

Council Chamber
City Hall, Saskatoon, Sask.
Monday, December 7, 1992,
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Birkmaier, Penner, Thompson, Waygood, Cherneskey,
Mostoway, McCann, Mann and Hawthorne;
City Commissioner Irwin;
Director of Planning and Development Pontikes;
Director of Works and Utilities Gustafson;
Director of Finance Richards;
City Solicitor Dust;
City Clerk Mann;
City Councillors' Assistant Sproule

His Worship Mayor Dayday indicated that annually the bond rating of the City is reviewed. He requested the Director of Finance to comment with respect to this year's bond rating. Director of Finance Richards indicated that the City has received verbal advice that it will maintain its "AAA" rating for another year and details will follow at a later date.

Moved by Councillor Penner, Seconded by Councillor Birkmaier,

THAT the minutes of the regular meeting held on Monday, November 23, 1992, be approved.

CARRIED.

HEARINGS

- 2a) **Development Plan Amendment
Core Neighbourhood Study Review 1990
Lansdowne Avenue - 600 and 700 Blocks
"Low Density - Conversions" District to
"Low Density - No Conversions" District
Proposed Bylaw No. 7321
(File No. CK. 4353-1)**
-

REPORT OF CITY CLERK:

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"Attached is a copy of Clause 4, Report No. 22-1992 of the Planning and Development Committee which was adopted by City Council at its meeting held on September 28, 1992.

A copy of the Notice which appeared in the local press under dates of November 14 and 21, 1992, is attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7321, copy attached.

A report on this matter is also submitted under Clause 1, Report No. 16-1992 of the Municipal Planning Commission.

Attached is a copy of letter dated November 30, 1992, from Darryl Petersen, Civics Coordinator, Nutana Community Association.

A copy of a request to speak from Judy Buckle is attached. Letters similar to the attached copy of letter dated December 4, 1992, from Judy Buckle, 701 Lansdowne Avenue have been received from the following:

- Gordon Nichols and I. Cederstrand, 711 Lansdowne Avenue;
- Carrol Deyo, 617 Lansdowne Avenue;
- Joanne Beckett, 707 Lansdowne Avenue;
- Heather Perret, 719 Lansdowne Avenue;
- Dorothy Reid, 705 Lansdowne Avenue;
- B. Felsing, 607 Lansdown Avenue;
- Laretta Trottier, 609 Lansdowne Avenue;
- F. Bennee, 611 Lansdowne Avenue;

Also attached is a copy of petition dated December 4, 1992, from approximately 42 residents from the westside of the 600 and 700 blocks of Lansdowne Avenue and the block directly behind the 600 and 700 blocks of Lansdowne Avenue, expressing support for proposed Bylaw No. 7321."

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Clause 1, Report No. 16-1992 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

REPORT NO. 16-1992 OF THE MUNICIPAL PLANNING COMMISSION

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**1. Development Plan Amendment
Core Neighbourhood Study Review 1990
Lansdowne Avenue -- 600 and 700 Blocks
"Low Density -- Conversions" District to
"Low Density -- No Conversions" District
(File No. CK. 4353-1)**

City Council considered Clause 4, Report No. 22-1992 of the Planning and Development Committee on the above matter at its meeting held on September 28, 1992 and ADOPTED the recommendations contained therein, including the following:

- "3) that at the time of the Public Hearing, Council receive a report and recommendation from the Municipal Planning Commission;"

Attached is a copy of the report of the Planning Department dated October 6, 1992 providing background information on this proposal, which contains the following recommendation:

- "1. That at the time of the Public Hearing, Council be asked to consider the Commission's recommendation that the amendment be approved."

The Commission requested further information on the number of people who attended the public meeting in the area and on the number of dwellings that would be non-conforming under this proposal. The following is the report of the Acting General Manager, Planning Department, October 28, 1992 in response to this request:

"On June 1, 1992, the Planning Department mailed notices to all assessed property owners who are affected by this proposed amendment. Of the 16 affected properties, nine owners (56%) were present at the public meeting which was held on June 10, 1992. Additionally, one other property-owner gave verbal approval of the proposal to Ms. Joanne Beckett, the residents' representative, prior to the meeting. (See Map No. 1 attached.)

With respect to the number of non-conforming dwellings under this proposal, the most recent assessment information indicates that the dwelling at 715 Lansdowne Avenue would become a legally non-conforming use. (See Map No. 2 attached.) This three-unit dwelling could retain this status until such time as the property is redeveloped. In a redevelopment, the dwelling must conform to the provisions of the Bylaw at that time (i.e. under the proposed amendment, it must revert back to either a one- or a two-unit dwelling).

Map No. 3, which has been attached, indicates the zoning for the area surrounding the 600 and 700 blocks of Lansdowne Avenue."

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

- i) At the Planning Department's meeting with property owners from these blocks, it was determined that no property owners or residents indicated any plans to construct more dwelling units beyond a legal suite and there was consensus among the participants that the 600 and 700 blocks of Lansdowne Avenue should be included in a "Low Density - No Conversions" Policy District;
- ii) Recent trends in the Nutana area demonstrate increased owner-occupancy and considerable renovation and home improvement activities - although these blocks are presently only 50% owner-occupied, there are positive indications (from the experience in adjacent blocks) that over time, the percentage of owner-occupancy will increase;
- iii) This proposal would assist the Planning Department in its desire to stabilize and to support greater confidence within the City's core neighbourhoods; and
- iv) The public hearing process will provide an opportunity to hear from anyone who is opposed to this proposal.

RECOMMENDATION: that the following recommendation be brought forward for consideration during the public hearing process [under Item 2a), Hearings]:

"That City Council approve an amendment to Appendix 03 of the City of Saskatoon Development Plan - Core Neighbourhood Study Review - to redesignate the properties shown on Map No. 1 (600/700 blocks of Lansdowne Avenue) from a Low Density - Conversions Policy District to a Low Density - No Conversions Policy District."

His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Ms. Judy Buckle, a homeowner in the 700 Block of Lansdowne Avenue, addressed Council on behalf of the residents of the 600 and 700 Blocks of Lansdowne Avenue. Ms. Buckle requested that Council support the proposed bylaw.

Moved by Councillor Penner, Seconded by Councillor Waygood,

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THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Penner,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Birkmaier,

THAT Council consider Bylaw No. 7321.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Birkmaier,

THAT the regular Order of Business be suspended and "Introduction and Consideration of Bylaws" dealing with Bylaw No. 7321 be brought forward and considered.

CARRIED.

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INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7321

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7321, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6771, entitled, 'A bylaw of The City of Saskatoon to adopt a Development Plan'"* and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Bylaw No. 7321 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 7321.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7321 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Mostoway,

THAT permission be granted to have Bylaw No. 7321 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7321 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

HEARINGS

- 2b) Sale of Portion of Municipal Reserve
Prn. of MR1, Plan No. 86-S-17948
Ernest Lindner Park
Proposed Bylaw No. 7322
(File No. CK. 4214-1) _____**

REPORT OF CITY CLERK:

"Attached is a copy of Clause B3, Report No. 23-1992 of the City Commissioner which was adopted by City Council at its meeting held on September 28, 1992.

Also attached is a copy of notice which appeared in the local press under dates of November 14 and 21, 1992.

Report of the City Solicitor, December 1, 1992:

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`At its meeting held September 28, 1992, Council resolved, in part:

- "1) that the City Solicitor prepare a bylaw to authorize the sale of that portion of PR1, Plan 86-S-17948, as outlined on the attached plan;"

Accordingly, we have now prepared and enclose herewith, for the consideration of City Council, proposed Bylaw No. 7322 to authorize the sale of a portion of Municipal Reserve MR1, Plan No. 86-S-17948, to Westland Properties Ltd. on the terms set out in the form of Agreement for Sale annexed as Schedule "A" to the Bylaw. The portion of Municipal Reserve referred to in the Bylaw is indicated on the Plan annexed hereto and is 42.084 metres in width, 103.8 metres in length and 4368.32 square metres in area.

Upon passage of proposed Bylaw No. 7322, it will be necessary to:

- a) obtain Ministerial Approval of the Bylaw;
- b) obtain Approval of a Plan of Subdivision depicting the said portion of Municipal Reserve MR1; and,
- c) Petition the Master of Titles for an Order amending Plan No. 86-S-17948 to show the changed boundaries of the Municipal Reserve and to raise Title to the land being sold;

in order to complete all matters required to effect the said sale."

His Worship Mayor Dayday ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

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Moved by Councillor Penner, Seconded by Councillor Waygood,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Cherneskey,

THAT Council consider Bylaw No. 7322.

CARRIED.

**2c) Demolition - Fire-Damaged Apartment
228 Avenue I South
Grover Holdings Ltd.
(File No. CK. 530-2)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on October 26, 1992, considered Clause B3, Report No. 25-1992 of the City Commissioner, copy attached, and adopted the following recommendations:

- 1) that the information be received;
- 2) that City Council declare the property at 228 Avenue I South to be a nuisance pursuant to Section 124 of The Urban Municipality Act because in Council's opinion, the site in its present burned-out state is a danger to the public's safety and health; and,
- 3) that the City Solicitor be instructed to advise the owner and all persons having an interest in the above-noted property of the date of a hearing wherein City Council will consider the making of a demolition order.'

Report of the Acting General Manager of the Planning Department, December 1, 1992:

'During its October 26, 1992, meeting, City Council resolved, in part, the following with respect to the condition of the property at 228 Avenue I South:

- "2) that City Council declare the property at 228 Avenue I**

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South to be a nuisance pursuant to Section 124 of The Urban Municipality Act because in Council's opinion, the site in its present burned-out state is a danger to the public's safety and health; and,

- 3) that the City Solicitor be instructed to advise the owner and all persons having an interest in the above-noted property of the date of a hearing wherein City Council will consider the making of a demolition order."**

An exterior inspection was made of this site on November 29, 1992. It was determined that the building remains in a similar condition to that which was reported to City Council on October 26, 1992, with the exception that the owner has taken some minimal remedial action to safeguard the public. Some of the exterior walls and ceilings that were severely damaged by the fire were lowered to reduce the risk that the materials will fall. Photographs of the property, which were taken on November 29, 1992, have been filed with the City Clerk.

At the time of the inspection, it was noted that construction debris remained around the exterior of the building. Also, the building was not adequately secured to prevent unauthorized entry. It is still the opinion of all civic departments which reported to City Council on October 26, 1992, as well as of the Saskatoon Community Health Unit, that this building remains in an unsafe condition and should be demolished.

The owner has expressed an interest in repairing the structure by demolishing part of the building and retaining the front portion for business purposes. In considering this request, a report was received from the City Assessor wherein he estimated that the damage to the building exceeds 50% of the value of the building. Section 117 of The Planning and Development Act states:

"Where the extent of damage to a non-conforming building is more than 50% of the value of the building above its foundation, the building is not to be repaired or rebuilt except in accordance with the zoning bylaw."

Article 17 of the City's Building Bylaw which is issued under The Uniform Building and Accessibility Standards Act states:

"If alterations and repairs in excess of 50 percent of the market value as determined by the City Assessor of an existing building are made to such building, the entire building shall be made to

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conform with the requirements given herein for new buildings."

Since the current I.D.2 zoning for this property does not permit residential occupancy, the building cannot be repaired as an apartment (residential) building. If the owner is serious about making repairs to this structure for another use, then a report on his intentions (including drawings prepared by a professional engineer or a registered architect who is licensed to practice in Saskatchewan) is required. When a structure is damaged in excess of 50% of its value, the entire building must be brought up to the current requirements of the building code. This means that the repairs cannot be considered for a portion of the structure, without a plan being submitted for the entire building. Such drawings must show how the entire building will be renovated to comply with the current building code. If the proposal is acceptable to all of the relevant civic departments and if the owner proposes an acceptable time schedule for carrying out this work, consideration could be given to accommodating the request.

To date, the owner has not submitted a comprehensive plan for renovating the building. It is the opinion of the Planning Department and the Civic Buildings and Grounds Department that repairs to this building are not economically viable.

RECOMMENDATION: that City Council proceed with the order to demolish the building at 228 Avenue I South under Section 124 of The Urban Municipality Act because in Council's opinion, the site in its present, burned-out state is a danger to the public's safety and health.'

Report of the City Solicitor, December 2, 1992:

'City Council, at its meeting held on October 26, 1992, when considering this matter, resolved in part:

"3) that the City Solicitor be instructed to advise the owner and all persons having an interest in the above-noted property of the date of a hearing wherein City Council will consider the making of a demolition order.'

We wish to advise that the owner and all interested parties were served with Notice of Council's meeting to be held on December 7, 1992.

We are enclosing a copy of the Title to the property for Council's information.

A draft Order for Demolition has been prepared.

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Please note that we have not specified the date by which the demolition must be completed. Under *The Urban Municipality Act, 1984*, the date cannot be less than 45 days from the date upon which the Order is made.

We trust this will be satisfactory.'

A copy of the 'Order for Demolition' for the building located at 228 Avenue I South is attached."

His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Mr. Jack Grover, the owner of the property at 228 Avenue I South, advised Council that he has secured the building and removed the unsafe material from the top of the building. He indicated that the damage is mainly to the back part of the building and the front part of the building could be saved. Mr. Grover requested a two- to four-month extension in order to come up with a plan on what to do with the building before the demolition order is proceeded with.

Moved by Councillor Thompson, Seconded by Councillor Cherneskey,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Cherneskey, Seconded by Councillor Penner,

THAT, because of its present burned-out state, City Council declare the building located at 228 Avenue I South, Saskatoon, Saskatchewan and more particularly described as:

Lot Six (6), in Block Ten (10), in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Saskatoon Land Registration District as No. (GP) 1774,

a nuisance, because in Council's opinion, the building is dangerous to the public safety and health as a result of a fire which occurred in the building on October 11, 1992; and

THAT Grover Holdings Ltd., the registered and assessed owner, be ordered:

1) to demolish or remove the said building and to fill in any open basement or

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excavation remaining on the site of the said building after the demolition or removal thereof; and

- 2) *to complete the work on or before the 29th day of March, 1993.*

IN AMENDMENT

Moved by Councillor Thompson, Seconded by Councillor Penner,

THAT the date of the 29th day of March, 1993, for completion of the work be amended to read the 26th day of February, 1993.

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

- 2d) Demolition - 485 First Avenue North
(Former Palm Dairy Building)
Peter Shinkaruk
(File No. CK. 530-1)**

REPORT OF CITY CLERK:

"City Council, at its meeting held on September 28, 1992, considered Clause B2, Report No. 23-1992 of the City Commissioner, copy attached, and adopted the following recommendations:

- 1) that City Council declare the property at 485 - 1st Avenue North to be a nuisance pursuant to Section 124 of The Urban Municipality Act because in Council's opinion, the building in its current ruinous and dilapidated state is dangerous to the public safety and health; and,
- 2) that the City Council instruct the City Solicitor to advise the owner and all persons having an interest in the above-noted property of the date of a hearing wherein Council will consider the making of an order to demolish all buildings on this site.'

Report of the Acting General Manager of the Planning Department, December 2, 1992:

'During its September 28, 1992, meeting, City Council resolved the following with respect to the condition of the property at 485 - 1st Avenue North:

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- "1) that City Council declare the property at 485 - 1st Avenue North to be a nuisance pursuant to Section 124 of The Urban Municipality Act because in City Council's opinion the building in its current ruinous and dilapidated state is dangerous to the public safety and health; and,**
- 2) that City Council instruct the City Solicitor to advise the owner and all persons having an interest in the above-noted property of the date wherein Council will consider the making of an order to demolish all buildings on this site."**

An exterior inspection of this property was made on November 29, 1992, and it appears that the building remains in a similar condition to that which was reported to Council on September 28, 1992. All of the concerns expressed in that report are still valid. The owner has carried out some work to re-secure areas of the building that had previously been open; however, access to the interior of the building can still be achieved with very minimal effort. Photographs (which were taken on November 29, 1992, and which have been filed with the City Clerk) show new signs of unauthorized entry since the earlier photographs were taken.

The previous report to City Council provided a history of the two fires that had occurred in this building since May of 1987, as well as the comments of a number of civic departments and of the Saskatoon Community Health Unit. Briefly, the property is considered to be a nuisance because of:

- a) an accumulation of building materials (i.e. old lumber, piping, miscellaneous equipment) and garbage (i.e. old furniture) which make the property unsightly and a possible hazard to people who may wander onto the property (because it is not fenced) and which create the ideal conditions for harbouring rodents,
- b) the hazardous conditions within portions of the building which have been extensively damaged by fire (i.e. no roof or areas of the building where the roofs are sagging and in danger of collapse, loose bricks which could fall internally because of damage to the lintels, burned out debris which is still in the building and which has not been touched since the fire in 1988) and where the burned-out areas of the building may contain further hazards because of partially damaged beams, columns, and roof structures, and

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- c) the continuous flow of water in the basement (approximately 5 - 15 cms. [2 - 6 inches] deep) which is deteriorating the basement's clay-tile walls, the clay brick walls, and the concrete columns as a result of the freeze/thaw cycles.

Immediately after the fire in 1988, the owner took remedial action to stabilize the east and west exterior walls, as recommended by his structural engineer (i.e. the owner installed cables as a temporary measure). This action was considered sufficient at the time to protect the public from danger on the exterior of the building. Since that time, the owner has not taken any further action to repair or to restore the building.

As a result of the City's recent action to declare the property a nuisance and to consider issuing an order for the demolition of the building, the owner has expressed a desire to keep the building and to take corrective action to abate the nuisance. The Planning Department is not prepared to consider such a request as a viable option at this time. A comprehensive plan has not been submitted to indicate precisely what the owner is prepared to do. If the owner is serious about making repairs to this structure, then a report on his intentions (complete with drawings prepared by a professional engineer or registered architect licensed to practice in Saskatchewan) is required. Such a report must include plans and specifications which adequately describe the work that is proposed. If the proposal is acceptable to all of the relevant civic departments and if the owner proposes an acceptable time schedule to carry out the remedial work, consideration could be given to accommodating the request.

The Planning Department and the Civic Buildings and Grounds Department are of the opinion that repairs to the building are not economically viable. Article 17 of the City's Building Bylaw states:

"If alterations and repairs in excess of 50 percent of the market value as determined by the City Assessor of an existing building are made to such building, the entire building shall be made to conform with the requirements given herein for new buildings."

This means that repairs cannot be considered for a portion of the structure without a plan for the entire building. Such drawings must be prepared by a professional engineer or a registered architect who is licensed to practise in Saskatchewan; these drawings must show how this building will be renovated to comply with the current building code.

In order to give the owner every opportunity to make the appropriate repairs to the building, the Planning Department recommends setting June 1, 1993 as the

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demolition date.

- RECOMMENDATION:**
- 1) that City Council proceed with an order to demolish the building at 485 - 1st Avenue North under Section 124 of The Urban Municipality Act, and
 - 2) that the owner be given until June 1, 1993, to comply with the order."

Report of the City Solicitor, December 2, 1992:

'City Council, at its meeting held on September 28, 1992, when considering this matter, resolved in part:

- "2) that City Council instruct the City Solicitor to advise the owner and all persons having an interest in the above-noted property of the date wherein Council will consider the making of an order to demolish all buildings on this site."

We wish to advise that the owner and all interested parties were served with Notice of Council's meeting to be held on December 7, 1992.

We are enclosing a copy of the Title to the property for Council's information.

A draft Order for Demolition has been prepared.

Please note that we have not specified the date by which the demolition must be completed. Under *The Urban Municipality Act, 1984*, the date cannot be less than 45 days from the date upon which the Order is made.

We trust this will be satisfactory."

A copy of the 'Order for Demolition' for the building located at 485 First Avenue North is attached.

Attached is a copy of letter dated November 23, 1992, from Melvin H. Langer, President, Alfa enterprises Inc.

Also attached is a copy of letter dated December 3, 1992, from Peter Shinkaruk, requesting permission to appear before Council."

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His Worship Mayor Dayday ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Mr. Peter Shinkaruk, owner of the property located at 485 First Avenue North, requested Council to defer consideration of the matter until December 21, 1992. He stated that the building is in its original state and not an eyesore from the outside. The inside of the building has suffered fire damage. The yard in the front is cleaned. The side of the building closest to the tracks has some metal material and lumber, which is being stored. The property is zoned I.D.2 and not in a residential area. The building has been secured and made safe. Mr. Shinkaruk stated that the damage to the building is not 50 percent of the total value of the building.

Moved by Councillor Thompson, Seconded by Councillor Mostoway,

THAT the submitted correspondence be received.

CARRIED.

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Moved by Councillor Thompson, Seconded by Councillor Mostoway,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Mann, Seconded by Councillor McCann,

THAT, because of its ruinous and dilapidated state, City Council declare the building located at 485 First Avenue North, Saskatoon, Saskatchewan and more particularly described as:

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27), all in Block "A", in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Saskatoon Land Registration District as No. (Q13) F 4928,

a nuisance, because in Council's opinion, the building is dangerous to the public safety and health as a result of its current ruinous and dilapidated state, and is dangerous to the public safety and health and constitutes a nuisance; and

THAT Peter Shinkaruk, the registered and assessed owner, be ordered:

- 1) to demolish or remove the said building and to fill in any open basement or excavation remaining on the site of the said building after the demolition or removal thereof; and*
- 2) to complete the work on or before the 1st day of June, 1993.*

IN AMENDMENT

Moved by Councillor Thompson, Seconded by Councillor Penner,

THAT the date of the 1st day of June, 1993, for completion of the work be amended to read the 1st day of April, 1993.

*THE AMENDMENT WAS PUT AND LOST.
THE MAIN MOTION WAS PUT AND CARRIED.*

COMMUNICATIONS TO COUNCIL

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The following communications were submitted and dealt with as stated:

A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Marlene Hall, Secretary
Development Appeals Board, dated November 30**

Submitting Notice of Development Appeals Board hearing re fascia sign - 1004 Taylor Street East.
(File No. CK. 4352-1)

**2) Marlene Hall, Secretary
Development Appeals Board, dated November 26**

Submitting Notice of Development Appeals Board hearing re existing one-unit dwelling (with front yard encroachment) - 314 Avenue M North. (File No. CK. 4352-1)

**3) Marlene Hall, Secretary
Development Appeals Board, dated November 25**

Submitting Notice of Development Appeals Board hearing re existing covered deck (with side yard encroachment) and existing detached garage (with rear yard encroachment) - 816 - 11th Street East.
(File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Hawthorne, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

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**4) Carol Purich, Secretary
The Board of Police Commissioners, dated November 26**

Expressing support for Council's resolution to the 1993 SUMA Convention re legislation similar to that of the Province of Manitoba dealing with impaired drivers. (File No. CK. 5000-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Mostoway,

THAT the information be received.

CARRIED.

**5) Sheila Braidek
West Side Community Clinic, dated November 24**

Expressing support for the continuation of the City's Race Relations Office. (File No. CK. 100-10)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**6) Andy Iwanchuk, Representative
CUPE Local 3477, dated November 27**

Requesting permission to address Council re state of negotiations with the Saskatoon Society for the Prevention of Cruelty to Animals. (File No. CK. 4720-1)

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RECOMMENDATION: that Mr. Iwanchuk be heard.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Mr. Iwanchuk be heard.

YEAS: Councillors Birkmaier, Thompson, Waygood, Mostoway and McCann 5

*NAYS: His Worship Mayor Dayday, Councillors Cherneskey, Penner,
Hawthorne and Mann* 5

THE MOTION WAS LOST ON A TIE VOTE.

**7) Rueben M. Baerg
119 Redberry Road, dated November 24**

Expressing concern re opening of a business on Second Avenue. (File No. CK. 280-3)

RECOMMENDATION: that the information be received and referred to the Board of Police Commissioners for information.

Moved by Councillor Cherneskey, Seconded by Councillor McCann,

THAT the information be received and referred to the Board of Police Commissioners for information.

CARRIED.

**8) Owen Jubinville
343 Meilicke Road, dated November 16**

Requesting permission to address Council re Bylaw No. 7292 (Exotic Pets). (File No. CK. 151-8)

RECOMMENDATION: that Mr. Jubinville be heard.

Moved by Councillor Cherneskey, Seconded by Councillor Hawthorne,

THAT Mr. Jubinville be heard.

CARRIED.

Mr. Owen Jubinville, the owner of a Vietnamese Potbelly Pig, indicated that his pig is not dangerous to the public, is a domestic pet and should not be included in the exotic pet bylaw.

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Moved by Councillor Mostoway, Seconded by Councillor Birkmaier,

THAT the information be received and referred to the Advisory Committee on Animal Control.

CARRIED.

**9) Pat Adams
Saskatoon Natural History Society, dated November 17**

Submitting copy of the final report on the "Northeast Cleanup and Restoration Project". (File No. CK. 150-1)

RECOMMENDATION: that the information be received, with thanks.

Moved by Councillor Birkmaier, Seconded by Councillor Mann,

THAT the information be received, with thanks.

CARRIED.

**10) Marlene Hall, Secretary
Development Appeals Board, dated November 23**

Submitting Notice of Development Appeals Board hearing re refusal to issue development permit to allow existing four-unit dwelling - 707 University Drive. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Mann, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**11) Dr. Stephan Dershko, Chairman
Riversdale Business Improvement District, dated December 1**

Requesting permission to address Council re proposed River Centre. (Files CK. 4132-3 and 4130-

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1)

RECOMMENDATION: that Dr. Dershko be heard.

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT a representative of the Riversdale Business Improvement District be heard.

CARRIED.

Mr. Don Junor, Executive Director of the Riversdale Business Improvement District, circulated a map of the area being addressed. Mr. Junor reviewed the history of the Riversdale Business Improvement District. He reviewed his submitted letter favouring the A.L. Cole site and the property adjacent that was formerly occupied by the City of Saskatoon Electrical Distribution Department as the site for the proposed River Centre.

Moved by Alderman Thompson, Seconded by Alderman Mostoway,

THAT the information be received.

CARRIED.

12) **Elaine Adolph**
449 Sturgeon Terrace, dated November 20

Requesting permission for Mr. Doug McKay to address Council re installation of "bubbler" at Harry Bailey Aquatic Centre. (File No. CK. 613-2)

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RECOMMENDATION: that Mr. Doug McKay be heard.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Mr. Doug McKay be heard.

CARRIED.

Mr. Doug McKay stated that since the 1989 Jeux Canada Games, money has been set aside in a capital account. The intent is to install a bubbler at Harry Bailey Aquatic Centre. He noted that the bubbler can be installed at a cost of \$44,000. By August next year the Saskatchewan Diving Association will have approximately \$26,000 in its account. Mr. McKay requested that the City fund \$17,500 towards the installation of a bubbler at Harry Bailey. If a bubbler is not built, the money will have to be returned to Saskatchewan Lotteries.

Director of Planning and Development Pontikes indicated that the project does not appear in the Capital Budget document, and if Council wishes, the matter can be considered during the upcoming Capital Budget review.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the information be received and that the Administration bring forward a report during the upcoming Capital Budget review.

CARRIED.

**13) Jacqueline Foord, Director of Fundraising, Saskatchewan Division
Multiple Sclerosis Society of Canada, Saskatchewan Division, dated November 25**

Requesting Council to proclaim the month of May, 1993, as "MS Month" in Saskatoon. (File No. CK. 205-5)

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RECOMMENDATION: that His Worship the Mayor be authorized to proclaim the month of May, 1993, as "MS Month" in Saskatoon.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT His Worship the Mayor be authorized to proclaim the month of May, 1993, as "MS Month" in Saskatoon.

CARRIED.

**14) Henry R. Kloppenburg, Chair, Board of Trustees
Mendel Art Gallery and Civic Conservatory, dated November 30**

Submitting report on exhibition admission charges received by the Gallery's Board of Trustees at meeting held on November 24, 1992. (File No. CK. 153-1)

RECOMMENDATION: that the information be received and referred to the appropriate Budget session.

Moved by Councillor Mostoway, Seconded by Councillor McCann,

THAT the information be received and referred to the appropriate Operating Budget session.

CARRIED.

**15) Jeremy Batterson
Schiller Institute Canada, dated November 20**

Requesting Council's consideration of a proposed resolution to remove the statue of Albert Pike in Washington, D.C. (File No. CK. 150-1)

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RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Mann,

THAT the information be received.

CARRIED.

**16) Gus Vandepolder, President
Tourism Saskatoon, dated December 3**

Requesting permission to address Council re 1993 capital development project to improve visitor centres. (File No. CK. 1702-1)

RECOMMENDATION: that Mr. Vandepolder be heard.

Councillor Mostoway indicated that it was his understanding that Tourism Saskatoon wishes to address Council during the Capital Budget review.

Moved by Councillor Mostoway, Seconded by Councillor Hawthorne,

THAT a representative of Tourism Saskatoon be heard at the appropriate time during the Capital Budget review.

CARRIED.

**17) Audrey Zwack, President, North Saskatchewan Region
Boy Scouts of Canada, dated December 2**

Expressing appreciation for exemption of property from general taxation for the 1993 year. (File No. CK. 1965-1)

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RECOMMENDATION: that the letter be received.

Moved by Councillor Mann, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**18) Glenn M. Zimmer, OMI
Director, Queen's House Retreat and Renewal Centre, dated December 2**

Expressing appreciation for exemption from general property taxation for 1993. (File No. CK. 1965-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Hawthorne,

THAT the information be received.

CARRIED.

**19) B. Bolen, Environmental Programs
Sask Power, dated November 25**

Submitting information re Open Houses being held to provide information to the public on the proposed corridors for a new proposed 230 KV transmission line. (File No. CK. 2000-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Mann, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

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**20) Andrea McLellan, Saskatoon Area Coordinator
Heart and Stroke Foundation of Saskatchewan, dated December 1**

Requesting Council to proclaim the month of February as "Heart and Stroke Month" in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION: that His Worship the Mayor be authorized to proclaim the month of February as "Heart and Stroke Month" in Saskatoon.

Moved by Councillor Hawthorne, Seconded by Councillor Cherneskey,

THAT His Worship the Mayor be authorized to proclaim the month of February as "Heart and Stroke Month" in Saskatoon.

CARRIED.

**21) Brian Barnhill, Engineering Dept.
Intercontinental Packers Limited, dated December 4**

Requesting permission to address Council re proposed increases to the sewer utilities. (Files CK. 4140-5 and 1905-2)

RECOMMENDATION: that the letter be received and considered with Clause 2, Report No. 26-1992 of the Works and Utilities Committee.

Moved by Councillor Hawthorne, Seconded by Councillor Cherneskey,

THAT the letter be received and considered with Clause 2, Report No. 26-1992 of the Works and Utilities Committee.

CARRIED.

**22) Gil Wist, Executive Member
Terry Johnson, Treasurer, Saskatoon Wrestling Club, dated December 6**

Submitting clarification to report submitted to Council re expansion of Armstrong's Nautiquet Fitness and Physiotherapy Centre and the ensuing renovations at the Saskatoon Field House. (File No. CK. 612-1)

23) Terry Johnson

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1503 Victoria Avenue, dated December 6

Expressing concerns re agreement for the proposed expansion of Armstrong's Nautiquet Fitness and Physiotherapy Centre and proposed renovations at the Saskatoon Field House. (File No. CK. 612-1)

RECOMMENDATION: that the letter be received and considered with Clause 15, Report No. 28-1992 of the Planning and Development Committee.

Moved by Councillor McCann, Seconded by Councillor Cherneskey,

THAT the letters be received and considered with Clause 15, Report No. 28-1992 of the Planning and Development Committee.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) E.M.K. MacGregor
126 Avenue J South, dated November 19**

Expressing concern re condition of property at 124 Avenue J South. Referred to the Administration. (File No. CK. 530-1) **(SEE REPORT SUBMITTED UNDER CLAUSE B8, REPORT NO. 28-1992 OF THE CITY COMMISSIONER)**

**2) Robert Green, Treasurer
Broadway Business Improvement District, dated November 16**

Submitting the proposed 1993 budget for the Broadway Business Improvement District. Referred to the Administration. (File No. CK. 1680-3)

**3) Doreen Bartsch
1630 Empire Avenue, dated November 18**

Expressing concern re crosswalk at 26th Street and Second Avenue. Referred to the Administration. (File No. CK. 6150-1)

**4) Ken Mansfield, Secretary
CUPE Local 47, dated November 4**

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Submitting Notice that CUPE Local 47 wishes to enter into negotiations for a revision to the Collective Bargaining Agreement. Referred to the Administration. (File No. CK. 4720-3)

- 5) **Kim Trew, MLA**
Chair, Standing Committee on the Environment, dated November 24

Inviting participation in the public consultation of environmental rights and responsibilities. Referred to the Works and Utilities Committee. (File No. CK. 375-1)

- 6) **Ken Redekopp**
Riversdale Community and School Association, dated November 30

Expressing concerns re A.L. Cole Site. Referred to Administration for a report to Council. (File No. CK. 4132-1)

- 7) **Betty Frank**
412 Taylor Street West, dated November 29

Requesting installation of a bus stop on Route #21 (evenings) in the vicinity of Belfast and Taylor Street. Referred to the Works and Utilities Committee. (File No. CK. 7311-1)

- 8) **Tammy Halpenny, Winterfest Chairperson**
Winterfest Saskatoon Inc., dated December 2

Submitting requests for provision of civic services for Winterfest. Referred to the Administration. (File No. CK. 205-4)

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RECOMMENDATION: that the information be received.

Moved by Councillor Cherneskey, Seconded by Councillor Birkmaier,

THAT the information be received.

CARRIED.

REPORTS

Mr. R. Tennent, Chair, submitted Report No. 16-1992 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 28-1992 of the City Commissioner;

Councillor McCann, Chair, presented Report No. 28-1992 of the Planning and Development Committee;

Councillor Cherneskey, Chair, presented Report No. 24-1992 of the Legislation and Finance Committee;

Councillor Mann, Member, presented Report No. 25-1992 of the Works and Utilities Committee;

Councillor Mann, Member, presented Report No. 26-1992 of the Works and Utilities Committee;

His Worship Mayor Dayday, Chair, presented Report No. 14-1992 of A Committee of the Whole Council.

Moved by Councillor Cherneskey, Seconded by Councillor Penner,

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

- a) Report No. 16-1992 of the Municipal Planning Commission;*
- b) Report No. 28-1992 of the City Commissioner;*
- c) Report No. 28-1992 of the Planning and Development Committee;*
- d) Report No. 24-1992 of the Legislation and Finance Committee;*

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- e) *Report No. 25-1992 of the Works and Utilities Committee;*
- f) *Report No. 26-1992 of the Works and Utilities Committee; and*
- g) *Report No. 14-1992 of A Committee of the Whole Council.*

CARRIED.

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

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

Committee arose.

Councillor Birkmaier, 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:

"REPORT NO. 16-1992 OF THE MUNICIPAL PLANNING COMMISSION"

Composition of Committee

Mr. R. Tennent, Chair
Mr. Jim Kozmyk
Councillor K. Waygood
Mr. J. Wolfe
Mr. Al Selinger
Mr. Glen Grismer
Mr. Bill Delainey
Ms. Fran Alexson
Mr. Victor Pizzey
Dr. H.O. Langlois
Dr. Brian Noonan
Ms. Lina Eidem

- 1. Development Plan Amendment
Core Neighbourhood Study Review 1990
Lansdowne Avenue -- 600 and 700 Blocks
"Low Density -- Conversions" District to**

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**"Low Density -- No Conversions" District
(File No. CK. 4353-1)**

DEALT WITH EARLIER. SEE PAGE NO. 1.

REPORT NO. 28-1992 OF THE CITY COMMISSIONER

Section A - Works and Utilities

- A1) Untidy and Unsightly Premises
124 - 111th St. West
Lot 29 and E.15 feet of Lot 30,
Block 4, Plan HA
Saskatoon, Saskatchewan
(File No. CC 4400-1)**

Report of the City Engineer, November 23, 1992:

"In mid-June 1992, the Engineering Department received a complaint regarding the condition of the property at the above address. The property was found to have a junked vehicle with broken windows in the back yard. On June 11 and July 3, 1992, a 'Notice of Bylaw Violation' was issued to the property owner of the property, Mr. Frank Gamble, to remove the junked vehicle.

The property was re-inspected on July 14, 1992, and the junked vehicle had not been removed. On July 15, 1992, the problem was again drawn to the attention of Mr. Frank Gamble by letter. The conditions had not improved by August 11, 1992, and Mr. Frank Gamble was sent an 'Order of the City Engineer', by registered letter, which he did not accept. Then on October 13, 1992, and October 16, 1992, 'Order of the City Engineer' was hand served to Frank Gamble and Dorothy Anne Gamble and the property described as Lot 29 and E.15 ft. of Lot 30, Block 4, Plan HA (124 - 111th St. W.), in the City of Saskatoon, was declared Untidy and Unsightly. To date, the problem has not been cleared up.

Note: Pictures of junked vehicle located on the above-mentioned property are available for viewing in the City Clerk's Office.

It is therefore proposed that the required remedial work (removing of vehicle) be undertaken by the City at the owner's expense in accordance with the provisions of Section 130 and Section 132 of The Urban Municipality Act 1984.

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Mr. Gamble has been informed that this matter is being considered by City Council at its meeting of December 7, 1992."

- RECOMMENDATION:**
- 1) that City Council declare the property untidy and unsightly; and,
 - 2) that City Council authorize the work to remedy the untidiness and unsightliness be done by the City of Saskatoon and that the cost of so doing be added to the taxes on the property.

ADOPTED.

**A2) Proposed Parking Prohibition
King Street - West of 1st Avenue
(File No. CC 6280-1)**

Report of the City Engineer, November 25, 1992:

"The Engineering Department has been requested by Western Automotive Rebuilders to review the parking situation on King Street, west of 1st Avenue. Several times a week, semi-trailers back into their loading dock to load/unload goods. If vehicles are parked across the road from the loading dock or parked adjacent to the driveway at the loading dock, it becomes difficult to back up the semi-trailer.

A site inspection showed that Western Automotive Rebuilders and Crown Office Interiors provide off-street parking facilities as shown on Plan No. G6-7A. The curbing on both sides of King Street is a rolled curb type, thereby allowing access to both parking facilities along the entire length of the lots. On new applications for access to commercial property, the width of the access is limited, however, in this case, the off-street facilities were built prior to any such restriction.

On several occasions, three vehicles have been parked on the south side of King Street between the west edge of the parking lot and the railway crossing, and on occasion a vehicle has been parked on the south side between the west edge of the parking lot and King Street. No parking elsewhere on King Street, west of 1st Avenue, has been witnessed by City staff.

A review of semi-trailer turning radii shows that a vehicle parked on the south side of King Street, in the vicinity of the loading dock, would interfere with the truckers ability to back the semi-trailer up to the dock.

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The Engineering Department recommends that parking prohibitions be installed on both sides of King Street, in front of the off-street parking facilities, as shown on Plan No. G6-7A. The parking prohibition would have little detrimental affect, as there is adequate off-street parking and a low on-street parking accumulation rate on King Street, west of 1st Avenue. In addition to ensuring adequate room for semi-trailers to be manoeuvred, the parking restriction would also ensure that access to the off-street parking facilities is available."

RECOMMENDATION: that parking prohibitions be installed on both sides of King Street, in front of the off-street parking facilities, as shown on attached Plan No. G6-7A.

ADOPTED.

Section B - Planning and Development

**B1) Subdivision Application #29/92
247 Hunt Road
(File No. CC 4300-2-2) _____**

The following subdivision application has been submitted for approval:

Subdivision Application: #29/92
Applicant: Land Manager, City of Saskatoon
Legal Description: Lot 113, Block 970, Plan 79-S-38792
Location: 247 Hunt Road

The December 2, 1992, report of the Acting General Manager of the Planning Department concerning this application is attached.

RECOMMENDATION: that Subdivision Application #29/92 be approved.

ADOPTED.

**B2) Appointment of City Planner
(File No. CC 4510-1) _____**

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As City Council is aware, Saskatoon's former City Planner, Mr. Ron Cope, retired earlier this year. Following a national recruitment process, the Administration is pleased to report that Ms. Lee Ann Coveyduck has been appointed to this position.

Ms. Coveyduck is currently the Director of Land Development for the City of Ottawa. She has held this position for the past three years, prior to which she was that city's Manager of Zoning. Before moving to Ottawa in 1985, she held planning positions with the City of Thunder Bay and the County of Lambton. She has also been employed by the planning departments of the Town of Halton Mills and of the City of Kamloops.

Ms. Coveyduck holds a Bachelor of Applied Arts degree in urban planning from Ryerson Polytechnical Institute in Toronto. She is a full member of the Canadian Institute of Planners.

In addition to her broad experience in urban land-use planning policies and issues, Ms. Coveyduck will bring strong management and leadership skills to the Planning Department. In her current position with the City of Ottawa, she manages a staff of forty-four positions. Various administrative and political officials who are familiar with her work in Ottawa have confirmed our assessment that Ms. Coveyduck will make a significant contribution to the City of Saskatoon, both as its City Planner and as a senior member of this corporation's management team.

Ms. Coveyduck will commence her duties as soon as arrangements can be made for her and her family to move to Saskatoon. It is anticipated that this will occur by no later than February 1, 1993.

The search for a new City Planner has taken almost a year. At the early stages of this search, various senior members within the Planning Department served, on a rotational basis, as the Department's acting head. Later in the year, when it became obvious that the appointment of a new City Planner was not imminent, the Administration decided to reassign various managers within the corporation to acting positions to provide management support to the Department. In particular, Mr. Paul Gauthier was appointed the Acting General Manager of the Planning Department and Ms. Sandi Schultz served as the Acting General Manager of Leisure Services. Both of these individuals will return to their regular positions as General Manager of Leisure Services and Manager of Program Development, respectively, as soon as Ms. Coveyduck assumes her new responsibilities with the City of Saskatoon.

RECOMMENDATION: that the information be received.

ADOPTED.

B3) Rental of City-Owned Property

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**326 - 11th Street East
Marr Residence
(File No. CC 600-3)**

Report of the General Manager, Civic Buildings and Grounds Department, November 24, 1992:

"The Civic Buildings and Grounds Department has been notified that the Saskatchewan Association of Architects (S.A.A.), who have been renting space in the Marr Residence, will be vacating this City-owned property. Simultaneously, the Saskatchewan Society for Education Through Art (S.S.E.A.) has asked either to sublet or to enter into a new lease agreement for this space. Under the existing agreement with the S.A.A., the tenant must either give six months' notice to vacate or request approval to sublet.

The Saskatchewan Society for Education Through Art is a non-profit provincial cultural-organization that receives funding through the Saskatchewan Lottery Trust. The Society is committed to professionalism in art education and to promoting student art. It requires space for offices and a boardroom, but feels that during the winter months (when the building is not being used for interpretive programming), the main floor could be used to display student art.

The Civic Buildings and Grounds Department believes that this use is compatible with the heritage and cultural programming of the Marr Residence and is satisfied that the building will not be in any way compromised by the Society's occupancy. Rather than giving permission to the S.A.A. to sublet to the S.S.E.A., the Department would prefer to waive the six months' notice clause and to enter into a new agreement with the S.S.E.A."

Attached, for City Council's information, is a copy of the lease which the City currently has with the Saskatchewan Association of Architects. If City Council agrees with the recommendations in this report, the same terms of this lease will be applied to the new agreement with the Saskatchewan Society for Education through Art. On January 1, 1993, the rental rate would start at \$165.38 per month (plus G.S.T.) and then would increase in accordance with the same schedule as is specified in Section 1 of the current agreement (i.e. reaching \$191.45 per month, plus G.S.T., on May 1, 1995).

- RECOMMENDATION:**
- 1) that the existing lease agreement with the Saskatchewan Association of Architects for the rental of space in the Marr Residence be terminated, effective on December 31, 1992;
 - 2) that the City enter into a new agreement between the Saskatchewan Society for Education Through Art for the rental of space in the Marr Residence;

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- 3) that the term of the lease be from January 1, 1993, to April 30, 1996;
- 4) that the rental rate and all other terms of the previous lease agreement between the City and the Saskatchewan Association of Architects be the same in the new lease with the Saskatchewan Society for Education Through Art;
- 5) that the City Solicitor prepare the necessary agreement; and,
- 6) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

ADOPTED.

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**B4) Discretionary Use Application D11/92
523 Main Street
For Information Only
(File No. CC 4355-1)**

Applicant: Sherbrooke Equities Ltd.
Legal Description: Lot 12, Block 63, Plan Q1
Location: 523 Main Street
Current Zoning: RM4
Proposed Use: Parking Lot
Date Received: November 25, 1992

The Acting General Manager of the Planning Department has received the above-noted Discretionary Use Application which is being processed and which will subsequently be submitted to City Council for its consideration.

RECOMMENDATION: that the above information be received.

ADOPTED.

**B5) Senior Citizens' Housing Project
South Downtown
(File Nos: CC 800-1 and 4130-2)**

On August 31, 1992, City Council considered the terms of the agreement which had been reached, in principle, by the City of Saskatoon, the Canada Mortgage and Housing Corporation, and the Saskatchewan Department of Community Services (Saskatchewan Housing Corporation) to fund the construction of a senior citizens' social-housing project on City-owned land that is located south of 19th Street (on the most westerly portion of the site of the former Arena Rink) and within the South Downtown area. This project is being developed and funded in accordance with the provisions of Section 95 of The National Housing Act and has been approved through the Federal Government's 1992 non-profit housing program.

Following its review of the terms of this agreement, City Council resolved, in part:

"to participate in the social-housing project by paying 5% of the capital cost (estimated at \$330,368.00 and financed from the Social Housing Reserve) and by funding 5% of the project's annual operating losses (estimated at \$5,000.00 a year and financed through the City's annual Operating Budget)".

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Attached, for City Council's information, is a draft of the funding agreement which has been prepared to accommodate this project.

With one exception, the attached agreement is consistent with the general terms which were approved by City Council on August 31, 1992. The exception is that this is a funding agreement. In the past, the federal-provincial-municipal program has been administered through partnership agreements which have given to the City a 5% share of the equity in each project.

Under the attached agreement, the City will not be an owner of this project, but will merely commit to contributing towards 5% of its capital cost. Also, in accordance with its August 31, 1992, resolution, City Council has agreed to contribute (as it does with similar social-housing projects that involve partnership agreements) towards 5% of the project's operating losses. On the other hand, if the project incurs any operating profits, the City will be entitled to receive 5% of these amounts. This commitment will last for thirty-five years (or sooner if the Provincial Government decides to sell the project).

The City's Administration is prepared to support the attached agreement in which the City is only a funding agent, and not an owner, of the housing project. (This is the same capital-funding relationship that exists between the City and non-profit organizations that are developing projects under the Innovative Housing Program.) If City Council agrees with this approach, the City's Administration will finalize the funding agreement for formal execution by His Worship the Mayor and the City Clerk.

RECOMMENDATION: that the City of Saskatoon's participation in the senior citizens' housing project in the South Downtown be through a funding, rather than a partnership, agreement with the Saskatchewan Housing Corporation.

ADOPTED.

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**B6) Easement Requirement
SaskPower
NE 1/4 Sec. 21-36-6
(File No. CC 4090-3)**

Report of the Acting General Manager of the Planning Department, December 1, 1992:

"Carol A. Moore, on behalf of SaskPower's Land Department, has submitted a request for the City's approval of an easement over PTN. NE 1/4 Sec. 21-36-6. (See the attached plans.)

The proposed easement will be located on City-owned property which is located outside of the City Limits. This request involves relocating an existing easement which is a result of the proposed twinning of the Highway 7 overpass.

The Civic Building and Grounds, Planning, and Land Departments have no objection to the relocation of this easement."

- RECOMMENDATION:**
- 1) that an easement be granted to SaskPower over PTN. NE 1/4 Sec. 21-36-6, as described in the attached easement agreement; and,
 - 2) that the Mayor and City Clerk be authorized to execute the easement agreement on behalf of the City of Saskatoon, in a form that is satisfactory to the City Solicitor, through the application of their respective signatures and the Corporate Seal to such easement-agreement documents.

ADOPTED.

**B7) Application For Registration of Condominium Plan
619 Heritage Crescent
Lots 5 and 6, Block 289, Plan 90-S-11481
(File No. CC 4132-1)**

Report of the Acting General Manager of the Planning Department, December 2, 1992:

"Webster Surveys Ltd., on behalf of the owner (North Ridge Development Corporation), has submitted an application to register a condominium involving a development on Lots 5 and 6, Block 289, Plan No. 90-S-11481 (619 Heritage Lane). The proposal consists of a dwelling group

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which is comprised of 16 one-storey buildings, with a total of 29 dwelling-units in the complex. Each unit has two enclosed off-street parking spaces (garages), with a further 29 visitors' parking spaces on the site.

The Building Standards Branch of the Planning Department has reviewed the plans and has advised that the proposal is acceptable provided that the project is constructed in accordance with the approved building plans. Initially, the Development Control Branch of the Planning Department determined that the proposed development did not fully comply with the requirements in the Zoning Bylaw because a fence that is 1.6 metres in height will be placed 3 metres from the front property-line. (The Zoning Bylaw requires that a fence in such a location cannot exceed one metre in height.) The developer successfully appealed this matter to the Development Appeals Board and subsequently, City Council decided not to appeal the decision to the Planning Appeals Committee of the Saskatchewan Municipal Board. As a result, the Planning Department is now satisfied that the proposed development is acceptable.

One set of construction plans and the required survey plans, which have been prepared by the land surveyor, have been forwarded to the City Clerk's Department. (A reduced copy of the condominium plan has been attached to this report.) With reference to these plans, the Planning Department brings the following factors to City Council's attention:

1. Separate occupancy of the units in this development will not contravene the standards of the Zoning Bylaw.
2. The required approval under the Zoning Bylaw, respecting the separate occupancy of the units, has been provided.
3. The buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood."

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the certificate required under Section 8(1)(b) of The Condominium Property Act to North Ridge Development Corporation for the project as described in this report; and,
 - 2) that the City Clerk be authorized to prepare and to forward the certificate to Webster Surveys Ltd. (611 - 9th Street East, Saskatoon).

ADOPTED.

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B8) Communications to Council

From: E. M. K. MacGregor

126 Avenue J South

Date: November 19, 1992

**Subject: Expressing concern re condition of
property at 124 Avenue J South**

(File No. CC 530-1)

On September 28, 1992, City Council considered a report on the condition of the property at 124 Avenue J South. A copy of this report has been attached. As City Council will note in the attachment, the Administration was directed to provide a further report on this matter in January of 1993.

This matter was originally brought to City Council's attention as a result of the above-noted letter from E. M. K. MacGregor. The letter-writer received a copy of the September 28, 1992, report and as a consequence of this, has forwarded another letter (dated November 19, 1992) which is included in City Council's agenda for December 7, 1992. In order to update City Council on the status of this matter, the following December 1, 1992, report has been submitted by the Acting General Manager of the Planning Department:

"After receiving Mr. MacGregor's November 19, 1992, letter, a further inspection of the house at 124 Avenue J South was undertaken. Whereas previously the house had been secured adequately to prevent access, the most recent inspection indicates that access to the building is now possible through unsecured doorways and windows. A correction notice has been issued to the owner to have the building secured immediately in order to prevent unauthorized entry. If the owner does not take the appropriate action which has been requested, the Administration will arrange to have the necessary work done and the costs applied to the property taxes.

The Saskatoon Community Health Unit has also written to the owner and has advised him to secure the building in order to prevent the entry of vermin. In addition, the condition of the yard has been referred to the City's Engineering Department to take the appropriate action.

With respect to the other matters in Mr. MacGregor's letter, the Administration has determined that this property is a legal building site because the title has been held separately and distinctly from the adjacent properties since 1930. However, the building on this property is located in such a manner that it cannot be rebuilt to meet the current requirements in the Zoning Bylaw. A request for a building permit to renovate or to rebuild the dwelling in its present location would be denied and the owner could appeal this decision to the Development Appeals Board. The owner also could demolish the existing dwelling and rebuild it in accordance with the Zoning Bylaw's requirements.

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In the opinion of the Planning Department, it is not economically viable to repair the building because of the extent of the damage and its deteriorating state. Therefore, consideration is being given by the Department to take action under Section 124 of The Urban Municipality Act (i.e. to declare the building a nuisance and to order its demolition). Reports from other civic departments and from the Saskatoon Community Health Unit will be obtained and a further report will be submitted to City Council in due course."

- RECOMMENDATION:**
- 1) that the information be received;
 - 2) that a further report be submitted to City Council on whether action should be taken on this property under Section 124 of The Urban Municipality Act; and
 - 3) that a copy of this report be forwarded to E. M. K. MacGregor.

ADOPTED.

Section C - Finance

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

Report of the Investment Services Manager, November 23, 1992:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

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

ADOPTED.

**C2) 1993 Capital Budget
(File No. CC 1702-1)**

Attached for City Council's information is the Preliminary 1993 Capital Budget. The budget proposes capital expenditures of \$46,786,000 for 1993, compared to \$42,805,000 for 1992

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and \$34,671,000 for 1991.

Recognizing that we are in difficult economic times, coupled with City Council's desire to maintain infrastructure and to create job opportunities, the Administration has proposed that the expansion to the Sewage Treatment Plant commence in 1993. This \$49M construction project will allow City Council to deal with not only the stringent guidelines of the Department of the Environment for sewage treatment, but will also give a major boost to construction activity in the City. Financially to proceed with the project, we will only be required to issue the necessary debentures at an earlier date. This may, in fact, allow us to take advantage of lower interest rates, if some stability in the interest rate market takes place in 1993.

All capital projects are significant, but two projects can be highlighted. The proposed upgrading of Idylwyld Drive from 33rd Street to 39th Street over the next two years, which will finalize the widening of this major arterial road, is an important project. As well in 1993, it is proposed to construct the park in the Silverspring neighbourhood to assist in the development of this area.

Unfunded Projects were ranked by the priorities previously set by City Council:

- Maintaining Infrastructure/Physical Plan
- Job Creation Opportunities
- Efficiencies/Effectiveness
- Health and Safety
- Inner City Development/Redevelopment

Other factors in the analysis included projects with previously approved funding, projects required to proceed due to new or revised government legislation and projects which had an impact on the operating budget.

RECOMMENDATION: that the Preliminary 1993 Capital Budget be referred to the Capital Budget review session scheduled for December 14 at 7:00 p.m.

ADOPTED.

**C3) Debenture Bylaws
#7324 Local Improvements Constructed in 1991
#7287 Upgrading Circle Drive 22nd to 33rd Street
(File Nos. CC 4140-1 & 1750-0)**

Report of the City Treasurer, December 1, 1992:

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"City Council passed Debenture Bylaw No. 7287 on April 13, 1992, which provided for the raising of \$2,542,000.00, by way of loan in debentures to pay a portion of the cost of upgrading Circle Drive from 22nd Street through to 33rd Street. No debentures have been issued or sold pursuant to the said bylaw.

On November 9, 1992, Debenture Bylaw No. 7324 was passed by City Council. This bylaw provides for the issuing of fully-registered, serial-type debentures in the amount of \$597,270.35, which amount is to be repaid over a period of 10 years, bearing interest at the rate of 7.75% per annum, and will cover the cost of Local Improvement Works constructed in 1991. Similarly, no debentures have been issued or sold pursuant to Bylaw No. 7324.

It is now proposed that Bylaw Nos. 7287 and 7324 be consolidated and sold to the General Account. The proposed terms of sale are \$3,139,270.35, issued as a serial debenture dated November 1, 1992, and to be repaid over 10 years, with an interest rate of 7.75% payable semi-annually.

Accordingly, it is now proposed that a consolidating bylaw be prepared respecting those debentures authorized pursuant to Bylaw Nos. 7287 and 7324, for an aggregate total of \$3,139,270.35, to mature serially on November 1, 1993 to 2002, with an interest rate of 7.75% payable semi-annually.

- RECOMMENDATION:**
- 1) that the Debentures totalling \$3,139,270.35 be sold to the General Account upon the terms and conditions noted herein;
 - 2) that the City Solicitor be instructed to:
 - a) prepare and bring forward the required Consolidating Bylaw so as to conform with the terms and conditions of the sale, and specifically authorizing a \$3,139,270.35 ten-year serial debenture issue to be dated November 1, 1992, and bearing interest at the rate of 7.75% payable semi-annually;
 - b) make application to the Saskatchewan Municipal Board, Local Government Committee for authorization to proceed with the long-term borrowing described herein;
 - c) obtain all such further approvals as may be required in connection with the proposed Consolidating Bylaw and debenture issue; and,

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- 3) that the Director of Finance, the City Solicitor, and the City Treasurer be instructed to take all such steps as may be necessary so as to give effect to the above debenture issue and sale.

ADOPTED.

Section D - Services

D1) Routine Reports Submitted to City Council

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Statement of Residential & Miscellaneous Lot Sales (copy attached) (File No. CC 435-2)	November 1, 1992	November 30, 1992
Schedule of Accounts Paid \$1,066,085.36 (File No. CC 1530-2)	November 17, 1992	November 19, 1992
Schedule of Accounts Paid \$2,146,871.39 (File No. CC 1530-2)	November 17, 1992	November 24, 1992
Schedule of Accounts Paid \$1,379,249.37 (File No. CC 1530-2)	November 24, 1992	November 26, 1992
Schedule of Accounts Paid \$5,156,590.08 (File No. CC 1530-2)	November 24, 1992	December 1, 1992

RECOMMENDATION: that the information be received.

ADOPTED.

D2) Grievance - CUPE Local 59

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D. Taylor

(File No. CC 4700-2) _____

Under the terms of the Memorandum of Agreement between the City and CUPE Local 59, there is a provision which allows the Union to submit a grievance to City Council if it is not satisfied with a decision of the City Commissioner.

I have received a letter dated November 24, 1992, from Mr. Dave Taylor, President, CUPE Local 59, requesting that two grievances be submitted to City Council. Article 12 of the Collective Agreement provides that Council will set a date at which the matter will be considered. It is therefore appropriate that City Council refer these two grievances for a hearing before A Committee of the Whole Council (In Camera) at the earliest convenient date.

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- RECOMMENDATION:**
- 1) that Council refer the two grievances of CUPE Local 59 to a meeting of A Committee of the Whole Council (In Camera) on Monday, December 21, 1992, after the regular Council meeting, in Committee Room "A"; and,
 - 2) that the City Clerk advise CUPE Local 59 of the date, time and place of the grievance hearing.

ADOPTED.

REPORT NO. 28-1992 OF THE PLANNING AND DEVELOPMENT COMMITTEE

Composition of Committee

Councillor P. McCann, Chair
Councillor G. Penner
Councillor K. Waygood

**1. Decision - Development Appeals Board Hearing
215 - 23rd Street West
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated November 12, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal provided that:

- a) the enclosed storage cubicles are limited to their existing area of (1.5 metres x 1.2 metres) 1.8 m²;
- b) that no access be allowed directly from the living quarters;
- c) that these storage cubicles remain unheated; and
- d) that there be no electrical outlets in these storage cubicles.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report

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to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated November 25, 1992, together with a report of the A/General Manager, Planning Department, dated November 24, 1992.

Your Committee has reviewed this matter and

RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

**2. Decision - Development Appeals Board Hearing
1635 - 29th Street West
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated November 12, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated November 24, 1992, together with a report of the A/General Manager, Planning Department, dated November 24, 1992.

Your Committee has reviewed this matter and

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RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

**3. Decision - Development Appeals Board Hearing
520 Clarence Avenue
(File No. CK. 4352-1)** _____

Attached is a copy of Record of Decision of the Development Appeals Board dated November 12, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated November 24, 1992, together with a report of the A/General Manager, Planning Department, dated November 24, 1992.

Your Committee has reviewed this matter and

RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

**4. Decision - Development Appeals Board Hearing
743 - 7th Avenue North
(File No. CK. 4352-1)** _____

Attached is a copy of Record of Decision of the Development Appeals Board dated November 12, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

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Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated November 24, 1992, together with a report of the A/General Manager, Planning Department, dated November 24, 1992.

Your Committee has reviewed this matter and

RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

**5. Decision - Development Appeals Board Hearing
7 Aberdeen Place
(File No. CK. 4352-1)**

Attached is a copy of Record of Decision of the Development Appeals Board dated November 12, 1992, respecting the above appeal.

Council will note that the Board GRANTED the appeal.

Pursuant to Council policy in such matters, the Director of Planning and Development is to report to the Planning and Development Committee with recommendations.

Attached is a copy of a report of the Director of Planning and Development dated November 24, 1992, together with a report of the A/General Manager, Planning Department, dated November 23, 1992.

Your Committee has reviewed this matter and

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RECOMMENDS: that the above decision of the Development Appeals Board not be appealed to the Planning Appeals Committee of the Saskatchewan Municipal Board.

ADOPTED.

- 6. Communications to Council**
From: Bob Fink, President
King George Community Association
Date: undated
Subject: Expressing viewpoint regarding the
City's funding priorities
(File No. CK. 1704-1)

Attached is a copy of the above communication which City Council considered at its meeting held on October 26, 1992 and referred to the Planning and Development Committee for a review and interim report by December 31, 1992.

Your Committee has investigated the concerns raised by Mr. Fink, and acknowledges these concerns are well founded. The Committee wishes to note that various Committees of City Council are trying to address these concerns, such as the Race Relations Committee and the Social Housing Advisory Committee. Attached in this regard is a copy of the Proposed 1993 Program Budget for the Race Relations Committee which was considered by City Council at its meeting held on November 23, 1992, and which lists the program activities scheduled for 1993.

The Committee appreciates the concern shown by Mr. Fink in bringing these issues to Council's attention and will be supporting the efforts being made to address the problems.

RECOMMENDATION: that the information be received.

ADOPTED.

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**7. Heritage Research
A.L. Cole Power Plant -- Pumphouse
(Files CK. 4132-3 and 225-14)**

Report of Chairman, Municipal Heritage Advisory Committee, October 15, 1992:

"Attached is a copy of Clause 1, Report No. 3-1991 of the Municipal Heritage Advisory Committee which was ADOPTED by City Council at its meeting held on December 2, 1991, as follows:

'that the following recommendations be brought forward for consideration under Item No. 4a) of Unfinished Business (i.e. Public Hearing):

- 1) that the A.L. Cole Plant (Parcel K) and the Pumphouse (Parcel Q) be considered separately;
- 2) that the Administration be instructed to undertake a heritage study of the A.L. Cole Site and report back to the Municipal Heritage Advisory Committee on its findings; and
- 3) that the Municipal Heritage Advisory Committee submit a further report to Council after that time.'

The Committee's recommendations were lost in Council's final motion, and Council supported the issuance of an order for the owner to demolish the buildings.

The Municipal Heritage Advisory Committee was interested in whether there is any potential for future use of the Pumphouse building and commissioned a heritage report on the building. Attached is a copy of the report of the Director of Planning and Development dated September 29, 1992 providing this heritage report for the Pumphouse building.

The Municipal Heritage Advisory Committee believes that there is nothing historically significant about the Pumphouse building and therefore the building does not warrant heritage designation or placement on the Holding Bylaw."

It should be noted that the attachments referenced above have not been copied due to their volume; however, they will be available for viewing in the City Clerk's Office.

Your Committee has considered this matter and agrees with the conclusion of the Municipal Heritage Advisory Committee, that the Pumphouse building does not warrant heritage designation or placement on the Holding Bylaw.

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RECOMMENDATION: that the information be received.

ADOPTED.

**8. Nutana (Pioneer) Cemetery
Monument Restoration
(Files CK 4080-1 and 710-1)**

Report of Director of Planning and Development, November 23, 1992:

"At its meeting held on September 28, 1992, City Council resolved the following with respect to replacing several damaged monuments at the Nutana (Pioneer) Cemetery:

- 1) that the replacement of three monuments in the Nutana (Pioneer) Cemetery (for individuals with the family names of Girling, Leslie and Hilliard) be approved;**
- 2) that the City of Saskatoon fund the cost of replacing these three monuments and that this expenditure be financed from the operating budget of the Nutana (Pioneer) Cemetery; and**
- 3) that the Municipal Heritage Advisory Committee consider the alternatives and provide a recommendation, through the Planning and Development Committee, on a practical and appropriate method of storing or disposing of the existing (vandalized) monuments after they have been replaced.'**

The Municipal Heritage Advisory Committee reviewed and, on October 26, 1992, advised the Planning and Development Committee that the former committee endorsed the proposal to bury the existing monuments at this Cemetery and in a fibreglass vault. However, before taking this proposal to City Council for consideration, the Planning and Development Committee resolved the following:

'that this matter be referred to the Administration for a report on the cost to preserve the original monuments at the Nutana (Pioneer) Cemetery ... by incorporating them in a "wall of history" on the site'.

As a result of City Council's authorization to replace the damaged monuments, the Civic Buildings and Grounds Department called for tenders to replace the three monuments. One

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of the tender-proposals (which was submitted by Mr. Ed Gibney) involved having each of the original monuments recessed and glued into a large slab of granite and then having the new structures re-erected as a "new" headstone at the grave of the respective deceased person.

The City's Administration believes that this is an excellent alternative to resolving the concerns that have been expressed by the members of the Planning and Development Committee and others to replacing and burying the original headstones. This approach will securely store the original monuments in a manner which keeps them available for public viewing at the grave-sites. Mr. Gibney has suggested a price of approximately \$5,800 to embed the three monuments within granite, as compared to a cost of \$1,650 to replace the original headstones with new monuments.

The City's Administration recommends re-tendering the project on the basis of an approach that is similar to the one that has been proposed by Mr. Gibney. The Committee should note that Mr. Gibney has expressed his unhappiness that the City's Administration plans to re-tender the project on the basis of his proposal. (See the attached November 15, 1992, letter from Mr. Gibney.) Since his suggestion was not specified in the original tender, the Administration feels that it would not be appropriate to award the project to Mr. Gibney, unless others have been given an opportunity to bid on this approach. (See the attached November 24, 1992, letter from the General Manager of the Civic Buildings and Grounds Department.)"

Attached, as background information, is a copy of Clause 3, Report No. 22-1992 of the Planning and Development Committee.

Your Committee has reviewed this proposal and

- RECOMMENDS:**
- 1) that City Council's September 28, 1992 resolutions concerning the replacement of three monuments at the Nutana (Pioneer) Cemetery be rescinded;
 - 2) that the proposal to preserve these damaged monuments within granite slabs, which will be subsequently used as the grave-markers for the respective deceased persons, be approved;
 - 3) that the Administration be authorized to issue tenders for the preservation of the damaged markers (in accordance with the new approach which has been proposed in the above report); and
 - 4) that the financing for this project be provided from the current and

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future operating budgets (subject to sufficient funds being made available by City Council in the annual budget review process) of the Nutana (Pioneer) Cemetery.

ADOPTED.

9. **Communications to Council**
From: Terry and Sylvia Telford
727 Kerr Road
Date: September 21, 1992
Subject: Expressing Concern re development in Erindale
(File No. CK. 4131-5)

Report of Director of Planning and Development, November 24, 1992:

"On September 21, 1992, City Council considered the above-correspondence from Terry and Sylvia Telford (a copy of which has been attached) and resolved:

'that the Administration provide City Council with a report on the matter'.

The writers expressed concerns about the lack of development in, and the overall maintenance of, the area near their home. The following report will attempt to respond to these concerns.

Background

The Erindale area was originally designed as a double residential-neighbourhood, with Kerr Road being the dividing boundary between Erindale North and Erindale South. A plan of these neighbourhoods has been attached for the Committee's information.

The land was initially owned by the City and by private-sector parties. The portion which is owned by the City has been shaded in the attached plan.

The writers refer to the portion of the suburban centre which is located north of 115th Street, east of Berini Drive, and west of Kenderdine Road. This is owned partly by the City and partly by private-sector interests.

Timeframe for Development

Due to economic conditions, the level of building-activity in Saskatoon has declined over

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the last few years. This decline has delayed the development of the Erindale residential neighbourhoods, as well as other new subdivisions in Saskatoon. The City's development strategy is that Erindale South will not be developed until Erindale North is substantially completed.

The City's current economic forecast suggests that Erindale North should be almost fully completed in 1993. In that year, development will proceed on both the City-owned and privately-owned lands in Erindale South. However, this is subject to the completion of the required servicing, the approval of a redesigned sketch plan for this neighbourhood, and a sufficient demand by the general public for additional serviced-lots in this area.

There has been some private-sector interest in developing commercial and institutional uses in that portion of the suburban centre that is located immediately to the east of Berini Drive. The portion which is proposed to the western limit of the northerly extension of McOrmond Drive has not yet been created.

Tall Weeds

The open-area which is located to the south of the writers' house was purchased as farmland. At the time when the Erindale North subdivision was created, the City had its land in Erindale South surveyed and had the surveyor's pins installed for future development. This survey occurred when lot-sales in Saskatoon were brisk and it was, therefore, expected that, within a few years, the demand for lots would justify developing this area into Erindale South. Subsequently, slower growth reduced the demand for serviced lots and the Erindale South subdivision has remained undeveloped.

The land is very rough and therefore, is difficult to maintain with mowers. With the installation of the surveyor's pins, the land would be difficult and expensive to re-grade.

In response to the writers' concerns, the Land Department has decided to introduce some limited weed-control measures next year. First, the front one-hundred feet of the City-owned undeveloped property which borders Kerr Road will be mowed regularly. Second, a snow-fence will be installed at the 100-foot line in order to prevent most of the weeds from blowing into the built-up area.

Garbage Control

Any undeveloped area is prone to face unauthorized dumping by people who are not willing to take their garbage to the landfill. Most of the refuse is likely coming from the immediately-adjacent area.

Hopefully, the installation of the snow-fence will curtail the dumping of garbage further into

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the site. The Land Department will install signage to try to stop the dumping activity in the mowed-area that is adjacent to the street.

Movement of Clean Fill

The only fill which is being dumped into the undeveloped land is occurring at least one-quarter of a mile south of Kerr Road. The Land Department will monitor the dumping of fill in order to ensure that this activity is taking place as far away from the developed residential area as possible.

Dog Faeces

The City's Animal Control Bylaw requires dog-owners to pick up their dog's faeces from any property other than their own. It is difficult to enforce this provision of the Bylaw and the City continues to rely on the co-operation of all dog-owners.

Concluding Comments

The problems which have been identified by Terry and Sylvia Telford in the Erindale neighbourhoods are, for the most part, a consequence of the current state of the economy and consequently, the slower-than-expected market for serviced lots. As the demand for new residential construction results in greater lot-sales, this area will be developed and the problems associated with vacant land will be resolved. In the meantime, the City will (through the Land Department) monitor its own property and introduce some interim actions which will, hopefully, address some of the writers' concerns."

Your Committee has reviewed this matter and

- RECOMMENDS:**
- 1) that the information be received; and
 - 2) that a copy of this report be forwarded to Terry and Sylvia Telford.

ADOPTED.

- 10. Proposed Amendment to Existing Policy
City of Saskatoon Policy C03-003
(Reserves for Future Expenditures)
- Streetscape Reserve**

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**- Parking Reserve
(Files CK. 225-24 and 6220-3-0)**

Executive Summary, Report of Director of Planning and Development, November 18, 1992:

"In 1990, City Council approved an increase to the parking-meter rates. The primary purpose of this increase was to generate additional funds to finance various streetscape and parking improvements within the three Business Improvement Districts. However, the most immediate concern was to finance the Second Avenue Redevelopment Project.

In making its decision to increase the parking-meter rates, City Council received the support of the Business Improvement Districts. This support included an understanding that the additional revenue would be shared between them and the City. Accordingly, it was agreed that a fixed proportion of the parking revenues would be allocated, annually, to the Streetscape Reserve, to the Parking Reserve, and to operating grants for the three Business Improvement Districts. The remaining funds (approximately 40%, net of the G.S.T.) would go into the City's general revenues.

In 1992, City Council decided that the annual allocation to the Parking Reserve was too large. Rather than reallocating these funds to the Streetscape Reserve (and hence, retaining the original revenue-sharing arrangement with the Business Improvement Districts), City Council decided to bring these funds into its general revenues. Accordingly, the City share of the parking revenues was increased to 45%, net of the G.S.T.

This report confirms City Council's actions in the 1992 Operating Budget and provides a financing strategy for future capital projects and for the associated operating costs in the Business Improvement Districts. The financial impact of maintaining recently-completed streetscaping work (e.g. the completion of the Second Avenue Redevelopment Project) has necessitated preparing this refinancing proposal."

Attached is a copy of the detailed information on this proposal as contained in the report of the Director of Planning and Development dated November 18, 1992.

Your Committee has reviewed this matter and

- RECOMMENDS:**
- 1) that the Urban Design Committee's terms of reference be revised to limit its mandate to the Broadway, Downtown, and Riversdale Business Improvement Districts;
 - 2) that, effective January 1, 1993, the Urban Design Committee's operating and capital budgets be funded from the Streetscape

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Reserve;

- 3) that effective January 1, 1993, the annual revenue-sharing allocation of parking revenues, net of the G.S.T., be as follows:

Parking Reserve	9%
Streetscape Reserve	43%
B.I.D. Operating Grants	3%
General Revenues	45%; and,

- 4) that the Administration be directed to amend any of the policy documents which are affected by the approval of the preceding recommendations.

ADOPTED.

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**11. Sale of City-owned Property
Municipal Reserve MR4, Plan No. 79-S-22381
50th Street and Northridge Drive
Award of Tender
(File No. CK. 4215-1)**

Report of Land Manager, November 25, 1992:

"On November 9, 1992, City Council authorized the sale, by public tender, of Municipal Reserve MR4, Plan No. 79-S-22381. There was no reserve bid demanded by the City. As a consequence of this decision, City Council requested:

'that the Land Manager submit a report to City Council with the results of the tender.'

The closing date for the public tender on this property was November 24, 1992. The following bid was received:

<u>Company</u>	<u>Amount Bid</u>
Frontier Peterbilt Sales Ltd.	\$199,450.00

The bid consists of the following:

Tendered bid	\$185,000.00
Goods and Services Tax	<u>12,950.00</u>
Sub-total	197,950.00
Administrative costs	<u>1,500.00</u>
Total tendered bid	<u>\$199,450.00</u>

The tender specified that the successful bidder would have 60 days to carry out subsurface tests on the property in order to investigate for the existence of contaminants. It is not expected that any contaminants will be found on the property; however, in the event that the results of the soil-chemistry analysis determine the existence of concentrations which are above the Canadian Council of Ministers of the Environment's interim (industrial) soil-remediation criteria, the bid-deposit will be returned to the bidder, upon request.

The Land Department is satisfied that the price of the bid is within the low-end of the current market-range for industrial property of this size and location. The Leisure Services Department is also satisfied with the price and recommends acceptance of the bid."

Attached is a copy of a map of the area showing the location of this property.

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- RECOMMENDATION:**
- 1) that the Municipal Reserve MR4, Plan No. 79-S-22381 be sold to Frontier Peterbilt Sales for the sum of \$199,450.00;
 - 2) that the City Solicitor take the necessary action to effect the sale; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute the documents prepared by the City Solicitor, under the Corporate Seal.

ADOPTED.

**12. 1992 Capital Budget
Project 600: Prepaid Subdivision Services -- Confederation Park
Confederation Park Paddling Pool -- Construction
Award of Tender
(File No. CK. 613-1)**

Report of General Manager, Civic Buildings and Grounds Department, November 24, 1992:

"Project 600 in the 1992 Capital Budget (Prepaid Subdivision Services -- Confederation Park) includes a provision for the construction of a new paddling pool that incorporates the appropriate mechanical systems that will comply with the current requirements under The Public Health Act. This project will be built in Parc Canada. Due to the moratorium on paddling-pool construction, this Park has not previously had a water-feature; however, funds for this purpose have been accumulated through the Parks and Recreation (prepaid-services) Levy which has been collected from the land-owners in this neighbourhood. (The moratorium was rescinded by City Council on April 15, 1991, when a strategy was approved for constructing new water-features and for converting the existing paddling pools to conform with the Provincial requirements.) The decision on the type of water-feature and on its location within the Park was made after extensive consultations had taken place with the residents of the Confederation Park Neighbourhood, through their Community Association.

The tenders for this project were publicly opened on November 17, 1992, and were accompanied by the required bid bonds and letters of surety. Exclusive of the G.S.T., the bids are as follows:

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Victory Construction Ltd.	Saskatoon	\$146,850.00
PCL - Maxam, A Joint Venture	Saskatoon	\$150,519.00
R & D Hill Construction Ltd.	Saskatoon	\$156,334.00
Miners Construction Co. Ltd.	Saskatoon	\$158,200.00
Dunmac General Contractors Ltd.	Saskatoon	\$159,790.00
Miazga Construction Ltd.	Saskatoon	\$161,235.00
Fast Track Management Group Ltd.	Saskatoon	\$168,308.00
Steinitz Construction Ltd.	Saskatoon	\$168,850.00
Berge Construction Ltd.	Prince Albert	\$176,425.00
Haid Construction Ltd.	Saskatoon	\$187,590.00

The low bidder, Victory Construction Ltd. of Saskatoon, is acceptable to the Civic Buildings and Grounds Department.

The low-tender exceeds the budget which was established for the paddling-pool project. In preparing the tender documents, the Civic Buildings and Grounds Department provided flexibility to accommodate such a situation by identifying some items for separate pricing and for deletion, if necessary. The Department has also identified other non-program items which can be deleted to bring the project's costs within the budgeted provision.

Therefore, the items which will be deleted as part of the separate-pricing section of the tender are:

- One circulating pump and one pool-filter (which are 'back-up' components), plus all associated piping, valves, fittings, pressure switches and electrical components; the header piping will remain. \$4,050.00
- The catch basin and associated piping 2,800.00

In addition, the following items are being changed (after negotiating the prices with the low-bidder):

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- Delete the asphalt path \$2,100.00
- Change the fiberglass stairs to wood and the fiberglass grates to steel 2,700.00
- Change from round gable-vents to square 230.00
- Change from prefaced block to normal 530.00
- Change deck from 3.6 metres to 3 metres wide at south side 325.00
- Change water service from 100 mm. to 50 mm. 2,500.00

Together, these deductions represent a total cost-saving of \$15,235.00. This will bring the cost of this phase of the project within the approved budgetary allocation for this project. The deleted items will not jeopardize the overall program for this paddling pool; the modifications could, however, affect the facility's durability and maintenance. If the changes are accepted by City Council, the net cost to the City of the modified low-tender is:

Base Bid, including applicable P.S.T.	\$146,850.00
Less reductions	<u>15,235.00</u>
Modified Base Bid	\$131,615.00
G.S.T	<u>9,213.05</u>
Contract amount	140,828.05
G.S.T. Rebate @ 57.14%	<u>5,264.34</u>
Net cost to the City	<u>\$135,563.71</u>

The estimated future annual impact on the Civic Buildings and Grounds Department's operating budget for this facility is an additional \$7,900. This estimate involves the mechanical-equipment's maintenance costs and the facility's utility costs. This project will not impact on the Leisure Services Department's operating budget because seasonal staff within the Park will be redeployed to serve the new facility."

Your Committee has reviewed this proposal and

- RECOMMENDS:**
- 1) that a contract for constructing a paddling pool in the Confederation Subdivision at Parc Canada be awarded to the low bidder, Victory Construction Ltd., in the amount of \$140,774.55, which includes the modified base bid and the applicable Goods and Services Tax;
 - 2) that the City Solicitor be requested to prepare the appropriate contract documents; and
 - 3) that the City Commissioner and the City Clerk be authorized to execute the contract documents under the Corporate Seal.

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ADOPTED.

**13. Proposal to Leisure Services for Second Field and Change Facility
Saskatoon Rugby Union
(File No. CK. 600-1)**

Report of Acting General Manager, Leisure Services Department, November 18, 1992:

"During the September 28, 1992, in-camera meeting of the Planning and Development Committee, Councillor Peter McCann tabled an October 22, 1991, report from the Saskatoon Rugby Union concerning the need for a second rugby field and change-room facility to accommodate this sport in Saskatoon. The Committee subsequently resolved that the matter should be referred to the Administration for a report.

Background

Rugby has been played in an organized fashion in Saskatoon since 1969. At that time, there was only one team, called the Gophers, and games were played against rugby teams from other cities, such as Regina, Moose Jaw, and Edmonton.

Since then, the public's interest in rugby has grown. Two additional clubs were formed in 1974 and 1975. Later, these clubs joined to form the Saskatoon Rugby Union which is comparable to the leagues for other team-sports. By 1978, the Rugby Union had grown to involve two divisions and in the following year, a women's rugby club was formed. Since that time, it has continued to grow from 269 participants in 1989 to 745 participants in 1992.

In 1984, the Parks and Recreation Department responded to the Rugby Union's request for a permanent rugby field. This facility was located in the Gordon Howe Complex.

Proposal

The Leisure Services Department received an October 22, 1991, proposal from the Saskatoon Rugby Union which outlines its current requirements to accommodate rugby in Saskatoon. It has identified the need for two regulation-sized rugby fields and for a change-room facility. The proposal involves developing this facility co-operatively with the City building the rugby fields and with the Saskatoon Rugby Union constructing a changing facility and clubhouse.

The Rugby Union suggested two options for developing a second field to supplement its

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existing facility at the Gordon Howe Complex. The first option involved building a field inside the Clarence Downey Speedskating Oval. The second option was to realign the existing field which is located parallel to Avenue U and to build a second field beside it.

Over the past twelve months, representatives of the Leisure Services Department have met on several occasions with representatives of the Saskatoon Rugby Union to discuss this proposal. During these discussions, it was agreed that the needs of the Saskatoon Rugby Union could be better met by developing a rugby facility on a parcel of City-owned industrial-park land on 60th Street and Tubby Crescent (across from the Provincial Correctional Centre). This conclusion was reached because accommodating the Rugby Union's original proposals would affect other users of the Gordon Howe Complex -- namely, the Saskatoon Lions Speedskating Club (with respect to constructing the facility within the speedskating oval) and the golfers at the Holiday Park Golf Course's driving range (who would be affected if the existing rugby field is realigned). On the basis of this new (third) option, the Saskatoon Rugby Union submitted a formal request to the Leisure Services Department to develop a new rugby facility. Attached is a copy of the Union's May 26, 1992, letter. (See Attachment A.)

Under the new proposal, the City will be developing two regulation-sized rugby fields and will be responsible for maintaining and booking them. (The Saskatoon Rugby Union understands that the City will levy a rental fee for the use of these fields.) The Rugby Union, in turn, will develop a 2,800 square-foot clubhouse at this site and will be responsible for maintaining and booking it.

The Saskatoon Rugby Union is confident of its ability to secure funds to construct the change-room and clubhouse facility. In a July 16, 1992, letter, the Rugby Union has advised that it has received a \$50,000 donation for this purpose. (See Attachment B.) In addition, the Rugby Union has ready raised \$42,000 and expects to have a total of \$127,000 by January 31, 1993.

Status of the Proposal

The Leisure Services Department supports the proposed development of new rugby fields on the industrial-park land at 60th Street and Tubby Crescent. The two new fields, along with the clubhouse, will meet the needs of rugby-players in Saskatoon for the next six to ten years.

If this project proceeds, the existing rugby field at the Gordon Howe Complex can be re-allocated to other groups who have also identified a need for additional playing fields. For example, the Saskatoon Touch Football League has been using Diefenbaker Park on a temporary basis for the past three years. This organization has met several times with representatives of the Leisure Services Department to discuss its sportsfield needs. The

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existing rugby field at the Gordon Howe Complex will not require any alterations to accommodate the touch football program.

The preliminary 1993 Capital Budget includes a project for the development of new rugby fields on the industrial park at 60th Street and Tubby Crescent. The project also includes the possibility of incorporating a cricket facility which would replace the current pitch at the Forestry Farm Park and Zoo. (See project 1081 in the budget document.) The Administration is proposing that this project should be financed from the industrial-park component of the Parks and Recreation Levy, at an estimated cost of \$158,000. The cost estimate involves constructing the two irrigated rugby fields, a cricket pitch, and a gravel parking-lot for fifty cars. It does not include any utility connections for the clubhouse facility.

The Saskatoon Rugby Union has asked the City to place a high priority on this project. If the City will commit to developing the fields, then the Rugby Union is prepared to proceed almost immediately with constructing the clubhouse facility."

Attached, as background information, is a copy of the proposal dated October 22, 1992 from the Saskatoon Rugby Union as referenced in the above report.

Your Committee has reviewed this proposal and

- RECOMMENDS:**
- 1) that the information be received; and
 - 2) that this report be brought forward for consideration when City Council considers Project 1081 (Rugby and Cricket Facility) in the preliminary 1993 Capital Budget document.

ADOPTED.

**14. 1992 Capital Budget
Project 1008: Indoor Soccer Facility
Award of Tender
Sports Flooring - Wheatland B Building
(File No. CK. 610-6)**

City Council considered the proposed capital budget for the construction of an indoor soccer facility at its meeting held on December 9, 1991 at which time a decision was made to fund a \$300,000 provision in the 1992 Capital Budget and to have the Planning and Development Committee

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undertake discussions with the officials of the various soccer organizations to determine the appropriate use of these funds. At its meeting held on December 9, 1991 the Planning and Development Committee had discussed the feasibility of acquiring some type of flooring which could be installed in a temporary facility. This flooring proposal became a consideration in City Council's decision to adopt the above-noted resolution. (Subsequently on March 21, 1992 City Council decided that the Wheatland B Building should be closed as an indoor ice facility and that it should be converted to accommodate indoor soccer activities.)

In light of City Council's interest in developing an indoor soccer facility through the conversion of an existing building, the Design and Construction Branch of the Civic Buildings and Grounds Department decided to find a consultant with the appropriate expertise in the selection, specification, and installation of sports flooring materials, and following the review of proposals submitted by three firms, a consultant was chosen and the process of identifying the appropriate flooring was undertaken.

Report of Director of Planning and Development, November 25, 1992:

"On August 17, 1992, the Planning and Development Committee directed the City's Administration to issue a call for tenders on the flooring that will be installed in the Wheatland B Building to accommodate indoor-soccer activities. The Committee specifically asked that two types of flooring should be tendered. This was in response to a difference of opinion between the consultant (who was retained to provide advice on a suitable flooring-material) and the representatives of the Saskatoon Soccer Centre Committee.

The results of this tendering process were reported to the Committee on October 20, 1992. While one bid was submitted by a supplier of the product which is preferred by the Soccer Committee, the submission was returned because it did not contain evidence that a bid bond had been obtained.

After reviewing the status of this matter with a representative of the Saskatoon Soccer Centre Committee, the Planning and Development Committee decided not to accept any of the bids. A decision was made to re-tender the project because there were no valid bids on the proprietary product which was favoured by the soccer-players and because consideration should be given to tendering for a flooring-material that could potentially be re-used over a sand-based floor. Specifically, the Committee resolved:

'that the Administration be requested to re-tender for the flooring for the indoor soccer facility at Wheatland B building as soon as possible, specifying the products recommended by the consultant, and report back after the tender call'.

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In accordance with the Committee's instructions, the following November 25, 1992, report has been submitted by the General Manager of the Civic Buildings and Grounds Department:

This project involves supplying and installing a sports playing-surface (i.e. floor) in the two rink areas of the Wheatland B Building. As well, the tender specified that the playing-surface material should be adaptive for re-use in another location, if necessary, with a sand, rather than a concrete, base.

The specifications for the flooring were prepared by the project's consultant, Robert J. Johnston and Associates. They called for two systems -- System One consisting of four base-bids for installation over concrete and System Two consisting of three base-bids for installation over sand:

- System One:** Base Bid 1 'Sport Court Gymnasium Flooring' which is a proprietary system consisting of interlocking tiles over a 3 mm. shock pad
- Base bid 2 'Autograph turf AT-100' which is a proprietary artificial turf that has a 9 mm. integral shock pad
- Base bid 3 'Autograph Turf AT-680' which is a proprietary artificial turf that has an integral 4 mm. shock pad
- Base bid 4 Generic artificial turf, with no specified shock pad

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- System Two:**
- Base bid 1 'Sport Court Gymnasium Flooring' over a geotextile layer
 - Base bid 2 Generic artificial turf with sand ballast over a geotextile layer.
 - Base bid 3 Generic artificial turf over an elastic layer base.

System One is of immediate interest to the City because it has been proposed for installation in the Wheatland B Building. System Two has been obtained primarily for information and for consideration in the event that the Indoor Soccer Centre moves, in the future, to a facility with a sand floor. In reviewing the tenders, the potential additional costs for installing the flooring over a sand-base were taken into account.

A number of "alternative prices" and "additional prices" were also requested to provide the greatest possible opportunity, during the evaluation process, to select the most appropriate system for indoor-soccer activities. The alternative and additional prices were as follows:

Alternative Prices:

1. Substitute a company-warranty for the specified bonded warranty
2. Substitute site-installed game-lines for lines integrated during manufacturing process
3. Substitute a vinyl secondary backing, rather than polyurethane
4. Substitute a 9 mm. rubber shock-pad, instead of what has been specified
5. Substitute a 4 mm. rubber shock-pad, instead of what has been specified

Additional prices:

1. Supply the equipment which will maintain and clean the product
2. Supply the equipment for routine patching and repairs to the product
3. Supply the equipment for removing and relaying the product to accommodate functional changes in the facility

Tenders for supplying and installing the sports-flooring, as well as the alternative and additional pricing quotations, were publicly opened on November 24, 1992, from the following firms:

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- Ladson Properties o/a Charter Building Company (St. Catherines, Ontario)
- Playcon Recreational Equipment Limited (Kitchener, Ontario)
- CeDeR Construction, Saskatoon Division (Saskatoon, Saskatchewan)
- Perma Engineered Sales (1983) Ltd. (Martensville, Saskatchewan)
- Sports Systems Inc. (Cleveland, Ohio)

The following table summarizes the prices that each of these firms supplied with their bids:

BIDDER	Ladson	Perma	Playcon	CeDeR	Sports
SYSTEM ONE					
Base Bid 1	N/A	147,131.60	N/A	N/A	N/A
Base Bid 2	N/A	N/A	N/A	N/A	426,000.00
Base Bid 3	N/A	N/A	N/A	N/A	N/A
Base Bid 4	169,419.50	N/A	173,408.00	221,853.00	N/A
Base Bid 4a *	139,219.50	N/A	N/A	N/A	N/A
Alternative 1	N/A	N/A	(900.00)	N/A	N/A
Alternative 2	N/A	N/A	(7,800.00)	N/A	N/A
Alternative 3	N/A	N/A	N/A	N/A	N/A
Alternative 4	69,100.00	N/A	71,800.00	63,739.00	N/A
Alternative 5	35,400.00	N/A	43,800.00	50,923.00	N/A
Additional 1	3,690.00	6,000.00	28,200.00	N/A	N/A
Additional 2	N/A	200.00	2,100.00	N/A	N/A
Additional 3	4,200.00	3,222.00	13,000.00	N/A	N/A
Additional 4	18,650.00	2,000.00	N/A	2,200.00	N/A

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SYSTEM TWO					
Base Bid 1	N/A	146,490.80	N/A	N/A	N/A
Base Bid 2	141,993.00	N/A	215,931.00	N/A	N/A
Base bid 2a*	171,063.00	N/A	N/A	N/A	N/A
Base Bid 3	N/A	N/A	214,972.00	247,719.69	426,000.00
Time required	54 days	33 days	49 days	56 days	54 days

* Ladson Properties Limited submitted two tenders for System One/Base Bid 4 and two tenders for System Two/Base Bid 2. Therefore, we have designated the bids as 4 and 4a and as 2 and 2a.

All the above-noted tenders were accompanied by the required bid bonds and letters of surety.

Base Bid 4a, submitted by Ladson, is for generic artificial turf and requires an additional shock absorbing pad of 9 mm. or 4 mm., as has been quoted under Alternatives 4 and 5 (i.e. \$69,100.00 and \$35,400.00, respectively). Therefore, the effective cost of this company's Base Bid 4a is \$208,319.50 for the turf and a 9 mm. pad and \$174,619.50 for the turf and a 4 mm. pad.

The low tender, under System One and Base Bid 1, has been submitted by Perma Engineered Products (1983) Ltd.. This system consists of interlocking, polypropylene tiles which are approximately 300 mm. (12 inches) square and which are installed over a 3 mm. shock-pad. This system is the one which is favoured by the Soccer Centre Committee who has held test games on the product. Because of the light weight and the small size of the tiles, it is also deemed to be the easiest to remove and to re-lay with volunteers and with minimal equipment. This bidder also offers the shortest time for supplying and installing the system -- an important consideration for the Soccer Centre Committee. A November 25, 1992, letter from this Committee's Executive Director, which recommends acceptance of this tender, is attached.

The consultant has reviewed the tenders and, based on his understanding of the quality of the various systems, the available budget, and the local operational requirements, recommends the System One and Base Bid 4 submission from Playcon Recreational Equipment Limited, together with alternative price 4 (i.e. the 9 mm. shock-pad). The price of this combination is \$245,208.00. In making this recommendation, the consultant has submitted the following comments on the Soccer Centre Committee's preferred system:

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"The System One, Option One, 'Sport Court Gymnasium Flooring' was included at the request of the sports user groups. We have not, and do not believe that this product represents a suitable soccer surface. The option represents one of the lowest cost options and hence can be selected within the budget available. We defer to the right of the client to select any desired system; however, as stated previously, we must remove ourselves from being in a position of responsibility with respect to that decision."

The consultant has also observed that:

"the Perma system (Sport Court) meets all of the tender requirements for budget, installation and removal but, in our opinion, does not meet the sports requirements. As we are wanting to work with the users we can accept the decision to use Sport Court assuming they are willing to accept the sport technical properties."

The net cost to the City of accepting the low-tender from Perma Engineered Products is as follows:

System One, Base Bid 1, including applicable P.S.T.	\$147,131.60
G.S.T.	<u>10,299.21</u>
Contract amount	\$157,430.81
G.S.T. Rebate	<u>5,884.97</u>
Net cost to the City	<u>\$151,545.84</u>

The low-tender is within the budget that was established for this portion of the work which will convert the Wheatland B Building into an indoor-soccer facility. The additional work which will be performed for this facility under this capital project includes the installation of netting, goals, lighting-protection, and spectator-seating. These items will be bought under separate contracts. All the proposed work for this facility (including the cost of restoring the facility to its former use, if necessary, after the expiry of the lease) are within the total approved budget for this project.'

As has been stated in previous reports to the Planning and Development Committee, the City's Administration has considerable difficulty in making a recommendation on the appropriate flooring for the new indoor-soccer facility. The consultant was engaged to provide his expertise on this matter and has made a recommendation that, in the normal course of events, would be adopted. However, the users of the floor favour an alternative product. Their preference would be given serious consideration and could over-ride the views of the consultant. However, in this situation, the consultant has, on earlier occasions, strongly recommended against this alternative product.

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At previous meetings, the Committee suggested that the tendering process might be a way of addressing this matter. All of the bids in the first tender-call were rejected because a valid bid had not been submitted by a supplier of the flooring-material which is preferred by the Soccer Centre Committee. Now, with the second tender-call, a bid for this type of flooring has been received. This bid is the low-tender and has the support of the Saskatoon Soccer Centre Committee. Therefore, taking into consideration the Committee's previously-suggested strategy for resolving this matter (i.e. the Centre's preferred flooring would be accepted if it is the lowest bid) and recognizing the users' preferences, the City's Administration is prepared to recommend awarding the contract to the low-tender."

Your Committee has reviewed this report and is satisfied that the consultation process has succeeded in getting the appropriate flooring for the indoor soccer facility, and therefore

- RECOMMENDS:**
- 1) that the contract for supplying and installing a sports flooring system to accommodate indoor soccer activities at the Wheatland B Building be awarded to the low bidder, Perma Engineered Sales (1983) Ltd., in the amount of \$157,430.81, which includes the base bid (System One and Base Bid 1) and the applicable Goods and Services Tax;
 - 2) that the City Solicitor be requested to prepare the necessary contract documents; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents under the Corporate Seal.

ADOPTED.

**15. Saskatoon Field House
Lease -- Armstrong's Nautiquet Fitness and Physiotherapy Centre
(File No. CK. 612-1)**

Report of Acting General Manager, Leisure Services Department, November 19, 1992:

"Background

During its March 11, 1991, meeting, City Council approved a recommendation from the Planning and Development Committee to allow Armstrong's Nautiquet Fitness and Physiotherapy Centre to expand its operations at the Saskatoon Field House. This

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expansion involved adding the wrestling room to the space which is currently allocated to this renter. As part of this approval, the Administration was requested to explore alternative spaces within the Field House to accommodate all users who would be displaced by this decision.

On March 18, 1991, representatives of the Saskatoon Wrestling Club asked City Council to reconsider the preceding week's decision because of the Club's desire to continue using this space. City Council responded to this request by rescinding the resolutions which it passed during the previous week and by referring the entire matter back to the Planning and Development Committee for further consideration.

The original proposal to expand the fitness centre into the wrestling room was initiated by the Leisure Services Department to recover, through users' charges, more of the Saskatoon Field House's operating costs. The Department estimated that the operating cost of the facility's wrestling room was \$25,500 per year. Taking into account a projected revenue of \$4,100 from special events and facility-sponsored programs, the Saskatoon Wrestling Club was offered, and agreed to pay, a rental of \$21,400 per year to continue using the wrestling room at the Saskatoon Field House. It was understood that the University of Saskatchewan would be providing funding to the Wrestling Club in order to assist with the payment of this rental charge.

Accordingly, City Council decided against the proposed expansion at the Saskatoon Field House by Armstrong's Nautiquet Fitness and Physiotherapy Centre. It resolved, on August 26, 1991, the following with respect to entering into a lease with the Saskatoon Wrestling Club to accommodate its requirements in the wrestling room at this facility:

- 1) that a one-year lease agreement, with an annual option to renew to a maximum period of five years and in accordance with the terms which are outlined in the [August 26, 1991, report of the Planning and Development Committee], be approved for the use of the wrestling room at the Saskatoon Field House by the Saskatoon Wrestling Club;**
- 2) that the annualized lease payment which will be charged to the Saskatoon Wrestling Club will be \$21,400 and will remain fixed at this amount for the entire five-year term of the agreement (assuming the Club chooses to exercise the annual options to renew the agreement).'**

The annual renewal provision was included as a condition of the lease because, as City Council was advised on August 26, 1991, the Saskatoon Wrestling Club wanted 'the opportunity to assess its ability to continue paying the rental charge if the University decided in any year to withdraw its funding'.

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Status of the Saskatoon Wrestling Club's Rental Agreement

Effective on April 30, 1992, the Saskatoon Wrestling Club terminated its lease for the use of the wrestling room at the Saskatoon Field House. The Club's decision was a direct consequence of the withdrawal of financial support from the University of Saskatchewan.

On one occasion since April, 1992, the Saskatoon Wrestling Club contacted the Leisure Services Department to discuss renting the wrestling room and the associated costs. However, the Club has not booked any space nor has it shown any further interest in pursuing other options.

On May 4, 1992, the Planning and Development Committee was advised that the Leisure Services Department intended to re-open discussions and negotiations with Mr. Chuck Armstrong to determine if he wished to pursue his original expansion plans (i.e. expanding his present leased area into the wrestling room). Mr. Armstrong's current lease is up for renewal and the following report outlines the results of the negotiations on a new lease which includes adding the wrestling room and a portion of the adjoining hallway to his operations.

Current Leased Space

Mr. Armstrong leases the Sports Medicine Room and Post Cardiac Room ('A' on the attached map) at the Saskatoon Field House. The total area under the lease is 2,080 square feet, for which Mr. Armstrong pays \$630 per month, plus \$6 per member per month.

For 1992, the Leisure Services Department anticipated receiving \$60,000 from its lease with Mr. Armstrong. However, his membership has fallen and this year's projected revenue from the lease is now \$42,000.

For the new lease, the Department asked an independent real-estate firm for advice on a fair rental rate for the existing space which is occupied by the Nautiquet and Physiotherapy Centre. Including taxes, the firm estimated that a fair rental rate would be between \$50,000 and \$60,000 per year.

The City Assessor's Department has reviewed this proposal and has indicated that the taxes on this space are \$1.50 per square foot per year. The Leisure Services Department's real-estate advisor suggested that it is not practical to set a rental rate which is net of taxes because, at the Saskatoon Field House, such costs as utilities, cleaning, and parking are calculated on a total-building basis and separate meters and monitoring devices do not exist for the leased areas. It was suggested that taxes should be paid, indirectly, as part of the overall gross rent, rather than directly by Mr. Armstrong.

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The demand for the space which is occupied by the Nautiquet and Physiotherapy Centre is low. Lack of competition for the space, along with a sluggish economy, makes it difficult to demand a lease fee that is high in the market. Because of these factors, the Leisure Services Department and Mr. Armstrong have agreed to a yearly guaranteed flat fee of \$48,500 for this area, plus \$3 per member per month for membership over 800. This fee will provide the Saskatoon Field House with revenue which is within the range, but at the low-end, of the market rate which was suggested by the Department's real-estate advisor.

Proposed Expansion of the Armstrong Lease

In addition to the current area which he occupies, Mr. Armstrong would like to expand his operations at the Field House to include space which is currently designated as the wrestling room ('C' on the attached map). This room has an area of 3,020 square feet.

Presently, there is little demand for this space and none is foreseen in the immediate future. Outside of the hours which were rented by the Wrestling Club, this room was used during 1992 for preschool programs, superstarters, tiny tots, and special events. If the wrestling room is leased out to Mr. Armstrong, the programs that were previously conducted in that area will be accommodated in the fitness-dance room. None of these programs will be cancelled as a result of Mr. Armstrong's expansion. Because the cost to rent the fitness-dance space is greater than the hourly cost of the wrestling room, the estimated rental revenue from these programs will increase from \$4,100 to \$4,400.

The Leisure Services Department's real-estate advisor suggested that the rental rate for the additional space should be a flat amount per year which is based on the fair market value for this area of the city (i.e. between \$13 and \$15 per square foot). During the negotiations, Mr. Armstrong indicated that the market rate was too high to make his expansion viable and would force him to consider relocating this operation to a less expensive site in the City.

The cost of operating the wrestling room is \$25,500 per year. Due to the lack of alternative renters for the Field House and taking into account the conditions under which the space has been rented to other users, the Leisure Services Department agreed that a lease fee which is, at least, equivalent to the cost of operating the wrestling room would be acceptable at this time. If the fitness centre's membership increases in the future, a rate closer to the market rate will be considered at the time that the lease is renegotiated.

Mr. Armstrong would like to include in his new lease the use of the adjoining hallway ('D' on the attached map). This area consists of 1,200 square feet that currently generates no revenue for the facility. Its operating costs are included in the rates set for all of the other rentable spaces in the Field House. Therefore, Mr. Armstrong will not be specifically charged for the use of this area.

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The hallway will be used to control the access to this area by Mr. Armstrong's members who will be moving between the wrestling room and the Nautiquet Area. Also, his treatment area requires a degree of privacy which would be compromised if the general public can walk through this area.

The initial concerns about restricting the use of this hallway have been addressed. Some of the arrangements which have been negotiated include the following:

- During emergencies, the general public will be permitted into the hallway in order to use the Field House's west-exit doors.
- The Fire Department has considered and finds the overhead hallway-gate system to be acceptable.
- Users of the City-operated weight room can enter it through door 'E' which is shown on the attached map (i.e. entry from the main track-and-field area versus the hallway).

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Alterations Required by Mr. Armstrong

In order to accommodate Mr. Armstrong's lease, several structural alterations need to be made to the building. All of the alterations will be undertaken in accordance with the specifications that are established by the Civic Buildings and Grounds Department and will require this Department's approval before any construction proceeds.

The ceiling tile in the wrestling room only covers one-half of the area and should be extended to complete the total area. Because it will prepare the room for leasing, this work is the City's responsibility as the owner of the facility.

The floor needs to be covered with a material that can withstand high traffic volumes. Carpet and linoleum wear easily and require frequent replacement. For a long-term rental, it is more cost-effective to purchase a sports-floor which is durable and functional, rather than to keep replacing carpets. The owner is willing to share the cost of a sports-floor by 50% for this room.

The wrestling room will be used for physiotherapy purposes. Treatment cubicles will be constructed throughout the room. The lessee will pay for the cost of providing all of the treatment cubicles' wall-partitions, mirrors, shelving, programming equipment, etc.

In order to control access by the general public, an overhead roll-up gate will be installed in the western portion of the hallway ('F' on the attached diagrams). Also, an alternate door ('E' on the diagrams) is required to accept the redirected traffic flow to the Field House's weight room (access from the hallway will be changed to access from the main-track area). The City will pay for the hallway gate and for the alternate door to the City-operated weight room because these structural changes are required to accommodate and to control the general public's use of the facility and because they represent work which is required to prepare the facility for leasing.

The following table summarizes the proposed alterations and the financing responsibilities:

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Alteration	Cost	Who will pay?
Reception area		Mr. Armstrong
Mirrors for the walls		Mr. Armstrong
All interior partitions, shelving, program, equipment, etc.		Mr. Armstrong
Dropped ceiling	est \$2,000	City agrees to pay the cost up to the estimate of \$12,000
Alternate door to the City-operated weight room	5,000	
Overhead gate in the hallway	5,000	
Sports-floor	20,000	City will pay 50% of this cost up to a maximum of \$10,000

Therefore, the maximum total cost which will be incurred by the City for these alterations is \$22,000.

Financing the Alternations

The Leisure Services Department is proposing to finance the City's \$22,000 cost for the structural alterations through a productivity improvement loan. The loan can be repaid over a three-year period, assuming a 7% interest rate (which causes the annual principal and interest payments to be \$8,383.14). These payments will be made from the revenue that is received from the wrestling room. In order to ensure that the loan is retired by the revenue which is derived from the renter who requested the capital expenditure, Mr. Armstrong's lease will be prepared to ensure that the lease's payments are guaranteed for a three-year period.

Customer Service Considerations

Mr. Armstrong will promote his expanded services through two new marketing initiatives -- first, through 'guest passes' to his treatment centre to make people more aware of what he has to offer and second, through 'Nautiquet day-passes' which will be given to new patrons who are considering buying a membership. Both of these initiatives are expected to attract people to the Field House; however, the associated monitoring and processing considerations will have to be addressed in the lease-agreement.

Since each admission allows the users to access such areas as the track, lockers, showers, and weight room, it was agreed that the Field House will receive 65% of the regular adult admission rate (i.e. \$2.35 adult rate x 65% = \$1.53) for the Nautiquet day-pass users, thereby generating approximately \$1,500 per year in revenue for the City. The City's support for this initiative will be reviewed semi-annually. If patron-volumes increase and more counter-staff are required to collect and to process Nautiquet day-pass users, the Leisure Services Department will consider negotiating adjustments to the agreement with Mr. Armstrong.

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Financial Impact of the Proposed Lease

The following table describes the revenue implications of the proposed lease:

Usage Space	1992 Revenue Estimate	1992 Projected Actual	Revenue Under New Proposal (1993)	Explanation
Sports Medicine and Cardiac Rehabilitation	\$60,000	\$42,000	\$48,500	<ul style="list-style-type: none"> •1992 projected actual is down by \$18,000 from the estimate due to fewer Nantiquet memberships being sold than was anticipated. •The new proposal is a guaranteed flat amount.
Wrestling Room <ul style="list-style-type: none"> • Wrestling Club and Chuck Armstrong 	\$21,400	\$7,100	\$25,500	<ul style="list-style-type: none"> •1992 projected actual is down due to the Wrestling Club cancelling its lease. The 1993 new proposal is a guaranteed flat rate. •Internal programs will be moved to the fitness dance area in 1993 and special events will be using other parts of the building.
<ul style="list-style-type: none"> • Internal Programs 	\$1,200	\$900	\$2,400	
<ul style="list-style-type: none"> • External Use 	\$2,900	\$1,800	\$2,000	
Other Revenue <ul style="list-style-type: none"> • Day Pass 	0	0	\$1,500	<ul style="list-style-type: none"> •Under the proposed lease, the City will receive 65% of the value of each Nantiquet Day Pass. •It is possible to collect an additional \$3/month per member over 800. For the first year, the 800 figure will likely not be realized.
<ul style="list-style-type: none"> • Extra Revenue for over 800 Memberships 	0	0	0	
TOTAL	\$85,500	\$51,800	\$79,900	

Summary

Mr. Armstrong's Nantiquet Fitness and Physiotherapy Centre at the Saskatoon Field House has been positively received by the public and, over many years and on a continuous basis, has provided this facility with an excellent source of revenue. The new proposal will provide a new source of guaranteed revenue for an extended period of time, without displacing any of the Field House's current renters and patrons."

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Your Committee has determined that the wrestling room has not been used by the wrestling club since it has experienced a funding problem.

- RECOMMENDATION:**
- 1) that a new lease agreement with Mr. Chuck Armstrong to operate the Nantiquet Fitness and Physiotherapy Centre at the Saskatoon Field House be approved (as outlined in this report) for three years from January 1, 1993, to December 31, 1995, and that this agreement include (in addition to the existing space) the wrestling room and the adjoining hallway as part of the leased space;
 - 2) that the lease fee be as follows:
 - i) for the Sports Medicine and Cardiac Rehabilitation areas: \$48,500/year (flat fee)
 - ii) for the wrestling room: \$25,500/year (flat fee)
 - iii) for a day-pass: 65% of the Field House's regular adult admission
 - iv) for the number of members over 800 per month: \$3.00 per month per member over 800;
 - 3) that no property taxes be payable by Mr. Armstrong because they are considered to be included in the rental fee;
 - 4) that the City agree to pay a maximum of \$22,000 as its share of the structural-alteration costs to accommodate the expansion of Mr. Armstrong's operations at the Saskatoon Field House and that these costs be financed through a productivity improvement loan which will be paid back over a three-year period; and
 - 5) that the City Solicitor be instructed to prepare the required agreement for execution by His Worship the Mayor and the City Clerk.

Pursuant to earlier resolution, Items A.22 and A.23 of "Communications" were brought forward and considered.

IT WAS RESOLVED: 1) that a new lease agreement with Mr. Chuck Armstrong to operate the Nantiquet Fitness and Physiotherapy

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Centre at the Saskatoon Field House be approved (as outlined in this report) for three years from January 1, 1993, to December 31, 1995, and that this agreement include (in addition to the existing space) the wrestling room and the adjoining hallway as part of the leased space;

- 2) *that the lease fee be as follows:*
 - i) *for the Sports Medicine and Cardiac Rehabilitation areas: \$48,500/year (flat fee)*
 - ii) *for the wrestling room: \$25,500/year (flat fee)*
 - iii) *for a day-pass: 65% of the Field House's regular adult admission*
 - iv) *for the number of members over 800 per month: \$3.00 per month per member over 800;*
- 3) *that no property taxes be payable by Mr. Armstrong because they are considered to be included in the rental fee;*
- 4) *that the City agree to pay a maximum of \$22,000 as its share of the structural-alteration costs to accommodate the expansion of Mr. Armstrong's operations at the Saskatoon Field House and that these costs be financed through a productivity improvement loan which will be paid back over a three-year period; and*
- 5) *that the City Solicitor be instructed to prepare the required agreement for execution by His Worship the Mayor and the City Clerk.*

**16. Leisure Services Department
Revenue Proposal and Financing Strategy
Municipal Golf Courses
(Files CK. 4135-1 and 1720-3)**

Report of Director of Planning and Development, November 9, 1992:

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"Executive Summary

In the mid-1980s, the City constructed the Silverwood Golf Course and made significant capital improvements to the Holiday Park and Wildwood Golf Courses. In order to maintain City Council's policy of financing all of the municipal golf-courses' operating and capital expenditures from their self-generated revenues, the cost of these improvements was financed by a series of loans.

Over the subsequent years, the financial position of our golf-courses has been carefully monitored. A significant portion of the original debt has been repaid through increases to the golf-courses' rates and through refinancing the debt-repayment schedules. In addition, consideration is being given to alternative sources of revenues (e.g the proposed golf dome for the Wildwood Golf Course).

A major component of the financing strategy has been the moratorium that was placed on further capital improvements to the golf-courses until the original debt has been entirely repaid. With increased competition in the local golf-course market (particularly from three new private-sector courses), the revenue growth has not been sufficient to retire the remaining outstanding debt. In order to retain our share of the market, the Leisure Services Department is proposing that certain interim improvements should be made (i.e. the construction of a patio for the lounge and the resodding of several greens at, and the preparation of a conceptual plan for, the Holiday Park Golf Course). A financing strategy to accommodate these expenditures has been developed which consists of utilizing funds in the Municipal Golf Course Reserve and adjusting the rates that will be charged at our golf-courses during the 1993 season.

On August 24, 1992, the Planning and Development Committee considered a report on the operating revenues which have been generated at the Leisure Services Department's various recreational facilities for the first six months of 1992. According to this report, the revenues at the three municipal golf-courses were \$67,900 (excluding concessions) below the amount generated during the comparable period in 1991. (The courses' revenue-performance improved significantly in July and August, but not sufficiently to offset the shortfall from the preceding months. Poor weather conditions in September added to the shortfall.) The major cause of the lower golf-course revenues is the decreased play at the Holiday Park Golf Course.

The six-month report on revenues also indicated that the Leisure Services Department is examining a number of options to improve the Holiday Park Golf Course's competitive position and that a further detailed report on the City's golf-course operations would be submitted later in the year to the Planning and Development Committee for its consideration. Accordingly, the Department's Acting General Manager has submitted the

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following November 5, 1992, report. (A more-detailed analysis of the issues on which the following report is based has been appended for the Committee's information.)"

Attached is a copy of the detailed information on this matter as contained in the report of the Director of Planning and Development dated November 9, 1992.

Copies of the Leisure Services Department 1992 Municipal Golf Course Report dated November 5, 1992 have been provided to members of City Council only, and a copy will be available for viewing in the City Clerk's Office.

Your Committee reviewed this report and requested that the Administration take a look at the impact of raising the adult 18-hole fee at the Holiday Park Golf Course by \$1.00 to help pay for the required upgrading of this Course, and has determined that after further review, the Leisure Services Department has concluded that increasing the adult 18-hole fee will benefit their customers by allowing work on this Course to proceed earlier than would otherwise be possible.

Your Committee therefore

- RECOMMENDS:**
- 1) that \$15,000 to construct an outdoor patio-deck which will be attached to the lounge of the Holiday Park Golf Course's clubhouse be approved, with financing from the 1992 net operating surplus of the three municipal golf-courses;
 - 2) that \$40,000 to re-sod those greens at the Holiday Park Golf Course which are most severely infested with Poa Annua grass be approved, with the financing from the Municipal Golf Course Reserve (\$25,000) and the golf-courses' 1993 revenues (\$15,000);
 - 3) that \$30,000 to commission a concept plan for the long-term upgrading of the Holiday Park Golf Course be approved, with the financing to come from the golf-courses' 1993 revenues;
 - 4) that the Administration include a \$40,000 annual provision in the future operating budgets for the Holiday Park Golf Course to complete the re-sodding of all of its greens during the 1994 to 1997 seasons and that the Planning and Development Committee review and report, annually, to City Council on the effectiveness of the resodding program;
 - 5) that the municipal golf-course rates for senior citizens be increased from 75% to 80% of the adult rate;

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- 6) that the Silverwood Golf Course's season-pass rates for adults and senior citizens be based on the cost of twenty-five 18-hole rounds golf; and
- 7) that the 1993 municipal golf-course rates and fees (effective on March 16, 1993) be approved as follows:

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Holiday Park Golf Course - Green Fees	1992 Actual*	1993 Proposed*
18 Hole Adult	\$17.00	\$18.00
18 Hole Senior Citizen	\$12.75	\$14.50
18 Hole Junior	\$10.25	\$10.75
9 Hole Adult	\$10.25	\$10.75
9 Hole Senior Citizen	\$7.75	\$8.75
9 Hole Junior	\$6.25	\$6.50
Executive 9 Hole Adult	\$8.50	\$9.00
Executive 9 Hole Senior Citizen	\$6.50	\$7.25
Executive 9 Hole Junior	\$5.25	\$5.50
Executive 9 Hole Junior/Junior	\$2.25	\$2.25
Season Pass Adult	\$680.00	\$720.00
Season Pass Senior Citizen	\$510.00	\$580.00
Season Pass Junior	\$205.00	\$215.00

*GST Included

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Wildwood Golf Course - Green Fees	1992 Actual*	1993 Proposed*
18 Hole Adult	\$12.50	\$13.00
18 Hole Senior Citizen	\$9.50	\$10.50
18 Hole Junior	\$7.50	\$7.75
9 Hole Adult	\$7.50	\$7.75
9 Hole Senior Citizen	\$5.75	\$6.25
9 Hole Junior	\$4.50	\$4.75
9 Hole Junior/Junior	\$2.25	\$2.25
Season Pass Adult	\$500.00	\$520.00
Season Pass Senior Citizen	\$380.00	\$420.00
Season Pass Junior	\$150.00	\$155.00

*GST Included

Silverwood Golf Course - Green Fees	1992 Actual*	1993 Proposed*
18 Hole Adult	\$12.50	\$13.00
18 Hole Senior Citizen	\$9.50	\$10.50
18 Hole Junior	\$7.50	\$7.75
9 Hole Adult	\$7.50	\$7.75
9 Hole Senior Citizen	\$5.75	\$6.25
9 Hole Junior	\$4.50	\$4.75
9 Hole Junior/Junior	\$2.25	\$2.25
Season Pass Adult	\$250.00	\$325.00
Season Pass Senior Citizen	\$190.00	\$262.50
Season Pass Junior	\$150.00	\$155.00

*GST Included

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Auxiliary Charges	1992 Actual*	1993 Proposed*
Holiday Park Golf Course		
• lounge		
• liquor	\$2.75	\$3.00
• beer	\$2.50	\$2.75
• power cart trackage fee		
- season	\$120.00	\$120.00
- daily	\$6.00	\$6.00
• lockers		
- season	\$15.00	\$15.00
- daily	\$1.50	\$1.50
Wildwood Golf Course		
• power cart trackage fee		
- season	\$95.00	\$95.00
- daily	\$4.75	\$4.75

*GST Included

ADOPTED.

REPORT NO. 24-1992 OF THE LEGISLATION AND FINANCE COMMITTEE

Composition of Committee

Councillor M.T. Cherneskey, Q.C., Chair
 Councillor M. Thompson
 Councillor P. Mostoway

**1. Discount on Current Taxes - 1993
 (File No. CK. 1920-2)**

Report of the City Treasurer, November 23, 1992:

"The following sets out recommended discounts for the prepayment of 1993 taxes and the comparative 1992 rates.

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<u>Proposed - 1993</u>			<u>Actual 1992</u>	
<u>Payments Made In</u>	<u>Discount Rate</u>	<u>Equivalent Interest Rate</u>	<u>Discount Rate</u>	<u>Equivalent Interest Rate</u>
January	2%	4.90	2%	4.90
February	NIL		1.5%	4.56
March	NIL		1%	4.04

Bylaw 6673 provides for the payment of taxes on a specific date and allowable discounts for payments made in advance under Section 295 of The Urban Municipality Act, 1984. Your Administration has reviewed the rates contained in the Bylaw in the preparation for the billing of 1993 Tax Prepayments.

The discount rates currently in effect for prepayments are 2.00% for January, 1.50% for February, and 1.00% for March. Based on the June 30 due date, the equivalent annual rates are 4.90%, 4.56% and 4.04% respectively.

In 1992 tax prepayments totalled \$23,909,527 during the discount period and the related discount cost was \$425,163. Based on current interest rates, and the past payment patterns, the Administration has reviewed the discount rates and is proposing discount only on amounts paid on or before the 31st day of January.

The short term interest rate currently available to individuals for smaller accounts is 3.5% and it is our expectation that this rate will increase only modestly into 1993. On this basis we believe that the 1993 discount rate should be 2% (equivalent to 4.9% on an annual basis) on January payments and still remain very competitive.

The Administration is proposing to limit discounts to payments made on or before January 31st only for the following reasons:

- 1) The past payment patterns indicate that 90% of tax prepayments are made by January 31.
- 2) A competitive discount rate for tax prepayments in the months of February and March would be unattractive.
- 3) Eliminate taxpayer confusion regarding tax payment deadlines. By allowing discounts only on prepayments for January, taxpayers can be informed that there are two payment deadlines for current taxes: January 31st to qualify for discount on tax prepayments and June 30 for payment without penalty.

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This report recommends that the discount for payments made in advance be allowed only on prepayments made on or before January 31st and the current discount rate be 2.0% (equivalent rate of 4.9%) on January prepayments."

- RECOMMENDATION:**
- 1) that City Council approve a discount rate for prepayment of 1993 taxes of 2% for tax prepayments made on or before January 31, 1993, and no further discounts be allowed for payments made in the months of February or March, 1993; and
 - 2) that the City Solicitor be requested to prepare the necessary bylaw.

- IT WAS RESOLVED:*
- 1) *that City Council approve a discount rate for prepayment of 1993 taxes of 2.00% for January, 1.50% for February and 1.00% for March; and*
 - 2) *that the City Solicitor be requested to prepare the necessary bylaw.*

**2. Application for Tax Rebate -
Saskatoon Figure Skating Club
(File No. CK. 1965-1)**

City Council, at its meeting held on November 9, 1992, upon consideration of a report on applications received for tax rebates resolved, in part, that the Committee report further on the application from the Saskatoon Figure Skating Club.

Attached is a summary page on the Saskatoon Figure Skating Club application (L1).

Report of the Director of Finance, November 18, 1992:

"The Acting General Manager of Leisure Services has provided the attached report. Although negotiations on a new lease are continuing, the Club paid the City \$151,764 in rental fees for the use of the A.C.T. Arena. Although silent in the contract, it would be reasonable to assume that the lease included the waiver of property taxes. Therefore, administratively we would recommend the exemption of the Saskatoon Figure Skating Club from the payment of property taxes at the A.C.T. Arena."

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- RECOMMENDATION:**
- 1) that the Saskatoon Figure Skating Club be granted a tax exemption in 1993 for 107 - 105th Street East; and
 - 2) that the City Solicitor be requested to prepare the necessary bylaw.

ADOPTED.

**3. Proposed 1993 CIP Grant Levels
(File No. CK. 1870-2)**

Report of the Director of Finance, November 24, 1992:

"The Administration wishes to propose the following grant allocation for the 1993 CIP Program:

<u>Program Description</u>	<u>1992 Approved Budget</u>	<u>1993 Proposed Budget</u>
CIP (Cultural)	98,900	98,900
CIP (Sport)	72,500	72,500
CIP (Social Services)	138,500	138,500
CIP (Recreation)	9,800	9,800
CIP (Contingency)	<u>9,800</u>	<u>9,800</u>
	\$329,500	\$329,500
Provision of Civic Services	45,000	45,000
Mendel Site Cleanup	14,000	14,000
Kinsmen Telemiracle	<u>-</u>	<u>20,000</u>
	\$388,500	\$408,500

*City Council resolved that \$20,000 be placed in the Preliminary 1993 Operating Budget for the Kinsmen Telemiracle.

(As a note all civic departments have been asked to prepare their budgets with last year's mill rate allocation.)"

Your Committee is of the opinion that funds should not be allocated in the 1993 budget for the Kinsmen Telemiracle.

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RECOMMENDATION: that the proposed budget set out above be included in the preliminary 1993 Operating Budget with the exception of the provision of \$20,000 to the Kinsmen Telemiracle.

ADOPTED.

**4. 1993 Operating Budget
Cost Centre/Legislative Committees/Advisory Boards
(File No. CK. 1704-1)**

During the 1992 review, City Council asked the Legislation and Finance Committee to review the budget allocation to its various committees and advisory boards.

The Director of Finance has submitted to the Committee for consideration the 1993 budget requests (see attached summary).

Your Committee will be meeting with the Leisure Services Advisory Board on the Board's proposed budget of \$5,000 for conference attendance (an increase of \$3,000 over 1992). The Committee feels the other budget requests should be included in the 1993 Preliminary Operating Budget.

RECOMMENDATION:

- 1) that the attached proposed 1993 budgets for advisory committees and boards, with the exception of the budget for the Leisure Services Advisory Board, be approved for inclusion in the 1993 Preliminary Operating Budget; and
- 2) that the Legislation and Finance Committee report further on the proposed 1993 budget of the Leisure Services Advisory Board.

ADOPTED.

**5. Applications for Travel Assistance
Saskatoon Minor Softball League; Saskatoon Olympic Hurlers;
Saskatoon Thistle Soccer Club; Saskatoon Huskies Women's Soccer Club
(File No. CK. 1870-2-3)**

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Report of the Acting Manager, Leisure Services Department, November 9, 1992:

"The attached Travel Assistance applications were reviewed by the Executive of the Saskatoon Sports Council in October. The following recommendations were made:

1. that the two applications from the Saskatoon Minor Softball League be approved in the amount of \$1,000. This amount is for assistance of \$500.00 to the Pee Wee Lazars Girls team who attended the Western Canadian Championships in Brandon, Manitoba and \$500.00 to the Midget 'A' Select Boys team who attended the National Championships in Napanee, Ontario;

(NOTE: These applications were made on behalf of the teams by the Saskatoon Minor Softball League who has already given these funds to the teams from their own account).

2. that the application from the Saskatoon Olympic Hurlers be approved in the amount of \$500.00 for participation at the Canadian Senior Mens 'A' Slow Pitch Championships, August 24-30 in Medicine Hat, Alberta;
3. that the application from the Saskatoon Thistle Soccer Club be approved in the amount of \$500.00 for participation in the Air Canada National Championships, September 5-7 in Vancouver, B.C.; and,
4. that the application from the Saskatoon Huskies Women's Soccer Club be approved in the amount of \$500.00 for participation at the Canadian National Ladies Soccer Championships, October 9-12 in Montreal, Quebec."

Your Committee notes that the applicants met the criteria with respect to the granting of travel assistance as they all attended national championships.

RECOMMENDATION:

- 1) that the recommendations of the Executive of the Saskatoon Sports Council with respect to the attached Travel Assistance applications, as outlined above, be approved; and
- 2) that the travel assistance be charged to the following components:

\$350 be charged to the Sport Component of CIP; and
\$2,150 be charged to the Contingency Fund.

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ADOPTED.

REPORT NO. 25-1992 OF THE WORKS AND UTILITIES COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor M. Hawthorne
Councillor B. Dyck
Councillor O. Mann

**1. 1957 Filtration Plant Modification
Capital Project #617
Water Treatment Plant
(Files CK. 1703 and 670-3)**

The following is a report of the Manager, Water and Pollution Control Department, dated November 2, 1992:

"The 1992 Water Utility Capital Budget includes \$520,000 for the modification of the 1957 Filtration Plant at the City of Saskatoon's Water Treatment Plant. The modification will increase the Treatment Plant's rated filtering capacity from 62 MIGD to 67.4 MIGD by the conversion of three rapid sand filters to dual media filters. The modification will include:

- replacement of existing underdrain system;
- replacement of filter media;
- upgrading of the existing backwash/drain/waste/effluent system.

The conversion of the rapid sand filters to a dual media filter began in 1984 when four filters in the 1964 filter plant were modified. The remaining five filters in the 1964 plant were modified in 1988. Based on the City's projected water demand, the modification of the entire 1957 Filtration Plant, that includes six filters, was originally scheduled for 1996. The schedule for replacement has, however, been moved ahead due to a series of filter bottom failures that have occurred over the past couple of years. The failures are related to the age of the filter bottom and have raised concerns over the reliability of the filter bank during the summer periods when demands peak.

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Tenders for the filter modification were received and opened on October 24, 1992. The bids are summarized as follows:

<u>CONTRACTOR</u>	<u>LOCATION</u>	<u>BASE BID (Including G.S.T. & P.S.T.)</u>	<u>CONTRACT NET COST (Including 4% G.S.T. Rebate)</u>
A.M.E. Systems Ltd.	Saskatoon	\$520,450.92	\$500,994.81
Inter-City Mechanical (1985) Ltd.	Saskatoon	\$558,390.20	\$537,515.80
Pow City Mechanical Ltd.	Saskatoon	\$565,741.00	\$544,591.80
Balzer's Installations Ltd.	Regina	\$609,900.00	\$587,100.00
Lockerbie and Hole Company Ltd.	Saskatoon	\$614,634.75	\$591,657.75
Chemcon Installations Ltd.	Saskatoon	\$628,684.00	\$605,181.79

The consulting firm of Catterall & Wright has completed a commercial and technical bid evaluation. A.M.E. Systems Ltd., the low bidder, was found to meet all qualifications necessary to carry out the required work. Attached, for information, is the Consultant's letter of recommendation.

The proposed contract in combination with the engineering services fees on this project (\$19,500) would appear to exceed the project's budget of \$520,000. The contract price does, however, include \$20,000 for contingencies which, if not used, will be returned to the City. The work involved in this project is identical to the previous conversion of the 1964 filters which was also designed by Catterall & Wright and it is expected that extras will be minimal. The G.S.T. rebate will reduce the project cost by an additional \$20,000.00. If any project over expenditure occurs, it will be slight and well within the limits established for administrative approval."

- RECOMMENDATION:**
- 1) that City Council accept the low bid from A.M.E. Systems Ltd. for the 1957 Filtration Plant modification at the Water Treatment Plant, at a contract price of \$520,450.92 including P.S.T. and G.S.T.; and
 - 2) that the City Commissioner and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

ADOPTED.

**2. Application for Water Connection
 Saskatchewan Water Corporation East Treated Water Line**

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**Jacqueline Seymell and Jim Schols
SE 28-35-04-W3M
(File No. CK. 7781-2)**_____

Attached is a copy of a report of the Director of Works and Utilities dated November 16, 1992, regarding the above matter.

RECOMMENDATION: that the application to the Saskatchewan Water Corporation's East Pipeline by Jacqueline Seymell and Jim Schols be denied and that the Saskatchewan Water Corporation be so advised.

ADOPTED.

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REPORT NO. 26-1992 OF THE WORKS AND UTILITIES COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor M. Hawthorne
Councillor B. Dyck
Councillor O. Mann

**1. 1992 Equipment Purchases
Project 581: V & E Services
4-Wheel Street Sweeper
(Files CK. 1390-1 and 1703)**

Report of the Acting Manager, Vehicle and Equipment Services, November 19, 1992:

"Tenders for the purchase of a 4-Wheel Street Sweeper were received and publicly opened on November 4, 1992. The prices received are as follows:

<u>Company Name</u>	<u>Price</u>	<u>Make and Model</u>
Fort Garry Industries	\$135,043.00	Vanguard V4000 SP
Fer Marc Equipment Ltd.	\$143,783.24	Elgin Eagle Series F
Maran Equipment Ltd. 2TE4DHL	\$155,250.00	Mobil Patriot

The low bid submitted by Fort Garry Industries contains deviations from our specifications which make the unit unacceptable. The main area of concern is the dumping of the hopper into a truck. Our specifications call for a left-side dump, whereas the Vanguard V4000 SP dumps to the rear. In order to dump the sweepings, the unit must back against the side of the truck. Performing this procedure on a street with traffic would be unsafe. A 3-wheel unit similar to the Vanguard V4000 SP was rented for several weeks with the result that the unit was unacceptable because of the means of dumping the load.

The Vanguard V4000 SP also deviates from our specifications in that it comes with one (1) engine only. Our specifications call for a two (2) engine design. The two (2) engine design produces a smoother operation with excellent control of forward speed as well as sweeping ability.

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The second low bid submitted by Fer Marc Equipment meets our specifications and is recommended for purchase. In addition to the base machine, the optional lower conveyor roller washout and 24-month warranty is recommended at an additional cost of \$2,100.00. The purchase is within the 1992 approved Capital Replacement Budget estimates and the costs are as follows:

Base Price	\$143,783.24
Lower Roller Washout	600.00
24-Month Warranty	<u>1,500.00</u>
\$145,883.24	
G.S.T. (7%)	10,211.82
P.S.T. (8%)	<u>11,670.65</u>
\$167,765.71	
G.S.T. Rebate	<u>5,835.32</u>
\$161,930.39	

The unit being replaced is a 10-year-old machine and is one of five 4-wheel units in the permanent fleet. With the recommended purchase, the fleet will consist of (2) Mobil units and (3) Elgin Eagles.

The unit being replaced will be disposed of through public tender."

RECOMMENDATION: that City Council accept the bid from Fer Marc Equipment Limited, for the purchase of one (1) 4-Wheel Street Sweeper, for \$167,765.71 with G.S.T. and P.S.T. included.

ADOPTED.

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2. **Communications to Council**
From: R.G. Bundon, Office Managing Partner
Deloitte & Touche
Date: April 8, 1992
Subject: Submitting copies of the Final Report on the
Infrastructure Rehabilitation Funding Study

AND

- Communications to Council**
From: Robert R. Buckley
SCOUT
Date: April 10, 1992
Subject: Requesting permission to address Council re
report of the "City of Saskatoon Infrastructure
Rehabilitation Funding Study"

AND

1993 Water and Sewer Rates
(Files CK. 4140-5 and 1905-2)

Your Committee has considered the following report of the Director of Works and Utilities dated November 23, 1992:

"At its meeting held on January 6, 1992, upon consideration of the 1992 Water and Sewer Rates, City Council resolved:

'that the Works and Utilities Committee review the matter of applying a percentage against the water bill.'

The Works and Utilities Committee subsequently referred the matter to the Administration for a report.

At its meeting held on August 17, 1992, upon consideration of the report of the external auditor, Deloitte and Touche, entitled: City of Saskatoon Infrastructure Rehabilitation Funding Study, City Council resolved:

- '1) THAT City Council adopt the recommendations of the External Auditor as described under CURRENT SITUATION as noted in this report;**
- 2) THAT the Administration to instructed to carry out the necessary steps to implement the recommendations; and**
- 3) THAT the Administration be instructed to report further on the**

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increase in the infrastructure levy required to offset the reduced funding from LIP water main replacement.'

IN AMENDMENT

'AND THAT in the event that an Infrastructure Levy is increased in the future that the benefitting owners receive a proportionate increase.'

The recommendations by Deloitte and Touche adopted by City Council were:

'VI. RECOMMENDATIONS - APPROPRIATENESS OF CURRENT FUNDING POLICIES

- We recommend that the City continue the use of current funding mechanisms for infrastructure rehabilitation with the exceptions that:
 - the infrastructure levy be discontinued; and,
 - the (volumetric) water surcharge be increased to offset the impact of the removal of the infrastructure levy.
- We recommend continuation of the 'pay-as-you-go' strategy utilizing the infrastructure reserve to fund rehabilitation projects.
- Given the apparent insufficiency of current funding levels, we recommend review of the rates of funding mechanisms with a view to ensuring the adequacy of funding to meet future infrastructure rehabilitation requirements.
- From a longer-term perspective, we recommend further investigation of the storm water utility and fuel tax concepts as potential future means to fund storm sewer and street/main arterial route rehabilitation respectively.'

In bringing forward the 1993 Water and Sewer Rates, we are proposing several changes in keeping with the above-noted resolutions of City Council:

1. The infrastructure levy for water and sanitary sewer rehabilitation (eg. the \$4 per month per residential water meter) is recommended to change to a levy based on water consumption.
2. The revenue generated by the infrastructure levy is recommended to double from approximately \$2.3 million per year to approximately \$4.6 million dollars per year

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based on rehabilitation needs.

In addition, the 1993 Water and Sewer Rates are proposed to address several other issues:

3. The 6¢ per 100 cubic feet on the water rate allocated to the infrastructure reserve is being shifted to the infrastructure levy. Revenue generation to the infrastructure reserve is neutral. An additional 0.85 per cent on the Grant-in-Lieu of Taxes is required for the contribution to general revenues to be the same as in 1992.
4. We propose to continue a long-term plan to implement a constant annual rate increase in sewer service charges driven mainly by the capital construction costs of the sewage treatment plant upgrade. The treatment process upgrade is required to meet effluent quality guidelines mandated by Saskatchewan Environment and Public Safety to be in place by the end of 1995.
5. The second step of a 10-year transition on sewer surcharges for industrial customers is proposed to more closely reflect the costs of treating high strength sewage.
6. We propose a modification of liquid waste hauling charges to more closely reflect the costs of treating both domestic and commercial/industrial wastes hauled directly to the sewage treatment plant.

Report of the City Engineer, November 24, 1992:

The basis of the current estimates for rehabilitation of the water and sewer mains is outlined in the April 1991 report of the Engineering Department entitled: Report on Rehabilitation Underground Infrastructure City of Saskatoon. The analysis in the report uses 1990 as the base year for both the age of the infrastructure and the costs of rehabilitation.

Watermain Replacement

The major area of concern in the water system is the 265 km of cast iron water mains remaining in Saskatoon. These mains range in age from 17 to 85 years. Replacement of cast iron water mains has been required at ages ranging from 21 to 71 years.

The ten-year average rate of replacement for cast iron water mains is 2.4 km per year. At this rate, the last cast iron water main in Saskatoon would be replaced in the year 2100 (i.e. 110 years). Based on our current experience, the cast iron water mains will not last nearly this long.

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Cast iron water mains in Saskatoon fall into three categories: thick-walled installed during the period 1906-35, medium-walled installed during the period 1936-55, and thin-walled installed during the period 1956-73. Unfortunately, it is the newer, thin-walled cast iron water mains that are failing, mainly due to external corrosion.

Assuming total replacement of the thick walled cast iron within a 100 year service life, medium walled cast iron within an 80 year service life, and thin walled cast iron within a 60 year service life, the following replacement rates for cast iron water mains are required:

1.	Thick wall - 101.1 km in 45 years	=	2.25 km/yr
2.	Medium wall - 80.5 km in 45 years	=	1.79 km/yr
3.	Thin wall - 83.4 km in 43 years	=	1.94 km/yr

To this amount must be added the replacement of the small diameter steel within a 55-year service life and the remaining ductile iron within a 35-year service life:

4.	Steel - 4.3 km in 20 years	=	0.22 km/yr
5.	Ductile iron - 0.7 km in 20 years	=	0.04 km/yr

Total required replacement: 6.3 km/yr = \$2,500,000/yr

This analysis does not take into account:

1. The current depreciation in the 585 km of water mains made from other materials.
2. The survival curve for cast iron water mains is not a straight line. The older thick-walled mains are lasting longer than the newer medium-walled mains, which in turn are lasting longer than the newer thin-walled mains. There is evidence that the increasing rates of deterioration in the three classes of cast iron pipe will superimpose, resulting in a decade or two of accelerated replacement requirements.

Further analysis is needed in this regard to refine the estimates for the level of funding required.

Sanitary Sewer Rehabilitation

The major areas of concern in the sanitary sewer system is the cracking from stress and eventual collapse of the vitrified clay tile (VCT) pipe, and the deterioration and eventual collapse of the concrete sewers with internal corrosion being a major

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factor. The mains that have been or are proposed to be rehabilitated are:

1. Vitrified clay tile pipe that is 51 to 77 years old and/or are under deep bury.
2. Small diameter concrete pipe that is 35 to 45 years old.

Assuming total replacement of old vitrified clay tile pipe within a 120 year service life, and replacement of the small diameter concrete within a 55-year service life, the annual replacement requirements are:

- | | | | |
|----|--------------------------------|---|-------------------|
| 1. | VCT - 91.5 km in 75 years | = | 1.22 km/yr |
| 2. | Concrete - 42.1 km in 20 years | = | <u>2.10 km/yr</u> |

Total required replacement: 3.3 km/yr = \$2,000,000/yr.

This analysis does not take into account the current depreciation in the remaining 615 km of sanitary sewer in Saskatoon. Further analysis is required in this regard to refine the estimate for the level of funding required.

Storm Sewer Rehabilitation

Inspections conducted by remote video cameras indicate that portions of the storm sewer system built prior to 1935 (age ranging from 55 to 79 years) are showing signs of failure. Assuming total replacement of these older storm sewers within a 90-year service life, the annual replacement requirements are:

- | | | | |
|----|-------------------------------|---|-------------------|
| 1. | VCT - 20.5 km in 35 years | = | 0.59 km/yr |
| 2. | Concrete - 9.5 km in 35 years | = | <u>0.27 km/yr</u> |

Total required replacement: 0.86 km/yr = \$900,000/yr.

This analysis does not take into account the current depreciation in the remaining 420 km of storm sewer in Saskatoon. Further analysis is required in this regard to refine the estimate for the level of funding required.

It should be noted that the Infrastructure Levy charged on the water and sewer utility bills is not used to fund storm sewer rehabilitation. Storm sewer maintenance and rehabilitation are funded from general revenues (i.e. property and business taxes). However, the funding requirements for storm sewer rehabilitation is important in this context as savings can be realized if rehabilitation can be done simultaneously.

Downtown Infrastructure Rehabilitation

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In a report entitled: Saskatoon Downtown Infrastructure Study Report, dated October 1990, the Engineering Department outlined the results of their condition and capacity analysis of the infrastructure in the Downtown. Based mainly on capacity concerns, they have proposed a short-term program of reconstruction of both underground and surface infrastructure:

<u>Stage</u>	<u>Location</u>	<u>Estimate Cost</u>
1	24th Street - River to 6th Avenue	\$1,493,000
2	24th Street - 6th Ave to 4th Avenue	1,264,000
3	24th Street - 4th Ave to 1st Avenue	1,434,000
4	1st Avenue, 3rd Avenue and 4th Avenue	1,443,000
5	22nd Street - Spadina to 2nd Avenue	1,347,000
6	3rd Avenue - River to 20th Street	<u>650,000</u>
	Total	\$7,631,000

These funds are required in addition to the previously-noted funding requirements and address only the most immediate concerns in the Downtown.'

Based on the above analysis, the Administration used the following assumption in analyzing the financial implications of the External Auditors's report on SCOUT:

- '3. That the infrastructure levy will double for 1993, and will further increase by 50% for 1995 to meet the current estimates for rehabilitation of the water and sanitary sewer mains over the long term;'

Report of the Manager, Water & Pollution Control Department, November 24, 1992:

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INTRODUCTION

Utility rates are set to produce revenues that cover the annual operating and capital cost of the utility. The annual escalation of the rates is determined by the escalation of operating costs, the magnitude of capital expansion, and the demand for the utility service. The formulation of the 1993 water and sewer rates has been driven mainly by capital development and infrastructure rehabilitation needs. Upgrading the sewage treatment plant constitutes the major capital development input. The total cost of the upgrade which is scheduled for completion in 1995, is currently estimated at \$49,000,000. Infrastructure rehabilitation revenue requirements have increased from \$3,100,000 to \$5,400,000 per year. A rate structure that results in an average combined utility (water and sewer) increase of 8.7 percent in both the residential and commercial sectors is being proposed to generate the required revenues.

WATER RATES

The following pricing philosophies are basic to the preparation of the water rates. These philosophies reflect the traditional approach taken by the City and include recommendations from the Infrastructure Rehabilitation Funding Study by Deloitte & Touche (1992):

- Total Cost Recovery - rates are set to recover all annual utility costs (operating and capital) less infrastructure replacement costs and fire charges.
- Infrastructure Levy - water and sanitary sewer infrastructure rehabilitation costs will be recovered by a volumetric levy in addition to the rates.
- Fire Charges - the cost of maintaining fire services is collected from the Fire Department (general tax base).
- Declining Rate Structure - the rates are set such that the larger the volume purchased the lower the unit cost.
- Outside User Rate - water sold to users outside the City's boundaries is charged a 30 percent surcharge.

The water utility expenditures for 1993 have been estimated at \$15,748,600 which is \$1,151,200 less than the 1992 estimates. The reduction is due mainly to a reduction in the provision to the reserves. The provision to the Infrastructure Reserve has been removed from the rates and will be recovered by the infrastructure levy. The Stabilization Reserve is at its cap and thus the provision has been reduced significantly. The 1993 operating budget, that will be presented to Council and has been used to set the water rates, is shown in Table 1.

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Table 1: WATER UTILITY BUDGET			
	1992 Budget	1992 Est. Actual	1993 Budget
REVENUE			
Metered	16,467,700	15,724,700	15,311,400
Fire Protection	382,100	382,100	382,100
Miscellaneous	<u>50,000</u>	<u>50,000</u>	<u>55,100</u>
	16,899,800	16,156,800	15,748,600
EXPENDITURES			
Management & Admin.			
Salaries	646,900	550,000	639,700
Cross Charges	1,207,500	1,207,500	1,239,500
Operations	38,500	36,700	42,200
Debt Charges	1,471,700	1,422,500	1,618,800
Grant in Lieu	1,496,800	1,434,900	1,496,800
Treatment			
Salaries	1,158,000	1,166,900	1,177,500
Operations	369,000	365,700	358,500
Pumping Power	1,479,900	1,180,000	1,243,000
Chemicals	748,900	742,000	775,000
Buildings & Grounds			
Salaries	126,700	125,700	132,300
Operations	156,800	133,500	158,000
Meters			
Salaries	446,300	411,000	448,200
Operations	173,700	202,200	216,600
Distribution System			
Mains	3,126,000	3,107,100	3,140,200
Hydrants	446,700	440,000	452,200
Service	893,400	885,100	881,100
Provision to Reserves			
Capital	1,500,000	1,379,000	1,454,000
Replacement	260,000	260,000	275,000
Infrastructure	817,500	817,500	0
Stabilization	<u>335,500</u>	<u>264,500</u>	<u>0</u>
	16,899,800	16,156,800	15,748,600

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Based on the projected water consumption for 1993 (37,500,000 cubic meters) the anticipated 1993 Water Utility expenditures can be met with a reduction in water rates of approximately 7.4 percent. Actual water consumption has averaged approximately 36,000,000 cubic meters per year over the past three years with unseasonably cool and wet summers. The proposed and current rate structure is shown:

WATER RATES

	Rates per 100 cu. ft.	
	Proposed	Current
Residential		
First 600 cu.ft./month	\$1.26	\$1.38
Next 600 cu.ft./month	\$1.17	\$1.28
Balance	\$1.01	\$1.10
Minimum Monthly Bill	\$3.00	\$3.00
Commercial		
First 1,000 cu.ft./month	\$1.30	\$1.38
Next 2,000 cu.ft./month	\$1.20	\$1.28
Next 10,000 cu.ft./month	\$1.11	\$1.19
All over 13,000 cu.ft./month	\$1.06	\$1.14
Golf Clubs	\$1.06	\$1.14
Minimum Monthly bill	\$6.50	\$6.50

The contribution to the general revenues by the Utility via the Grant in Lieu of Taxes would be reduced significantly with the proposed reduction in rates. The budget in Table 1 includes a Grant in Lieu of Taxes based on a 10.85 percent allocation rather than the existing 10.0 percent.

INFRASTRUCTURE LEVY

The position taken by City Council in response to the Infrastructure Rehabilitation Funding Study by Deloitte & Touche supports the premise that the existing infrastructure levy should be converted to a volumetric surcharge. A volumetric levy, as with any user fee, must utilize a rate that is based on a rational pricing philosophy. The levy proposed for 1993 has been formulated using the following criteria:

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- the levy shall be a volumetric charge directly proportional to water consumption.
- the levy shall result in the generation of funds equal to the City Engineer's estimate of the annual infrastructure rehabilitation requirements.
- the levy shall also recover the contribution to the Infrastructure Reserve which is currently recovered from the water rates.

Based on projected residential consumption and the proposed formulation criteria the residential share of the infrastructure levy revenues will be \$3,618,000. This revenue can be generated by utilizing the existing water rate block structure and the following volumetric rates:

Residential Infrastructure Levy (Monthly Charge)

Block	Rate
First 600 cu.ft.	\$0.82/100 cu.ft.
Next 600 cu.ft.	\$0.38/100 cu.ft.
Over 1,200 cu.ft.	\$0.19/100 cu.ft.

The commercial share of the required revenues (\$1,782,000) can be generated by utilizing the existing water rate block structure and the following volumetric rates:

Commercial Infrastructure Levy (Monthly Charge)

Block	Proposed Rate
First 1,000 cu.ft.	\$0.68/100 cu.ft.
Next 2,000 cu.ft.	\$0.30/100 cu.ft.
Next 10,000 cu.ft.	\$0.26/100 cu.ft.
Over 13,000 cu.ft.	\$0.19/100 cu.ft.

The proposed rates will result in infrastructure levies significantly higher than the current charges. The increases must be evaluated however in light of the entire Water Utility bill. The impact of increasing the annual infrastructure revenues by \$2,300,000 results in an average total water bill increase of approximately 9.0 percent for high commercial users and a maximum of \$6.40 per month for low volume commercial users (3,000 cu.ft.). Average sized residential users (900 cu.ft./month) will realize a \$1.01 increase per month while large residential users (3,000 cu.ft.) will have increases in the order of \$3.62 per month. Table 2 compares the purchase price of water in the larger Western Canadian cities based on the anticipated 1993 rates.

Table 2: 1993 WATER CONSUMPTION COST COMPARISONS			
Cities	900 cu.ft. (Residential)	37,000 cu.ft. (Commercial)	1,240,000 cu.ft. (Commercial)
Saskatoon	17.13	486.80	15,524.30
Regina	17.71	671.32	22,498.56
Edmonton	28.25	851.78	22,171.61
Calgary	25.21	532.25	12,125.44
Winnipeg	13.17	456.53	10,691.52

SEWER SERVICE CHARGE

The City's sewer service rates are based on the following pricing philosophies:

- Total Cost Recovery - rates are set to recover all annual utility costs (operating and capital), less the infrastructure replacement costs.
- Surcharge - a surcharge for high strength waste is applied to industries.
- Residential Rate - is a percentage of the monthly water bill.
- Commercial Rate - is a declining rate structure based on water consumption. The rate is applicable to all customers connected to the sewage system even if the water entering the sewer is estimated to be less than the water consumption.
- Constant Transition - rates are set such that there will not be an excessive increase during a year when there is a major capital expenditure (i.e. secondary treatment expansion).

These pricing philosophies are basic to the preparation of the sewer service charge. The 1993 sewer service rates are influenced mainly by the costs of the sewage treatment upgrade. The 1993 preliminary operating budget for the Sewer Utility includes provisions to the Capital Project Reserve sufficient to produce a smooth transition in rates from now until the end of the capital recovery period that is associated with the sewage treatment plant upgrade. The 1993 Sewer Utility budget, that will be presented to Council during the 1993 operating budget deliberations, is shown in Table 3. Total revenues required to meet the 1993 expenditures are estimated at \$12,022,800.

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1992	75	1529	825	0	8496	10925	10005075	1.08	
1993	82	1604	1745	0	8592	12023	10243950	1.16	7.5
1994	82	1620	2300	579	8650	13231	10500049	1.25	7.5
1995	82	1650	1460	2423	8740	14355	10605049	1.34	7.5
1996	82	0	0	5445	10043	15570	10711100	1.44	7.5
1997	80	0	410	5445	10524	16459	10818211	1.51	4.7
1998	80	0	600	5445	10913	17038	10926393	1.55	2.5
1999	40	0	830	5445	11321	17636	11035657	1.59	2.5
2000	40	0	1020	5445	11748	18253	11146013	1.63	2.5
2001	40	0	1200	5445	12195	18880	11257473	1.67	2.4
2002	40	0	1380	5445	12665	19530	11370048	1.71	2.4
2003	40	0	1560	5445	13158	20203	11483749	1.75	2.4
2004	40	0	2320	4866	13675	20901	11598586	1.79	2.4
2005	40	1831	2320	3022	14220	21433	11714572	1.82	1.5

Table 4, which lays out the long term cash flow requirements for the sewage treatment expansion, indicates that an average rate increase of 7.5 percent per year is required for the next 4 years. In 1993, an average 7.5 percent increase will be realized by raising the domestic rate to 73.0 percent of the water bill and increasing the commercial rates by 8¢ in each block.

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SEWER SERVICE CHARGES

	Rates / 100 cu.ft. of water used	
	Proposed	Current
Residential	73 percent of water bill	62 percent of water bill
Maximum monthly charge	\$25.00	\$25.00
Commercial		
First 13,000 cu.ft./month	\$1.20	\$1.12
All over 13,000 cu.ft./month	\$1.13	\$1.05
Minimum monthly bill	\$5.00	\$5.00

Table 5 indicates that the proposed 1993 rates compare favourably with rates and increases proposed in other Western Canadian cities.

Table 5: 1993 SEWER SERVICE CHARGE COMPARISON (\$ PER MONTH)				
	1993 Rate Increase %	900 cu.ft. (Residential)	37,000 cu.ft. (Commercial)	1,240,000 cu.ft. (Commercial)
Saskatoon	7.5	8.08	427.20	14,021.18
Regina	8.0	17.06	679.32	22,766.40
Edmonton	8.5	15.57	578.12	16,358.63
Calgary	9.5	19.75	451.99	10,296.92
Winnipeg	11.5	16.48	677.66	22,710.60

Table 6 summarizes the combined impact of the Water and Sewer Utility rate increases on various sized consumers within the city.

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Table 6: COMPARISON OF COMBINED WATER & SEWER INCREASES (Monthly)						
	Residential		Commercial		Large Industrial	
Consumption (cu.ft.)	900	3,000	12,000	37,000	345,000	1,240,000
CURRENT						
Water Rate	12.12	35.76	146.50	432.00	3,943.20	14,146.20
Infra Levy	4.00	4.00	12.00	12.00	50.00	50.00
Sewer Service	<u>7.51</u>	<u>22.17</u>	<u>134.40</u>	<u>397.60</u>	<u>3,631.60</u>	<u>13,029.10</u>
Total	23.63	61.93	292.90	841.60	7,624.80	27,225.30
PROPOSED						
Water Rate	11.07	32.76	136.90	402.40	3,667.20	13,154.20
Infra Levy	6.06	10.62	36.20	84.40	669.60	2,370.10
Sewer Service	<u>8.08</u>	<u>23.55</u>	<u>144.00</u>	<u>427.20</u>	<u>3,907.60</u>	<u>14,021.18</u>
Total	25.21	66.93	317.10	914.00	8,244.40	29,545.48
Increase (\$)	1.58	5.00	24.20	72.40	619.60	2,320.18
Increase %	6.7	8.1	8.3	8.6	8.1	8.5

SEWER SURCHARGE

At its meeting of January 6, 1992 Council approved an increase in the sewer surcharge that was to be phased in over a 10 year period. The second step of that increase will result in the following changes to the surcharge formula:

Current Formula

$$R = V + 3.1 \left(1 + \frac{X}{300}\right) + 6.8 \left(1 + \frac{Y}{300}\right) + 2.4 \left(1 + \frac{Z}{100}\right) + 0.4 \left(1 + \frac{P}{10}\right)$$

where R = sewer service charge in cents per 100 cu.ft. water
 V = 99.3¢/100 cu.ft. for the first 13,000 cu.ft.
 = 92.3¢/100 cu.ft. for consumption in excess of 13,000 cu.ft.

Proposed

$$R = V + 3.5 \left(1 + \frac{X}{300}\right) + 8.2 \left(1 + \frac{Y}{300}\right) + 3.1 \left(1 + \frac{Z}{100}\right) + 0.8 \left(1 + \frac{P}{10}\right)$$

where V = 104.4¢/100 cu.ft. for the first 13,000 cu.ft.
 = 97.4¢/100 cu.ft. for consumption in excess of 13,000 cu.ft.

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Table 7 shows the impact that the changes will have on various industries that discharge high strength wastes providing the quantity and quality of the wastes do not change significantly.

Table 7: ANNUAL SURCHARGE COMPARISONS		
Industry Code	Total Surcharges [\$]	
	Current	Proposed
01	58	72
02	8526	10718
03	3334	4015
04	52196	63384
06	1127	1273
07	16304	20663
08	19	22
09	20111	23477
10	8173	9891
11	7795	9430
12	6906	8246

Table 8 shows the charges that the industries would realize if they were located in other Western Canadian cities.

Table 8: SURCHARGE COMPARISON - WESTERN CANADIAN CITIES (\$)			
	Industry 03	Industry 07	Industry 10
Saskatoon	4,015	20,663	9,891
Regina	8,444	36,136	19,239
Edmonton	5,629	22,797	11,644
Calgary	38,378	159,746	88,284
Winnipeg	33,630	135,939	69,475

LIQUID WASTE HAULING CHARGES

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In the mid to late seventies the sewage treatment plant began receiving septic wastes from Liquid waste haulers. The acceptance of the wastes was based on the premise that the wastes were of a domestic nature. A nominal charge of \$5.00 per load was assessed.

A number of circumstances that have developed over the past 15 years have impacted significantly on the practice of accepting liquid hauler's wastes. The quantity and quality of the wastes have changed. While the increase in quantities is not significant when compared to plant flows the quality of the wastes is. Wastes with concentrations as high as 161,000 mg/L of total suspended solids have been discharged at the treatment plant. Existing industrial surcharge limits are 300 mg/L for total suspended solids. The wastes no longer simply contain domestic sewage but include contaminants from asphalt plants, chemical plants, metal processing plants, car washes, landfills, etc. The wastes impact adversely on the efficiency of the sewage treatment process and have on occasion presented safety concerns for sewage treatment workers. Regulations regarding the generation, transportation, and receiving of wastes have changed considerably over the past several years and the act of accepting a waste that is classified as a hazardous waste, whether knowingly or not, is illegal.

Currently five liquid haulers discharge wastes from approximately 60 different commercial and industrial operations. The strength of these wastes invariably exceeds high strength surcharge limits and/or are periodically in noncompliance with Sewer Use Bylaw #5115:

- '3 (1) No person shall discharge into a sanitary sewer any of the following waters or wastes:
- d) Any ashes, cinders, sand, stone, or any other solid or viscous substance which may cause difficulty in the public sewage works.
 - f) Any water or waste having a pH lower than 5.5 or higher than 9.5 or having any corrosive, damaging or hazardous property capable of damaging structures, equipment, biological sewage treatment processes or personnel.
 - j) Any water or waste containing suspended solids of such character or quantity that special attention or expense is required to handle such material at the sewage treatment plant.'

A number of preliminary steps towards control of liquid waste hauling practises have been taken. Load manifest forms have been distributed to the liquid waste

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haulers. The manifest identifies the waste generator, the hauling firm, the truck driver, and the type of waste. The manifest includes signatures of the truck driver and a representative of the firm generating the waste. A brief review of the manifest allows personnel at the sewage treatment plant to make a decision with respect to rejecting the load or sampling the load for an in-depth analysis if the source is suspect.

A recently constructed unloading bay has been designed to improve the control of the discharges of the wastes. The facility provides for automatic data collection on haulers and utilizes a combustible gas alarm system that automatically locks out the discharge tanks. The facility incorporates features that permit automatic sampling of all discharges. The total capital cost of the facility was \$305,000.

In order for the practice of accepting liquid hauler wastes to be consistent with Section 22 of Bylaw #5115 a rational form of billing should be implemented. Section 22 establishes the Surcharge that industries must pay for high strength wastes. The current \$5.00 charge per load does not have any basis with respect to the industrial high strength Surcharge or any other form of cost recovery. In fact a charge this low encourages industries to collect and concentrate wastes on site and have them hauled to the treatment plant, thus avoiding the Surcharge. Fairness and equity considered, it would appear that a user fee based on the current Sewer Surcharge formula is appropriate. An investigation into the quality and quantity of the wastes currently discharged indicated that two separate rates should be applied. A nominal rate should be charged for purely septic wastes which have a lesser impact on the treatment process. Wastes from other industrial and commercial sources are much more concentrated and consequently result in increased treatment costs. Based on the Sewer Surcharge formula and the strength of the two classes of wastes, the cost to receive and treat the wastes can be recovered by the following rates:

Septic Wastes	\$3.00/1000 gallons
Industrial/Commercial Wastes	\$19.00/1000 gallons

The charge will be based on the capacity of the hauling unit. The haulers will be monitored by the operating and laboratory staff at the sewage treatment plant via the load manifests and a sampling/analysis program."

RECOMMENDATION: 1) that City Council approve the following water rates:

Domestic Service

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	Consumption charges (per meter)	
	First 600 cubic feet per month	\$1.26/100 cu.ft.
	Next 600 cubic feet per month	\$1.17/100 cu.ft.
cu.ft.	All in excess of 1,200 cubic feet/month	\$1.01/100
	Minimum monthly charge	\$3.00

Industrial and Commercial Service

	Consumption charges (per meter)	
cu.ft.	First 1,000 cubic feet/month	\$1.30/100
	Next 2,000 cubic feet/month	\$1.20/100 cu.ft.
	Next 10,000 cubic feet/month	\$1.11/100 cu.ft.
cu.ft.	All in excess of 13,000 cubic feet/month	\$1.06/100
cu.ft.	Water rate to golf clubs	\$1.06/100
	Minimum monthly charge	\$6.50

2) that City Council approve the following infrastructure levy rates:

Domestic Service

	Consumption charges (per meter)	
cu.ft.	First 600 cubic feet/month	\$0.82/100
cu.ft.	Next 600 cubic feet/month	\$0.38/100
cu.ft.	All in excess of 1,200 cubic feet/month	\$0.19/100

Industrial and Commercial Service

Consumption charges (per meter)

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cu.ft.	First 1,000 cubic feet/month	\$0.68/100
	Next 2,000 cubic feet/month	\$0.30/100 cu.ft.
	Next 10,000 cubic feet/month	\$0.26/100 cu.ft.
cu.ft.	All in excess of 13,000 cubic feet/month	\$0.19/100

3) that City Council approve the following sewer service charge:

Domestic Service

73.5 percent of the water bill
 Maximum Monthly Charge \$25.00

Industrial and Commercial Service

	First 13,000 cubic feet/month	\$1.20/100 cu.ft.
	All over 13,000 cubic feet/month	\$1.13/100
cu.ft.	Minimum monthly bill	\$5.00

4) that City Council approve the following sewer surcharge:

$$R = V + 3.5 \left(1 + \frac{X}{300}\right) + 8.2 \left(1 + \frac{Y}{300}\right) + 3.1 \left(1 + \frac{Z}{100}\right) + 0.8 \left(1 + \frac{P}{10}\right)$$

where $V = 104.4¢/100$ cu.ft. for the first 13,000 cu.ft.
 $= 97.4¢/100$ cu.ft. for consumption in excess of 13,000 cu.ft.;

5) that City Council approve the following liquid waste hauler charges:

Septic Wastes \$3.00/1000 gal. of truck capacity
 Industrial/Commercial Wastes \$19.00/1000 gal. of truck capacity;

6) that the water rate, infrastructure levy, sewer service charge, sewer surcharge and liquid waste hauler charge increases

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come into effect for the first billing in January 1, 1993;

- 7) that the City Solicitor be instructed to prepare the necessary rate bylaws for the consideration of City Council; and,
- 8) that City Council approve a change in the percentage used to determine the Water Utility's Grant in Lieu of Taxes from the percent currently stipulated in Policy C03-005 to 10.85 percent.

Pursuant to earlier resolution, Item A.21 of "Communications" was brought forward and considered.

Moved by His Worship Mayor Dayday,

THAT a representative of Intercontinental Packers be heard.

CARRIED.

Mr. Russ Baker, Vice President of Intercontinental Packers, indicated that costs since 1988 have risen 27.5%. The proposed rates are significant cost increases that other Saskatchewan competitors do not have. He noted that markets and prices are not increasing at the same rate as the proposed increase.

IT WAS RESOLVED: 1) that City Council approve the following water rates:

Domestic Service

Consumption charges (per meter)

<i>First 600 cubic feet per month</i>	<i>\$1.26/100 cu.ft.</i>
<i>Next 600 cubic feet per month</i>	<i>\$1.17/100 cu.ft.</i>
<i>All in excess of 1,200 cubic feet/month</i>	<i>\$1.01/100</i>

cu.ft.

<i>Minimum monthly charge</i>	<i>\$3.00</i>
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Industrial and Commercial Service

Consumption charges (per meter)

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cu.ft.	<i>First 1,000 cubic feet/month</i>	<i>\$1.30/100</i>
cu.ft.	<i>Next 2,000 cubic feet/month</i>	<i>\$1.20/100</i>
cu.ft.	<i>Next 10,000 cubic feet/month</i>	<i>\$1.11/100 cu.ft.</i>
cu.ft.	<i>All in excess of 13,000 cubic feet/month</i>	<i>\$1.06/100</i>
cu.ft.	<i>Water rate to golf clubs</i>	<i>\$1.06/100</i>
cu.ft.	<i>Minimum monthly charge</i>	<i>\$6.50</i>

2) *that City Council approve the following infrastructure levy rates:*

Domestic Service

Consumption charges (per meter)

cu.ft.	<i>First 600 cubic feet/month</i>	<i>\$0.82/100</i>
cu.ft.	<i>Next 600 cubic feet/month</i>	<i>\$0.38/100</i>
cu.ft.	<i>All in excess of 1,200 cubic feet/month</i>	<i>\$0.19/100</i>

Industrial and Commercial Service

Consumption charges (per meter)

cu.ft.	<i>First 1,000 cubic feet/month</i>	<i>\$0.68/100</i>
cu.ft.	<i>Next 2,000 cubic feet/month</i>	<i>\$0.30/100</i>
cu.ft.	<i>Next 10,000 cubic feet/month</i>	<i>\$0.26/100 cu.ft.</i>
cu.ft.	<i>All in excess of 13,000 cubic feet/month</i>	<i>\$0.19/100</i>

3) *that City Council approve the following sewer service charge:*

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Domestic Service

73.5 percent of the water bill
 Maximum Monthly Charge \$25.00

Industrial and Commercial Service

cu.ft. First 13,000 cubic feet/month \$1.20/100 cu.ft.
 All over 13,000 cubic feet/month \$1.13/100
 Minimum monthly bill \$5.00

- 4) that City Council approve the following sewer surcharge:

$$R = V + 3.5 \left(I + \frac{X}{300} \right) + 8.2 \left(I + \frac{Y}{300} \right) + 3.1 \left(I + \frac{Z}{100} \right) + 0.8 \left(I + \frac{P}{10} \right)$$

where $V = 104.4¢/100$ cu.ft. for the first 13,000 cu.ft.
 $= 97.4¢/100$ cu.ft. for consumption in excess of 13,000 cu.ft.;

- 5) that City Council approve the following liquid waste hauler charges:

Septic Wastes \$3.00/1000 gal. of truck capacity
 Industrial/Commercial Wastes \$19.00/1000 gal. of truck capacity;

- 6) that the water rate, infrastructure levy, sewer service charge, sewer surcharge and liquid waste hauler charge increases come into effect for the first billing in January 1, 1993;
- 7) that the City Solicitor be instructed to prepare the necessary rate bylaws for the consideration of City Council;
- 8) that City Council approve a change in the percentage used to determine the Water Utility's Grant in Lieu of Taxes from the percent currently stipulated in Policy C03-005 to 10.85 percent; and

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- 9) *that the Works and Utilities Committee review and report further with respect to the issues raised by Intercontinental Packers.*

REPORT NO. 14-1992 OF A COMMITTEE OF THE WHOLE COUNCIL

Composition of Committee

His Worship the Mayor, Chair
Councillor D. L. Birkmaier
Councillor M. T. Cherneskey, Q.C.
Councillor B. Dyck
Councillor M. Hawthorne
Councillor O. Mann
Councillor P. McCann
Councillor P. Mostoway
Councillor G. Penner
Councillor M. Thompson
Councillor K. Waygood

**1. Proposed Reassessment - SAMA
(File No. CK. 1615-2)**

The following is a report of the Director of Finance dated November 18, 1992:

"Recently the Department of Community Services organized a series of technical meetings with interested representatives to review the proposed legislation which would allow reassessment to proceed. As a result of these meetings and in conjunction with the City Solicitor's Department, we have prepared the following report:

I. Introduction - Prior Council Resolutions

On January 21, 1991 upon consideration of an administrative report, a Committee of the Whole Council made the following recommendations to City Council:

- 1) **that the City of Saskatoon does not support, at this time, the proposed market related system (MAF) for buildings and recommends the continued use of the "Depreciated Replacement Value" method for building assessment**

purposes;

- 2) that the City of Saskatoon support the Variable Mill Rate concept for commercial properties;
- 3) that legislative amendments be enacted to allow the major cities the opportunity to offset dramatic tax increase by the application of variable mill rates to different classes or sub-classes of properties; and to grant the ability to phase-in or limit major tax increases; and
- 4) that no reassessment be implemented until all the proposed legislative amendments have been enacted.'

Consideration of these recommendations were deferred by City Council until March 4, 1991 at which time, Council heard a representative of the Chamber of Commerce. Council then resolved:

"that the matter be referred to the Legislation and Finance Committee for a report to Council with respect to the preparation of recommendations through a diverse committee to Council."

II. Technical Committee of SAMA - Proposed Legislative Review

In the interim, SAMA has been proceeding towards the implementation of a new system of assessment which appears to be more market related. In the summer of 1992, the Department of Community Services set up a technical committee, on which the City is represented, to examine from a technical point of view only the proposed changes in the assessment system and proposed legislation. This report is to update Council as a result of those meetings and to request **direction** as to what position, if any, Council might wish to take.

III. The Present Assessment Method

There is common ground that the present assessment system requires updating so that assessed values will be based on a more current year (1987 is proposed) rather than the 1965 year. The central issue is whether **to update our existing system** or whether to switch to the **different system proposed by SAMA** (which also will require the updating of values). The present system uses the maximum and minimum rates of value for land as calculated in accordance with an assessment manual prepared by the Province. The value of buildings is calculated as the replacement cost of those buildings in the year 1965 and again this replacement cost

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is calculated in accordance with an assessment manual prepared by the Province. After allowances are made for depreciation and functional obsolescence, 50% of that final value will be the assessed value for buildings. The assessed values of land and buildings are then added and a **uniform mill rate** to that value is applied which gives the taxes payable by the assessed owner.

IV. The Proposed Assessment Method

The proposal by SAMA is to change the present system to what is referred to as a market-related value system as of a certain base year (1987). The market-related value system will ultimately (in 1998) use **all** the appropriate appraisal techniques used by accredited appraisers, which are the **replacement-cost** approach, the **sales-comparison** approach and the **income approach**. Proponents of the market-related value system assert that this creates a more equitable valuation than the present system of assessment. In essence, the proposed system consists of the following:

1. An updating of values to the base year, 1987;
2. The addition of the **sales comparison** approach of valuation (in 1994) to the present use of the **cost-replacement** approach;
3. The further addition of the **income** approach to the valuation of properties **in 1998**;
4. The subdivision of assessed properties into **separate classes** such as residential, commercial, agricultural and others;
5. The application of **certain percentages of value** to the various classes of property which will change the value of the properties in these classes for assessment purposes (i.e. residential 81%, commercial 100%, agricultural 46%);
6. Replacement of the present business tax by increasing the mill rate on commercial property, commonly known as the variable mill rate.

V. Implications of the Proposed Assessment Method

From the City's perspective, the market-related value system, as proposed by SAMA, is not a panacea. While no assessment system is free from problems, the proposed system has the following disadvantages:

1. It is more complicated and probably more subjective;
2. An assessment arrived under the proposed system will be easier to challenge and harder to defend. It will, therefore, require **more resources** on both the assessment and the legal end, both to implement the system and to defend assessments. Challenges to assessment values derived under the new system will require extensive expert accredited appraisal evidence which will be available only to those who are able to pay for the same;
3. It requires much more assessment data than the City presently has. This has been realized by the technical committee of SAMA and it has therefore proposed that the implementation of the **income approach** for valuation of buildings be delayed until 1998, so that valuation of buildings will be done by **only two** of the three recognized valuation approaches. (We know of no North American jurisdiction where these two techniques for building valuations are used to the exclusion of the third, (the income approach) in a municipality comparable to the size to Saskatoon).
4. Additional **training** and re-training of assessment staff will definitely be required;
5. Additional **computer resources** will be required as the City's system and the SAMA system are now inadequate to handle the proposed system;
6. The implementation of the system will produce **tax shifts** between the various classes of property. In Saskatoon, the biggest tax shift (unless otherwise modified by not using the full assessed value) will be due to the reversal of the 1984-1986 tax shift from building to land so that the present land assessment of 45.8% of the total assessment will be reduced to approximately 29% of the total assessment. In the absence of modification of the assessed value, land intensive properties (eg. vacant land) will be taxed lower and building intensive properties (eg. a high-rise building) will be taxed higher. SAMA proposes to soften the impact of tax shifts by **applying percentages of value** to various classes of properties and by **phasing in** the new assessed values;

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7. As the use of **percentages of value** and the application of a variable mill rate factor on commercial property (to replace the business tax) will result in different levels of taxation, the **question** that must be answered is whether these factors should be determined and controlled by the City, the Province or SAMA. This is purely a political decision. SAMA has had two traditional roles; 1) to complete the reassessment and 2) to determine the tools that can be used to control the tax shifts within and between classes. City Council must decide whether it wants the power to control these tax shifts, by the various mechanisms available, including percentage of values, the variable mill rate and phasing-in.

VI. Objections to the Implementation of the Proposed System

We do not believe that the system proposed by SAMA should be implemented **at this time** or **piece-meal** (ie. the use of only two of the three approaches to market valuation). The experience with the market-related assessment system instituted in Manitoba, Ontario and British Columbia should be studied and monitored with a view of the future implementation of the proposed system in the City. Until 1998 when SAMA proposes to **fully** implement its system, the City should be preparing its assessment base for that date and monitor and study the developments and experience in other cities that have instituted a true market valuation approach. It is suggested that after that the City will be in a position to determine whether or not the proposed system is more advantageous than the present system."

- RECOMMENDATION:**
- 1) that the proposed reassessment not proceed on a piecemeal basis and therefore the reassessment be delayed until 1998 in order to ensure that the full implications of a market-related assessment are studied, including the recent Ontario, Manitoba and British Columbia experiences;
 - 2) that the City's present base year (1965) for the existing system be updated to 1987 values (market value for land and replacement costs for buildings) for implementation in 1995;
 - 3) that the existing business tax be replaced by a variable mill rate on commercial property for the 1995 taxation year;
 - 4) that certain legislative changes in the assessment provisions of The Urban Municipality Act be made, including the addition of certain statutory definitions, such as the clarification of "value" in order to resolve several

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uncertainties that have arisen;

- 5) that City Council indicate to SAMA that it wishes to have the power to control tax shifts, by any mechanism Council chooses; and
- 6) that the Minister of Community Services and the Executive Director of SAMA be advised of City Council's position.

ADOPTED."

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

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

CARRIED.

ENQUIRIES

Councillor Birkmaier: Would the Administration review the feasibility of the selling of board advertisements in city-owned rinks.
(Files CK. 366-1 and 611-1)

Councillor Birkmaier: Would the Legislation and Finance Committee please review and report on a policy re the rental of public recreational facilities to private business.
(File No. CK. 600-3)

GIVING NOTICE

Councillor Birkmaier gave the following Notice of Motion:

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

THAT, in considering appointments to boards, committees, and commissions Council not appoint an individual to more than one position."

INTRODUCTION AND CONSIDERATION OF BYLAWS

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Bylaw No. 7322

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7322, being "*A Bylaw of The City of Saskatoon to authorize the sale of a portion of Municipal Reserve MR1, Plan 86-S-17948 (known as `Ernest Lindner Park`)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Bylaw No. 7322 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 7322.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7322 was considered clause by clause and approved.

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Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Mostoway,
THAT permission be granted to have Bylaw No. 7322 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,
THAT Bylaw No. 7322 be now read a third time, that the bylaw be passed and the Mayor
and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Moved by Councillor Birkmaier, Seconded by Councillor Mann,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 10:20 p.m.

Mayor

City Clerk