and M.L.A.'s are elected in the Ward system in terms of geographical boundaries,*

*THAT subsequent to the next Civic Election, Saskatoon City Council shall petition the Provincial Government to immediately restore the Ward System for the election of Councillors and that the procedure for such a petition be referred to A Committee of the Whole Council.*

*YEAS: His Worship Mayor Dayday, Aldermen Dyck, Waygood, Thompson,  
Robertson, Mann, Mostoway, Hawthorne, Penner and Cherneskey*

*10*

*NAYS: Nil*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7250**

Moved by Alderman Mann, Seconded by Alderman Robertson,

THAT permission be granted to introduce Bylaw No. 7250, being "A bylaw of The City of Saskatoon to amend Bylaw No. 5198, being 'The Building Bylaw'", and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Alderman Mann, Seconded by Alderman Thompson,

THAT Bylaw No. 7250 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Alderman Mann, Seconded by Alderman Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 7250.

CARRIED.

Council went into Committee of the Whole with Alderman Mann in the Chair.

Committee arose.

Alderman Mann, Chairman of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7250 was considered clause by clause and approved.

Moved by Alderman Mann, Seconded by Alderman Dyck,

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

CARRIED.

Moved by Alderman Mann, Seconded by Alderman Cherneskey,

THAT permission be granted to have Bylaw No. 7250 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Alderman Mann, Seconded by Alderman Penner,

THAT Bylaw No. 7250 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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The bylaw was then read a third time and passed.

*His Worship Mayor Dayday indicated that this was the last Council meeting of the term and acknowledged the cooperation received over the past three years from all Councillors, the Administration, the media and the public.*

*Moved by Alderman Mann, Seconded by Alderman Cherneskey,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 9:24 p.m.

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Mayor

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A/City Clerk