

Council Chambers
City Hall, Saskatoon, Sask.
Wednesday, April 5, 2000
at 12:00 noon

MINUTES OF THE SPECIAL MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair:
Councillors Atchison, Birkmaier, Harding, Heidt, Langford, Maddin,
McCann Steernberg, Roe and Waygood;
City Manager Richards;
City Solicitor Dust;
City Clerk Mann;

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider a report of the General Manager, Community Services Department dated March 28, 2000 and Clause 1, Report No. 7-2000 of the Municipal Planning Commission.

CARRIED.

Council went into Committee of the Whole with His Worship Mayor Dayday in the Chair.

Committee arose.

His Worship Mayor Dayday, Chair of the Committee of the Whole, made the following report:

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

“TO: Special Meeting of City Council
FROM: General Manager, Community Services Department
DATE: March 28, 2000
SUBJECT: Request for Approval of Development Plan - Block 146, Plan (Q2) C195
Submitted by Princeton Developments Ltd.
FILE NO: CK 4130-2

RECOMMENDATION:

- 1) that a development permit be issued to Princeton Developments Ltd. for the redevelopment of all those lands legally described as Block 146, Plan (Q2) C195, as detailed and shown on Drawings No. DP1.01, ASK-95, DP3.01, and DP3.02, upon the condition that Princeton Developments Ltd. enter into a Development Agreement with the City which incorporates the terms described hereafter:

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- a) the provision of all special streetscape and landscape features and other improvements of a similar nature upon those portions of the public right-of-ways which abut the site in compliance with the City's standards for design of downtown streetscape projects, including the widening of the 2nd Avenue sidewalk to 14 feet by and at the expense of Princeton Developments Ltd.;
- b) the submission of detailed engineering analysis and designs respecting the proposed modifications to the Idylwyld Drive ramp structure, 1st Avenue street re-alignment including all sidewalks, curbs, catch-basins, street lighting, and similar facilities to the satisfaction of the General Manager, Infrastructure Services Department;
- c) the construction and provision of all necessary facilities noted in item b) above at the expense of Princeton Developments Ltd.;
- d) the provision of vehicular egress features and on-site directional signs to prohibit left turns from the parkade structure onto 19th Street to the satisfaction of the General Manager, Infrastructure Services Department;
- e) the parkade structure shall, at all times, have no less than 75 parking stalls available for public parking;
- f) the provision of all necessary sidewalks, curbs, catch-basins, and other similar facilities along 19th Street resulting from the proposed closure of 1st Avenue at the expense of Princeton Developments Ltd.;
- g) the widening of the sidewalk along 20th Street between 1st Avenue and 2nd Avenue to the south, a distance of 1.0 metre to accommodate on-street parallel parking adjacent to the development site at the expense of Princeton Developments Ltd.;
- h) the relocation of the landmark tower onto the subject property or alternatively within the 2nd Avenue road right-of-way not closer than eight feet from the property line subject to the owner entering the necessary agreement;
- i) that if that portion of 1st Avenue is legally closed between 19th Street and 97.21 metres north thereof as requested by Princeton Developments Ltd., and should Princeton receive title to same, Princeton will at its expense, undertake all surface improvements for pedestrian amenities as shown on Plan ASK-95 to the satisfaction of the General Manager, Community Services Department;

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- j) all exterior pedestrian entrances to buildings and other exterior pedestrian pathways on the subject property being designed and provided to complement all streetscape features on the city right-of-way;
 - k) all works constructed on any public right-of-way shall be constructed to City of Saskatoon specifications and standards, and shall be maintained by Princeton for a warranty period of two years;
 - l) the elimination of any building features shown on the plans to be encroaching upon the planned widening of 20th Street;
 - m) the submission of a lighting plan for all exterior public accessible space to the satisfaction of the General Manager, Community Services Department;
 - n) Princeton shall proceed as expeditiously as possible with all such construction works described herein, with the proviso that, in any event, all such works shall be completed prior to December 31, 2001; and
- 2) that the City Solicitor be requested to prepare the necessary Development Agreement for execution by His Worship the Mayor and the City Clerk on behalf of the City of Saskatoon.

BACKGROUND

The South Downtown Revitalization Agreement between the City of Saskatoon and Princeton Developments Ltd. specifies that Princeton shall submit for approval of City Council and all other regulatory authorities, a Development detailing the proposed redevelopment of City Lands as a mixed-use development in accordance with the DCD1 Guidelines, and that wherever possible, the plans shall be consistent with the 1990 Report of the Mayor's Task Force on the South Downtown Development. The Agreement also specifies:

- that Princeton shall undertake all reasonable commercial efforts to ensure that each and every potential project be given first preference upon the City Lands (Block 146 and other lands abutting the south side of 19th Street); and
- that prior to the exchange of lands between the City and Princeton:
 - a) a building permit will have been issued on or before April 30, 2000 by the City of Saskatoon respecting the construction of a commercial or institutional structure having an area of at least 75,000 square feet, and a value of no less than \$7,500,000; and
 - b) that Princeton shall have entered into a legally binding agreement to acquire the School Board Lands prior to April 30, 2000.

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Princeton has submitted development plans for the redevelopment of that portion of the City Lands, commonly referred to as Block 146. A copy of the plans including the site and elevation plans are attached to this report.

The DCD1 Guidelines were enacted by City Council for the purpose of ensuring that development within the South Downtown Development Area would strengthen the image of the Downtown by providing a strong, functional link between the Commercial Core and the South Saskatchewan River. Under the provisions of *Section 79 of The Planning and Development Act, 1983* no development shall be undertaken within the South Downtown Area unless City Council has approved the plans, which approval may be issued with conditions.

During its March 24, 2000 special meeting, City Council approved, in principle, a Concept Plan for the redevelopment of the South Downtown Development Area as submitted by Princeton Developments Ltd. This Concept Plan, a copy of which is attached, was determined to be generally in compliance with the DCD1 Guidelines and the 1990 Report of the Mayor's Task Force on the South Downtown Development.

It should be noted that the first redevelopment project to be undertaken within the South Downtown Development Area was the completion of the Clinskill Manor (115 - 19th Street), a twelve-storey senior citizens housing complex containing 81 dwelling units. This project was approved by City Council in 1992, and the building was constructed during 1993 and occupied in 1994.

DISCUSSION

The development plans for the redevelopment of a portion of the South Downtown Area, commonly referred to as Block 146 as submitted by Princeton, portrays a redevelopment project which is intended to implement the City's vision to provide a strong functional link between the Commercial Core and the South Saskatchewan River.

Princeton's Development Plans for the South Downtown Development Area - Block 146

The development site having an area of approximately 15,135 m² (3.75 acres) is situated in the Direct Control District 1 - South Downtown Area and is bounded by 20th Street, 2nd Avenue, 19th Street, and the Idylwyld Drive northbound off-ramp. It should be noted that Princeton has submitted a request to the City to have a portion of 1st Avenue closed as indicated on the attached Street Closing Plan - Portion of 1st Avenue. It is intended that this portion of land be exchanged for a portion of land along 20th Street to facilitate a widening of 20th Street that would provide for improved roadway and on-street parking widths. The expansion of the site will enable Princeton to proceed with the development of an above-grade parking structure on the site. Attached is a copy of a brief overview of the redevelopment project as submitted by Singleton Architect on behalf of Princeton.

The redevelopment project as indicated on the attached site plan and elevation plans, if approved, would provide for the following:

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- 1) an entertainment and retail centre (100,000 square feet of building floor area) containing:
 - a) a cinema complex containing ten cinemas ranging in size from 164 seats to 484 seats with a total seating capacity of 2,519. The facility which will be operated by Cineplex Odeon will also contain various ancillary uses including ten concession stations, a café, a family entertainment facility, party rooms, and VIP lounge, which will be accessible to patrons through the cinema entrance on 2nd Avenue and along the interior 'cinema street'; and
 - b) seven commercial rental units ranging in size from 246 m² to 2,323 m² (2,650 sq. ft. to 25,000 sq. ft.) intended for a bookstore, restaurants, and various retail purposes;
- 2) an above-grade parking facility with a capacity of 243 parking spaces to be situated at the rear of the entertainment-retail centre. This facility will be accessible from 19th Street for right turn-in and right turn-out movements, as well as left turn-in movements for eastbound traffic from 19th Street. Additionally, patron vehicles can exit through the parking facility at grade onto an exiting driveway leading north to 1st Avenue. Service vehicles can access the rear service area from 19th Street along the service laneway and thereafter exit the site onto 1st Avenue. Of the provided parking spaces, approximately 32 will be metered and six will be assigned as wheelchair accessible all of which will be at grade. The balance of the parking spaces will be accessed through a ticket gate;
- 3) the provision of building corner cuts to facilitate comfortable and convenient pedestrian traffic;
- 4) the provision of special streetscape features along 1st Avenue, 20th Street, 2nd Avenue, and 19th Street to City standards for downtown streetscape projects. Additionally, a combined public plaza and mid-block pedestrian crossing will be provided at the entrance to the entertainment centre. These measures are intended to enhance the pedestrian environment and re-enforce or strengthen functional links between the commercial core and future development of the lands south of 19th including the riverbank; and
- 5) the provision of building facades intended to provide architectural continuity with the character of the 2nd Avenue commercial area.

It has been estimated that the project will have a construction value exceeding \$8,500,000 for the entertainment-retail centre. The above-grade parking facility has an estimated construction value exceeding \$1,700,000.

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Princeton's redevelopment project for Block 146 as detailed by the Development Plans comply with the DCD1 provisions of the Development Plan. It is your Administration's opinion that the project will achieve several specific objectives including:

- a) the attraction of people to the South Downtown Area for year-round, daily, and evening activity;
- b) provision of complementary year-round indoor and outdoor activities;
- c) support and enhance existing commercial activities;
- d) provision of building facades, retail uses at grade and streetscaping features intended to create a complementary expression of building and streetscape character along 2nd Avenue; and
- e) through the provision of various streetscape features (e. g. pedestrian lighting, public plaza, building corner cuts, a widened sidewalk along 2nd Avenue, landmark tower), the project will provide a strong visual and functional pedestrian linkage between the Downtown Area and future development projects envisaged for the area south of 19th Street including development of the riverbank area.

All proposed building heights, massing, and facades, off-street parking and loading facilities, and pedestrian amenities (required to demonstrate a high priority and conscious effort to ensure that the pedestrian environment will be safe, attractive, comfortable, and convenient) conform to the DCD1 guidelines for development.

A team comprised of representatives of the Infrastructure Services Department and the Community Services Department have been reviewing all plans submitted by Princeton over the past several months. As a consequence of this review process and subsequent negotiations, all technical requirements have been agreed to or will be resolved once all the recommended conditions of approval have been satisfied.

With respect to the recommended conditions of approval, Princeton has indicated in writing that it agrees with all of the conditions except with respect to items 1(a) and 1(k). These conditions specify that Princeton would be responsible to provide at their expense, all special streetscape features upon the public right-of-way which abut their site in compliance with the City standards for downtown streetscape projects, and that all work performed will be maintained by Princeton for a warranty period of two years.

The total estimated cost of all streetscaping work to be undertaken for 2nd Avenue (both sides), 20th Street (both sides), and 19th Street (north side) is \$1,103,500. This estimate does not include the costs related to the provision of all necessary sidewalks, street lighting, and similar facilities required to be installed by Princeton as a result of the 1st Avenue re-alignment to facilitate the exiting of vehicles from the redevelopment site, which Princeton has agreed to undertake. In

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support of the anticipated Princeton redevelopment project, the City of Saskatoon had allocated \$520,000 in the City's Capital Budget for streetscape work along the east side of 2nd Avenue and the north side of 20th Street. A preliminary estimate of \$583,500 for all streetscaping and related costs abutting the redevelopment project site was previously provided to Princeton.

In view of Princeton's request that all streetscaping features be undertaken on a 50-50 percent basis, an additional \$291,750 would need to be allocated as a post budget approval from the City's Capital Budget.

1990 Report of the Mayor's Task Force on South Downtown Development

The redevelopment project is generally consistent with the vision and objectives of the 1990 Report of the Mayor's Task Force on South Downtown Development. The Mayor's vision of South Downtown was to "strengthen and invigorate downtown Saskatoon by creating a focus for the social and cultural activities of the City". Specific goals of this mission were defined as:

- a) to create a transition between the commercial intensity of the downtown core and the tranquillity of the riverbank parks that will encourage interaction between people, throughout the day, seven days a week, year round;
- b) to provide the public direct access to the river in a uniquely urban environment, where people live, work, and play; and
- c) to draw people to the downtown by creating an atmosphere that is new, different, and exciting.

The proposed redevelopment of Block 146 as submitted by Princeton will assist in the achievement of this mission.

Timing of the Redevelopment Project

Should the redevelopment project be approved, Princeton has indicated that it will be submitting all required building plans for the entertainment-retail centre within the next two week period. Provided that all required documentation has been submitted, including the submission of an acceptable detailed engineering analysis and designs for modifications to the Idylwyld Drive ramp structure and 1st Avenue street re-alignment, your Administration will be taking all necessary actions to issue a development permit and building permit on or before April 30, 2000. It should be noted that a building permit for the proposed above-grade parking structure will not be issued until all matters related to the proposed closure of 1st Avenue have been completed.

It is expected that upon issuance of the required building permit, Princeton will immediately commence site preparation and remediation including the demolition of existing buildings and excavation of contaminated soils to enable building construction to commence on or before July 1, 2000. It is expected that the entertainment-retail centre will be completed for occupancy on or before May, 2001.

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With respect to the various public works which need to be undertaken by the City of Saskatoon to facilitate this redevelopment project, and with respect to the need to co-ordinate this with building and streetscape construction activity to be undertaken by Princeton, your Administration took the initiative to establish a project co-ordination team several weeks ago to develop a construction schedule. Staff will continue to meet with representatives of Princeton to ensure that this project, involving both public and private investment, proceeds in a timely and safe manner.

The subject property is located within the Buffer Zone of the Meewasin Valley Authority and accordingly, the City of Saskatoon as the current owner of the property, must give official notice of any impending development within 30 days of commencement of any improvements to the land. Such notice was provided to the Meewasin Valley Authority on March 9, 2000.

FINANCIAL IMPACT

This redevelopment project, if approved, will necessitate the completion of the following public works which have all been approved as part of the City's Capital Budget.

1. Installation of a new electrical network vault, ductline, and manholes along the west side of 2nd Avenue and the north side of 20th Street. This project is part of a long-term plan by the Utility Services Department to upgrade the downtown electric system, and is required to be undertaken in 2000. This project is fully funded from the Electrical Distribution Reserve.
2. Replacement of all water and sewer lines along 20th Street and 2nd Avenue which will necessitate removal and replacement of the entire road base and surface adjacent to Block 146. This project is fully funded from the Reserve for Capital Expenditures and the Infrastructure Reserve.
3. Design and installation of all necessary streetscape features along the east side of 2nd Avenue and north side of 20th Street at an estimated cost of \$520,000. This project is to be funded from the Streetscape Reserve.

ATTACHMENTS

1. Site Plan - Drawing No. DP1.01
2. Main Floor Plan - Drawing No. ASK-95
3. East and South Elevations - Drawing No. DP3.01
4. West and North Elevations - Drawing No. DP3.02
5. Concept Plan - South Downtown Area
6. Street Closing Plan - Portion of 1st Avenue South
7. November 29, 1999 letter from Singleton Architect

REPORT NO. 7-2000 OF THE MUNICIPAL PLANNING COMMISSION

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Composition of Committee

Mr. Gregory Kitz, Chair
Ms. Georgia Bell Woodard, Vice-Chair
Mr. Dieter André
Ms. Leslie Belloc-Pinder
Mr. Paul Kawcuniak
Mr. Don Lloyd
Mr. Ron Mantyka
Ms. Ann March
Mr. Ken Rauch
Ms. Tamara Ross
Mr. Nelson Wagner
Councillor K. Waygood
Ms. Colleen Yates

**1. Request for Approval of Development Plan
Block 146, Plan (Q2) C195
(File No. CK. 4130-2)**

RECOMMENDATION:

that a development permit be issued to Princeton Developments Ltd. for the redevelopment of all those lands legally described as Block 146, Plan (Q2) C195 as detailed and shown on Drawings No. DP1.01, ASK-95, DP3.01, and DP3.02, upon the condition that Princeton Developments Ltd. enter into a Development Agreement with the City which incorporates the terms described hereafter:

- a) the provision of all special streetscape and landscape features and other improvements of a similar nature upon those portions of the public right-of-ways which abut the site in compliance with the City's standards for design of downtown streetscape projects, including the widening of the 2nd Avenue sidewalk to 14 feet at the expense of Princeton Developments Ltd.;
- b) the submission of detailed engineering analysis and designs respecting the proposed modifications to the Idylwyld Drive ramp structure, 1st Avenue street re-alignment including all sidewalks, curbs, catch-basins, street lighting, and similar facilities to the satisfaction of the General Manager, Infrastructure Services Department;
- c) the construction and provision of all necessary facilities noted in item b) above at the expense of Princeton Developments Ltd.;
- d) the provision of vehicular egress features and on-site directional signs to prohibit left turns from the parkade structure onto 19th Street to the satisfaction of the General Manager, Infrastructure Services Department;
- e) the parkade structure shall, at all times, have no less than 75 parking stalls available for public parking;

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- f) the provision of all necessary sidewalks, curbs, catch-basins, and other similar facilities along 19th Street resulting from the proposed closure of 1st Avenue at the expense of Princeton Developments Ltd.;
- g) the widening of the sidewalk along 20th Street between 1st Avenue and 2nd Avenue to the south, a distance of 1.0 metre to accommodate on-street parallel parking adjacent to the development site at the expense of Princeton Developments Ltd.;
- h) the relocation of the landmark tower onto the subject property or alternatively within the 2nd Avenue road right-of-way not closer than eight feet from the property line subject to the owner entering the necessary agreement;
- i) that if that portion of 1st Avenue is legally closed between 19th Street and 97.21 metres north thereof as requested by Princeton Developments Ltd., and should Princeton receive title to same, Princeton will at its expense, undertake all surface improvements for pedestrian amenities as shown on Plan ASK-95 to the satisfaction of the General Manager, Community Services Department;
- j) all exterior pedestrian entrances to buildings and other exterior pedestrian pathways on the subject property being designed and provided to complement all streetscape features on the city right-of-way;
- k) all works constructed on any public right-of-way shall be constructed to City of Saskatoon specifications and standards, and shall be maintained by Princeton for a warranty period of two years;
- l) the elimination of any building features shown on the plans to be encroaching upon the planned widening of 20th Street;
- m) the submission of a lighting plan for all exterior public accessible space to the satisfaction of the General Manager, Community Services Department; and
- n) Princeton shall proceed as expeditiously as possible with all such construction works described herein, with the proviso that, in any event, all such works shall be completed prior to December 31, 2001.

Your Commission has reviewed and supports the recommendations outlined in the attached report of the Community Services Department dated March 29, 2000, with respect to the above matter.

During consideration of the proposal, the following concerns were raised by the Commission for further consideration by City Council:

- a) the impact of the proposed closure of the crosswalk at 19th Street and 1st Avenue on pedestrian movement;

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- b) that, if the portion of 1st Avenue is closed north of 19th Street, pedestrian safety issues, such as proper lighting, sight lines and visibility, should be taken into consideration in relation to the use of the land; and
- c) the possibility of excessive directional lighting in connection with the cinema complex.

The March 28, 2000, Report of the General Manager, Community Services Department has already been provided to City Council members and is not being recopied at this time.”

Development Services Branch Manager Howse made a presentation regarding the various terms of the proposed Development Agreement with Princeton Developments.

Mr. Lanny White, General Manager, Princeton Developments Ltd., spoke regarding the proposed requirement that all of the streetscape measures adjacent to the development site be provided by Princeton at its sole expense. Mr. White requested that the costs be evenly split between the City and Princeton.

Councillor K. Waygood spoke on behalf of the Municipal Planning Commission, advising of the Commission’s concerns regarding the closure of the crosswalk at 19th Street and 1st Avenue, pedestrian safety issues surrounding the closure of 1st Avenue north of 19th Street, and the possibility of excessive directional lighting in connection with the cinema complex.

Moved by Councillor Harding,

- 1) *that a development permit be issued to Princeton Developments Ltd. for the redevelopment of all those lands legally described as Block 146, Plan (Q2) C195, as detailed and shown on Drawings No. DP1.01, ASK-95, DP3.01, and DP3.02, upon the condition that Princeton Developments Ltd. enter into a Development Agreement with the City which incorporates the terms described hereafter:*
 - a) *the provision of all special streetscape and landscape features and other improvements of a similar nature upon those portions of the public right-of-ways which abut the site in compliance with the City’s standards for design of downtown streetscape projects, including the widening of the 2nd Avenue sidewalk to 14 feet by and at the expense of Princeton Developments Ltd.;*
 - b) *the submission of detailed engineering analysis and designs respecting the proposed modifications to the Idylwyld Drive ramp structure, 1st Avenue street re-alignment including all sidewalks, curbs, catch-basins, street lighting, and similar facilities to the satisfaction of the General Manager, Infrastructure Services Department;*
 - c) *the construction and provision of all necessary facilities noted in item b)*

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above at the expense of Princeton Developments Ltd.;

- d) the provision of vehicular egress features and on-site directional signs to prohibit left turns from the parkade structure onto 19th Street to the satisfaction of the General Manager, Infrastructure Services Department;*
- e) the parkade structure shall, at all times, have no less than 75 parking stalls available for public parking;*
- f) the provision of all necessary sidewalks, curbs, catch-basins, and other similar facilities along 19th Street resulting from the proposed closure of 1st Avenue at the expense of Princeton Developments Ltd.;*
- g) the widening of the sidewalk along 20th Street between 1st Avenue and 2nd Avenue to the south, a distance of 1.0 metre to accommodate on-street parallel parking adjacent to the development site at the expense of Princeton Developments Ltd.;*
- h) the relocation of the landmark tower onto the subject property or alternatively within the 2nd Avenue road right-of-way not closer than eight feet from the property line subject to the owner entering the necessary agreement;*
- i) that if that portion of 1st Avenue is legally closed between 19th Street and 97.21 metres north thereof as requested by Princeton Developments Ltd., and should Princeton receive title to same, Princeton will at its expense, undertake all surface improvements for pedestrian amenities as shown on Plan ASK-95 to the satisfaction of the General Manager, Community Services Department;*
- j) all exterior pedestrian entrances to buildings and other exterior pedestrian pathways on the subject property being designed and provided to complement all streetscape features on the city right-of-way;*
- k) all works constructed on any public right-of-way shall be constructed to City of Saskatoon specifications and standards, and shall be maintained by Princeton for a warranty period of two years;*
- l) the elimination of any building features shown on the plans to be encroaching upon the planned widening of 20th Street;*
- m) the submission of a lighting plan for all exterior public accessible space to the satisfaction of the General Manager, Community Services Department;*
- n) Princeton shall proceed as expeditiously as possible with all such*

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construction works described herein, with the proviso that, in any event, all such works shall be completed prior to December 31, 2001; and

- 2) *that the City Solicitor be requested to prepare the necessary Development Agreement for execution by His Worship the Mayor and the City Clerk on behalf of the City of Saskatoon.*

IN AMENDMENT,

Moved by Councillor Heidt,

THAT Recommendation 1(a) be amended so as to provide that Princeton Developments Ltd., only be required to assume responsibility for 50% of the costs associated with the special streetscape and landscape features described therein.

*YEAS: His Worship Mayor Dayday, Councillors Roe, McCann, Atchison
Langford, Harding, Birkmaier, Waygood and Heidt 9*

NAYS: Councillors Steernberg and Maddin 2

THE AMENDMENT WAS PUT AND CARRIED.

IN AMENDMENT,

Moved by Councillor Steernberg,

THAT the following new condition be added:

- o) *THAT no flashing or rotating lights, spotlights, searchlights or similar lights be installed on the site without administrative approval.*

THE AMENDMENT WAS PUT AND CARRIED.

THE MOTION AS AMENDED WAS PUT AND CARRIED.

Moved by Councillor Waygood,

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THAT the issues raised by the Municipal Planning Commission regarding pedestrian movement associated with the proposed closure of the crosswalk at 19th Street and 1st Avenue, and pedestrian safety associated with the closure of 1st Avenue north of 19th Street, be referred to the Administration for a report.

CARRIED.

Moved by Councillor Atchison, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Atchison,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 1:10 p.m.

Mayor

City Clerk