

Council Chambers
City Hall, Saskatoon, Sask.
Monday, June 23, 2008
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

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

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the minutes of meeting of City Council held on June 9, 2008, be approved.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Clark,

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

CARRIED.

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

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

Committee arose.

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

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

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“ADMINISTRATIVE REPORT NO. 12-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between May 29, 2008 to June 11, 2008
(For Information Only)
(File Nos.: PL. 4350, PL. 4300 CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Rezoning

- Application No. Z31/08: Gladstone Crescent
Applicant: City of Saskatoon, Land Branch
Legal Description: Parcel XX, Plan 80S29140
Current Zoning: IL2
Proposed Zoning: IL1
Neighbourhood: Marquis Industrial
Date Received: June 3, 2008

Subdivision

- Application No. 59/08: 808/810 31st Street
Applicant: Webster Surveys for Shabbir Ghuman
Legal Description: Lots 20 and 21, Block 28, Plan G4296
Current Zoning: R2
Neighbourhood: Hudson Bay Park
Date Received: May 29, 2008
- Application No. 60/08: 118 Hampton Circle
Applicant: Webb Surveys for Royal Enterprises Corp.
Legal Description: Lots 3, Block 961, Plan 101877228
Current Zoning: RMTN
Neighbourhood: Sutherland
Date Received: June 4, 2008

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- Application No. 61/08: 200 – 111th Street
Applicant: Larson Surveys for Gerard Ackerman
Legal Description: Lot 3, Block 961, Plan G8
Current Zoning: RMTN
Neighbourhood: Sutherland
Date Received: June 5, 2008
- Application No. 62/08: 3542 Millar Avenue
Applicant: Webb Surveys for City of Saskatoon
Legal Description: Part of Lot 1, Block 928, Plan 101932545
Current Zoning: IH
Neighbourhood: Marquis Industrial
Date Received: June 5, 008

Subdivision

- Application No. 63/08: 510/512 Russell Road
Applicant: Webb Surveys for Rd Dawn Drilling Ltd.
Legal Description: Lot 91, Block 155, Plan 80S26858
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: June 5, 2008

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Rezoning No. Z31/08
2. Plan of Proposed Subdivision No. 59/08
3. Plan of Proposed Subdivision No. 60/08
4. Plan of Proposed Subdivision No. 61/08
5. Plan of Proposed Subdivision No. 62/08
6. Plan of Proposed Subdivision No. 63/08

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**A2) *The Uniform Building and Accessibility Standards Act*
Appointment of Building Officials
(File No.: CK. 4510-1, PL. 4510-2)**

- RECOMMENDATION:**
- 1) that the following persons be appointed as Building Officials, pursuant to Section 5 of *The Uniform Building and Accessibility Standards Act*: Greg Lawrence and David Stewart;
 - 2) that the City Clerk be authorized to issue a Certificate of Appointment, pursuant to Section 5 of *The Uniform Building and Accessibility Standards Act* for the persons named in the preceding recommendation; and
 - 3) that the list of all Building Official appointments that are still active as at the date of this report be adopted. (See Attachment 1.)

ADOPTED.

REPORT

Building Officials are appointed by City Council for the purpose of enforcing *The Uniform Building and Accessibility Standards Act*. Since the last appointments were made, staffing changes have occurred, and it is necessary to adjust the list of Building Officials to align with the list maintained by the Provincial Government.

PUBLIC NOTICE

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

ATTACHMENT

1. City of Saskatoon Building Official Appointments.

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A3) Enquiry – Councillor T. Paulsen (May 20, 2008)
Process for Naming Neighbourhoods
(File No. PL 4001-5 CK. 100-10)

RECOMMENDATION: that the information be received.

BACKGROUND

At the May 20, 2008 City Council Meeting, Councillor Tiffany Paulsen made the following enquiry:

“Could the Administration please report on the process of naming new neighbourhoods. We are assigning fictional names to new neighbourhoods, and it seems like a waste of an opportunity to honour important cultural and historical events through our naming process.”

REPORT

City of Saskatoon Policy. C09-008 (Naming of Civic Property and Development Areas) provides two ways to name a neighbourhood. (See Attachment 1.) Requests for a specific name to be applied to a neighbourhood are screened by the Naming Advisory Committee (the Committee) and submitted to City Council for approval.

Alternately, all suggestions for adding names to the Names Master List are screened by the Committee and submitted to City Council for approval. Once names have been added to the Names Master List, the Office of the Mayor selects the name for the neighbourhood.

Name submissions for specific neighbourhoods often come from the developers of the neighbourhoods. The proposed names frequently involve a theme that is tied to the neighbourhood’s natural features or proposed amenities and the developer’s marketing strategy.

City of Saskatoon Policy C09-008 (Naming of Civic Property and Development Areas) requires the screening of new name submissions in consideration of, but not limited to, the following criteria:

- i) Outstanding contribution by any individual from the public at large;
- ii) Former Department Heads, City Managers, Fire Chiefs, or elected officials of the City of Saskatoon;
- iii) Historical names celebrating a historic event or figure;
- iv) Names which recognize the flora and fauna of the local area or the geographical or topographical feature of the local area; and
- v) The name of a person or a name other than a person may be added to the Names Master List when unique or extenuating circumstances warrant.

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PUBLIC NOTICE

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

ATTACHMENT

1. City of Saskatoon Policy C09-008 (Naming of Civic Property and Development Areas)

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

- A4) Enquiry – Councillor T. Paulsen (May 20, 2008)
Development of Rental Stock
(File No.: Pl. 950-2, CK. 750-1)**

RECOMMENDATION: that the information be received

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor T. Paulsen at the meeting of City Council held on May 20, 2008:

“Could the Administration please report on the plan implemented by the City of North Battleford recently to attract private developers to develop rental stock in North Battleford.”

REPORT

The City of North Battleford currently does not have a policy or plan that directly encourages private developers to develop purpose-built rental stock. Its existing housing incentive policies are focused on encouraging new construction of housing in general through the provision of tax incentives.

The City of North Battleford provides three housing incentive programs, none of which contain provisions explicitly related to unit tenure. The three programs provide a variety of tax incentives including capped exemptions and exemptions that apply for a certain period of time. Additionally, these programs provide tax incentives for housing developers/contractors during construction. The programs target the creation of new single attached and detached dwellings, hi-rise condominiums, and apartments, and contractor-built housing but are not rental-specific.

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City of Saskatoon Administration has contacted representatives from the City of North Battleford to discuss recent and ongoing development of rental properties in that city. City of North Battleford administrators credit these developments to an existing supply of relatively low cost, City-owned land rather than civic housing incentive policies. The price points set by the City of North Battleford on recently-purchased multi-unit parcels reflected a slow market for development in the city and were based on the original costs to subdivide and service the land, in some cases, decades ago. These prices were not adjusted upwards over time to consider carrying costs and were therefore appealing to housing developers.

Recent multiple-unit rental construction projects in North Battleford have taken advantage of this low land cost although they have typically not been purpose-built as rental housing. Instead, they are constructed as condominium units which are wholly owned by the developer or a rental company and managed like a rental property. The difference is that when the owner decides to sell the units individually, a condominium conversion application is not necessary. It is anticipated that as prices continue to increase in this previously-undervalued real estate market, it will become more appealing to sell the units as condominiums than retain them as rental.

Due to a recent influx of real estate investment in North Battleford, most or all of the available, low-cost City land has been sold to developers. The price to subdivide and service new parcels in North Battleford has increased substantially, rendering future projects of this nature less likely. However, the City of North Battleford continues to receive interest in the development of apartment complexes and will continue to provide new sites for their development.

PUBLIC NOTICE

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

**A5) Request For Encroachment Agreement
401 21st Street East
Lots 21, 22, and 23, Block 162, Plan C195
(File No. PL 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 401 21st Street East (Lots 21, 22, and 23, Block 162, Plan C195);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the Agreement with respect to this encroachment.

ADOPTED.

The owner of the property located at 401 21st Street East has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, the handicapped concrete ramp encroaches approximately 1.03 metres over City of Saskatoon property, and portions of the building encroach approximately 0.2 metres over City property on the 4th Avenue side. The front entrance canopy on the north side (21st Street East) encroaches approximately 0.08 metres onto City of Saskatoon property. The encroachments have probably been in existence since the building was constructed in 1973. The total area of encroachment will be approximately 5.3 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Copy of Letter from the Owner, dated May 23, 2008.
2. Copy of Real Property Report/Surveyor's Certificate, dated May 12, 2008

A6) Request For Encroachment Agreement

524 Duchess Street

Lots 38 to 40 Inclusive and 41 EX E 5FT, Block C, Plan DE2

(File No. PL 4090-2; CK. 4090-2)

RECOMMENDATION:

- 1) that City Council recognize the encroachment at 524 Duchess Street (Lots 38 to 40 Inclusive and 41 EX E 5FT, Block C, Plan DE2);
- 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the Agreement with respect to this encroachment.

ADOPTED.

The owner of the property located at 524 Duchess Street has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached proposed drawings, the exterior landing and stairwell encroach approximately 0.915 metres over City of Saskatoon property on Lauriston Street. The encroachment is proposed for construction and the exact encroachment area will need to be determined by way of a Real Property Report/Surveyor's Certificate once the stairwell and landing have been constructed. The total area of encroachment will be approximately 2.22 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Copy of Letter from the Architect, dated May 30, 2008
2. Copy of Sketch of Proposed Landing, received June 2, 2008

**A7) Request For Encroachment Agreement
400 4th Avenue North
Lot 55, Block 180, Plan 99SA24455
(File No. PL 4090-2; CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 400 4th Ave North (Lot 55, Block 180, Plan 99SA24455);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the Agreement with respect to this encroachment.

ADOPTED.

The owner of the property located at 400 4th Avenue N has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, the canopy and retaining wall encroach approximately 1.03 metres over City of Saskatoon property on 4th Avenue. The encroachment has probably been in existence since the building was constructed in 1952. The total area of encroachment will be approximately 7.612 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Copy of Letter from the Owner, dated June 9, 2008
2. Copy of the Real Property Report, dated November 1, 2007

**A8) Application for Condominium Conversion
1002 14th Street East – Corie Roth for 101105725 Saskatchewan Ltd.
(File No. PL. 4132 – 04/08; CK. 4132-1)**

RECOMMENDATION:

- 1) that the direction of City Council issue, with respect to the application submitted by Corie Roth for 101105725 Saskatchewan Ltd., to convert the existing apartment at 1002 14th Street East to a condominium; and
- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent

repairs/modifications that may be identified during the building permit plan review and building inspection process; and

- b) that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 41.

A9) Application for Condominium Conversion
1435 Embassy Drive – Bill Sayed for 101021895 Saskatchewan Limited
(File No. PL. 4132 – 44/07; CK. 4132-1)

RECOMMENDATION:

- 1) that the direction of City Council issue, with respect to the application submitted by Bill Sayed for 101021895 Saskatchewan Limited, to convert the existing apartment at 1435 Embassy Drive to a condominium; and
- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that enforceable Lease Agreements have been offered to all tenants who, as of June 23, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:
 - i) tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion), with the

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- tenant to have the right to terminate the lease after 30 days notice;
- ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located;
- iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*; and
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after 7:00 p.m. See Page No. 46.

A10) Naming of the Next University Heights Neighbourhood
File No. PL 4001-5 CK. 4131-5

- RECOMMENDATION:**
- 1) that City Council approve the names contained in this report to be added to the Names Master List; and
 - 2) that the direction of City Council issue regarding the naming of the next neighbourhood to be built in the University Heights sector.

BACKGROUND

City of Saskatoon Policy No. C09-008 (Naming of Civic Property and Development Areas) provides for two ways to name a neighbourhood. Requests for a specific name to be applied to a neighbourhood are screened by the Naming Advisory Committee (the Committee) and submitted to City Council for approval. Alternately, all suggestions for adding names to the Names Master List are screened by the Committee and submitted to City Council for approval. Once names have been added to the Names Master List, the Office of the Mayor selects the name for the neighbourhood.

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REPORT

Two names were submitted to the Committee for naming the next neighbourhood to be built in the University Heights sector. The developer, City of Saskatoon Land Branch, requested that the Committee apply the name 'Evergreen' to this neighbourhood. The name was suggested as part of an 'environmental theme' for the naming of neighbourhoods in the University Heights sector. The name was derived from the existence of two rows of forty year old Scots Pine and Spruce trees that are currently located in the area. These trees are the remains of the Saskatoon Forest Nursery Station which once occupied the lands. (See Attachment 1.)

The second name that was submitted to the Committee was 'Glacial Shores', which was also suggested as part of an 'environmental theme'. The name was submitted by the Office of the Mayor. The name was derived from the physical evidence of glacial activity in the area. (See Attachment 2.)

The Committee did not recommend a specific name for the neighbourhood. As noted above, it resolved to recommend the addition of both 'Evergreen' and 'Glacial Shores' to the Names Master List.

A Neighbourhood Concept Plan is being drafted for the neighbourhood and will be submitted to City Council in the near future. A neighbourhood name is required in order for detailed planning to continue in a timely fashion.

OPTIONS

There are three options:

1. City Council could add the names 'Evergreen' and 'Glacial Shores' to the Names Master List, which was recommended by the Committee and decline to select a specific name for the neighbourhood. The Office of the Mayor would then select a name for the neighbourhood from the Names Master List.
2. City Council could select the name 'Evergreen' for naming the neighbourhood. This would be consistent with the specific naming request submitted by the City of Saskatoon Land Branch.
3. City Council could select the name 'Glacial Shores' for naming the neighbourhood. This would be consistent with the submission to the Committee from the Office of the Mayor.

POLICY IMPLICATIONS

The naming of neighbourhoods must be consistent with City of Saskatoon Policy No. C09-008 (Naming of Civic Property and Development Areas). As noted above, there are two methods for naming a neighbourhood.

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The Policy requires requests for a specific name to be applied to a neighbourhood, to be screened by the Committee, and submitted to City Council for approval. Alternately, the Policy requires all suggestions for adding names to the Names Master List to be screened by the Committee and submitted to City Council for approval. Once names have been added to the Names Master List, the Office of the Mayor would select the name for the neighbourhood.

FINANCIAL IMPACT

There is no financial impact.

PUBLIC NOTICE

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

ATTACHMENTS

1. Naming Request from the Land Branch.
2. Supplementary Information regarding 'Glacial Shores'.

IT WAS RESOLVED: that the new neighbourhood to be built in the University Heights sector be named "Evergreen".

Section B – CORPORATE SERVICES

**B1) Corporate Inventory Status
(File No. CS1290-1; CK. 1290-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

REPORT

The Inventory and Disposal Services Section of the Corporate Information Services Branch, Corporate Services Department, is responsible for monitoring and reporting on the City of Saskatoon's inventory. The Inventory and Disposal Services Section has authority to prescribe corporate standards, criteria, and guidelines for inventory management in a decentralized stores environment. This decentralized approach allows departments to keep the materials they require while ensuring industry guidelines and generally accepted good inventory management practices, standards, and control are followed. Attachment No. 1 shows the locations and inventory levels throughout the city. As shown in the chart, the majority of inventory value (82%) is held at Saskatoon Light and Power.

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To analyze inventory held, the material is classified into groups that identify what will be used, what is kept for stock out insurance and what is slow moving and inactive. Attachment No. 2 shows the inventory breakdown by store. During 2007, corporate inventory and the percentage of slow moving/inactive inventory increased. These increases were primarily due to increased inventory levels held at Saskatoon Light and Power. The following are the major factors that affected the inventory level:

1. The price of copper and steel rose dramatically during 2007. Transformer and steel poles had price increases of over 10%.
2. Capital inventory is held for 2008 projects and a number of 2007 projects that did not proceed as planned.
3. Due to the nature of some inventory, it is required to order some items very early in the year for delivery late in the same year. Examples of this type of inventory include cable, transformers, steel poles, which in addition to having to be purchased well in advance, must also be purchased in large lots. This requirement results in Saskatoon Light and Power carrying 2008 capital/operating project inventory in the latter part of 2007. It is a significant part of the slow moving/inactive inventory at Saskatoon Light and Power.

During 2007, the significant changes in overall corporate inventories are:

- Inventory held at year-end increased 10% to \$8,394,296. (See Attachment No. 3, Corporate Inventory Balances.)
- Material issues increased 23% to \$8,761,449.
- Inventory turnover increased from .92 to 1.04.
- Slow moving/inactive inventory increased 10% to \$5,236,930.

It is expected the overall inventory and slow moving/inactive material will be reduced as the capital projects are completed, although it is recognized that there will always be some amount of this material due to changes/delays of projects, and variances in breakdown and maintenance requirements. Inventory Management and Saskatoon Light and Power have implemented improvements that will gradually improve the overall inventory performance statistics and the level of inactive material. During 2008, we will benchmark the inventory performance compared to other electrical utilities in Western Canada. We have now implemented a material requirement planning system and will analyze project usage. We will continue to identify and write-off material that is surplus to operations.

To manage the inventory kept at the decentralized department stores, the Inventory and Disposal Services Section annually reviews the Corporate Guidelines for Management of Inventory with each store (Attachment No. 4). Each department stores inventory practices are checked and documented. The Inventory and Disposal Services Section confirms that the Corporate Guidelines for Management of Inventory are being followed and any deviations, because of operational requirements, are covered by approved compensating procedures.

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The team approach of working with all departmental stores to implement the inventory management improvements and ensuring that corporate guidelines are followed continues to improve inventory controls and improve efficiencies.

PUBLIC NOTICE

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

ATTACHMENTS

1. Corporate Inventory Levels.
2. Corporate Inventory Indicators.
3. Corporate Inventory Balances.
4. Corporate Guidelines for Management of Inventory.

Section D – INFRASTRUCTURE SERVICES

**D1) Appointment of Weed Inspector - 2008
The Noxious Weed Act
(File No. CK. 4510-1)**

RECOMMENDATION: that Mr. Gerald Rees and Ms. Terri Smith of the Infrastructure Services Department be appointed as the City of Saskatoon's 2008 Weed Inspectors, in accordance with the provisions of The Noxious Weed Act.

ADOPTED.

Section 7, Article 1 of The Noxious Weed Act (Saskatchewan) requires that City Council appoint a weed inspector annually. To carry out this year's program, a weed inspector is required for a six-month period, from May 1 to October 31, 2008.

Mr. Gerald Rees, Superintendent, Park Maintenance, and Ms. Terri Smith, Park Technician I, of Infrastructure Services, Parks Branch, are recommended to fulfill this requirement during 2008.

PUBLIC NOTICE

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

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**D2) Enquiry – Councillor B Dubois (March 18, 2008)
Deer Crossing Signs – Silverspring
(File No. CK. 6280-1)**

RECOMMENDATION: that the information be received.

BACKGROUND

The following enquiry was made by Councillor Dubois at the meeting of City Council held on March 17, 2008:

“Would the Administration please report on the feasibility of placing “Deer Crossing” signs in the Silverspring area, specifically to begin with, Konihowski, all sections between Somers Road and Lemay Crescent. With the area growing, and more and more people driving through the area, I think it would be a good reminder to everyone that the deer still live in the natural grassland section in Silverspring, and use that particular piece of road as their crossing on a regular basis.”

REPORT

Deer warning signs are typically used in areas where it is known that wildlife are accustomed to cross the roadway on a regular basis; if the collision data indicates that there is a history of deer collisions in the area; and on highways/freeways where motorists are travelling at high speeds.

Konihowski Road is classified as a collector roadway with a posted speed limit of 50 kph. Collector roadways typically carry a traffic volume of between 1,000 to 5,000 vehicles per day.

Traffic volume and speed studies were conducted on Konihowski Road between Somers Road and LeMay Crescent in July 2007. The average traffic volume was 2,960 vehicles per day, which is within the standards for a collector roadway.

The speed study showed that the 85th percentile speed (the speed at which 85 percent of the vehicles are travelling at or less than) was 60 kph, 20% above the posted speed limit, which is not acceptable. To address this issue and to improve visibility for pedestrians, traffic calming curbs at the intersection of Konihowski Road and Somers Road were recently installed. In addition, Police Services has been requested to take appropriate actions for enforcement.

An analysis of the collision history along Konihowski Road between Somers Road and LeMay Crescent over the last five years indicates that there have been 10 reported collisions, none of which involved deer.

Although there is some anecdotal evidence of the occasional deer crossing on this portion of Konihowski Road, there is no record of deer collisions within the past five years. In addition, this portion of Konihowski Road is not a high-speed roadway, and is most frequently traveled by

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motorists living in the community. Therefore, the Administration does not recommend installing “Deer Crossing” signs at this time.

PUBLIC NOTICE

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

The City Clerk distributed copies of a letter from Lorraine Irvine-Roberts dated June 23, 2008, submitting comments on the above matter.

IT WAS RESOLVED: that the information be received.

**D3) Credit Union Centre
Building Management System Upgrade Project
(File: CK. 611-3)**

- RECOMMENDATION:**
- 1) that the bid submitted by Danrich Environmental Controls for the Credit Union Centre Building Management Systems (BMS) project, at a total estimated cost of \$221,392.50, including G.S.T. and P.S.T. be accepted; and
 - 2) that the Corporate Services Department, Purchasing Services Branch, issue the purchase order and arrange for the execution of the appropriate service agreement.

ADOPTED.

REPORT

The current Credit Union Centre Building Management System controls the building’s ventilation, heating and cooling systems. The computer software, hardware and related equipment are either outdated or are no longer supported by suppliers, and are not capable of effectively managing upgraded equipment to increase overall building efficiency.

A Request for Proposal (RFP) was developed by our system design consultant, Integrated Design Inc., to select a contractor to install new building management software, hardware and related equipment, and to provide a five-year systems service agreement.

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Two valid bids were received as follows:

Bidder	Base Bid	Estimated Agreement Service Cost Over 5 years	Estimated Total Cost, Including Service Cost
Danrich Environmental Controls Systems Ltd.	\$164,300.00	\$46,550.00	\$210,850.00
Prairie Controls Ltd. (PST included, GST not included)	\$447,000.00	\$43,500.00	\$490,500.00

Our consultant and the Administration reviewed the bids. Danrich Environmental Controls has been evaluated as the optimum proposal and low bid price, including an estimated service cost over five years.

FINANCIAL IMPACT

The net cost to the City of Saskatoon for the proposal submitted by Danrich Environmental Controls Systems is as follows:

Base Bid Price	\$ 164,300.00
Service Agreement (over a 5 yr duration)	\$ 46,550.00
G.S.T.	\$ 10,542.50
SUBTOTAL	\$ 221,392.50
Less G.S.T. Rebate	\$ 10,542.50
TOTAL	\$ 210,850.00

The computer software, hardware and related equipment will be funded from the Civic Building Comprehensive Maintenance (CBCM) Reserve and the annual service agreement costs will be funded from the Credit Union Centre Operating Budget.

PUBLIC NOTICE

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

D4) Capital Project 1417 – Trunk Sewer – Blairmore
Blairmore Sanitary Sewer Lift Station and Force Main
Confederation Relief Sanitary Sewer Lift Stations and Force Main
Award of Engineering Services
(File No. IS. 4111-47-05; CK. 7820-3)

- RECOMMENDATION:**
- 1) that the proposal for engineering services submitted by Earth Tech (Canada) Inc. for the functional design of the Blairmore sanitary sewer lift station and force main and the Confederation relief sanitary sewer lift stations and force main, to an upset limit cost of \$145,839.75 (including G.S.T. and P.S.T.) be accepted; and
 - 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for the execution by the Mayor and City Clerk under the Corporate Seal.

ADOPTED.

BACKGROUND

Infrastructure Services issued a request for proposals for the functional design of a lift station and force main to service the new Blairmore sector development, approved under Capital Project 1417 – Trunk Sewer – Blairmore. It also includes the functional design of one, and possibly two, relief sanitary sewer lift stations and force mains within the area serviced by the Confederation Drive trunk system to alleviate flooding during wet weather conditions.

REPORT

Qualification-based proposals were received from three local consulting firms:

Associated Engineering Ltd.;
Bullee Consulting Ltd.; and
Earth Tech (Canada) Inc.

After a systematic evaluation of the proposals, the Administration rated the proposal from Earth Tech (Canada) Inc. as being superior. The Administration has worked with Earth Tech (Canada) Inc. to define the scope of the project in order to obtain a formal proposal, including costs.

OPTIONS

There are no options.

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FINANCIAL IMPACT

The net cost to the City for engineering services by Earth Tech (Canada) inc. is as follows:

Base Fees	\$138,895.00
G.S.T.	\$ 6,944.75
Total Fees	\$145,839.75
G.S.T. Rebate	<u>\$ 6,944.75</u>
Net Cost to City	<u>\$138,895.00</u>

Capital Project 1417 has \$150,000 of approved funding designated for the design of the lift station; and \$250,000 for the design of the force main. As such, sufficient funding is in place to allow for the provision of the engineering services to proceed.

PUBLIC NOTICE

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

**D5) Capital Project 1513 - Pavement Marking Program
Sole Source Blanket Purchase Order
Installation of Permanent Road Markings
(File IS – 6000-1; CK. 6315-1)**

RECOMMENDATION: that a sole source blanket purchase order be awarded to LaFrentz Road Marking in the amount of \$110,800.20 (including G.S.T. and P.S.T.), for the 2008 installation of permanent road markings.

ADOPTED.

REPORT

Capital Project 1513 - Pavement Marking Program is an ongoing program providing permanent road markings on high volume roadways to ensure long-term visibility for roadway users. These permanent markings typically last three to five years, reducing the need for annual maintenance.

The proposed sole source blanket purchase order with LaFrentz Road Marking will include maintenance of existing permanent markings, as well as the installation of new markings on new construction projects.

Infrastructure Services has historically used blanket purchase orders as the method of obtaining services for permanent road marking contractors, LaFrentz Road Marking is the only supplier that meets the requirements. To be pre-approved, suppliers must provide samples of their product, which are then monitored by the City of Saskatoon for one year.

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In addition, LaFrentz Road Marking is the only supplier in Canada to supply in-laid thermoplastic markings. These in-laid markings are currently being used as guidelines at intersections where dual left turns are permitted. Due to vehicles regularly traveling over these markings, standard painting, and/or surface applied permanent markings have not proven effective in these locations.

FINANCIAL IMPACT

The net cost to the City for the 2008 installation of permanent road marking services as described above is as follows:

Base Cost	\$105,524.00
G.S.T.	\$5,276.20
Total Cost	\$110,800.20
G.S.T. Rebate	<u>\$5,276.20</u>
Net Cost to City	<u>\$105,524.00</u>

Capital Budget 1513 has funding in the amount of \$70,000 for the 2008 project. This funding is typically used for maintenance of existing markings. In addition, various capital projects, including new roadway construction and resurfacing include permanent markings in their overall project budget. As such, sufficient funding is in place to allow for the provision of the sole source blanket purchase order with LaFrentz Road Marking to proceed.

PUBLIC NOTICE

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

**D6) Productivity Improvement Loan
Land Development Site Trailer
(File No. IS 4111-45, P1 400-10; CK. 4110-1)**

- RECOMMENDATION:**
- 1) that the purchase of a site trailer at a cost total of \$58,433.00 (including G.S.T. and P.S.T.) from MacEwen Constructors Inc., be approved; and
 - 2) that financing for the site trailer be from a Productivity Improvement Loan to be paid over three years at an interest rate of 3.62% per annum.

ADOPTED.

REPORT

Infrastructure Services currently rents a site trailer at a rate \$1,200 per month in order to provide a central meeting location for Hampton Village and Blairmore Subdivision land development

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construction. The trailer is used by field staff as a site office in order to meet their operational requirements including computer needs; storage of site drawings and tender documents; preparation of site reports; and to provide a central location for site meetings.

Future cost savings would be recognized over the life of the site trailer by purchasing as opposed to a long-term rental. Rental of the site trailer for five continuous construction seasons would result in a total cost of \$60,000 (at \$1,200 per month for 10 months per year.).

It is estimated that the service life of the trailer will be 15 years, which would provide approximately 10 additional years of usage considering the current rental rate of \$1,200.00 per month for the trailer.

OPTIONS

An alternative option to purchasing the trailer would be to continue renting. The Administration does not recommend this option as it would result in a much higher long-term cost to the City.

FINANCIAL IMPACT

A Productivity Improvement Loan is required to purchase the site trailer in the amount of \$58,443.00, including G.S.T. and P.S.T., at a quoted interest rate of 3.62% per annum, which would be paid over three years at approximately \$1,700.00 per month.

The City Comptroller has reviewed the loan application and is in agreement with the funding amount and terms, and has confirmed that it meets the criteria outlined in Policy C03-027 - Borrowing for Capital Projects. The Investment Committee, through the Investment Manager, provided the quoted interest rate at the time of the application of the loan dated June 10, 2008.

The Productivity Improvement Loan will be paid from each land development project that uses it over the next three years.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is required.

Section F – CITY MANAGER

**F1) Award of Tender - Streets and Streetscape
River Landing Phase II
(File No. CC. 4130-2 and SPR 4129-5; CK. 4129-5)**

- RECOMMENDATION:**
- 1) that City Council approve the awarding of a contract to A.S.L. Paving Ltd., in the amount of \$6,146,168, for the construction of streets and streetscape within River Landing Phase II; and
 - 2) that portions (approximately \$1.65 million) of the total project be interim funded through the Property Realized account.

ADOPTED.

BACKGROUND

The construction of new streets and streetscape in Phase II is one of the last major construction projects. The elements of this work include new streets, sidewalks, and pathway curbs and soft landscaping.

Administration issued a tender for this work and, by close of tender on May 21, 2008, only one bid was received from ASL Paving Ltd., in the amount of \$6,146,168. While this was within the \$6 million budget, the tender did not cover items “not in contract” which include electrical utilities (ductwork and lighting - Saskatoon Light and Power), gas utilities (SaskEnergy), and streetscape furnishings (benches, trash receptacles, trees, tree guards, irrigation, etc.). Including these costs (approximately \$1.6 million), the total project is estimated to be \$7.75 million.

REPORT

The high value of the tender and the fact that it attracted only one bidder continues to be indicative of the heated economy and incredible competition for contractors.

While construction costs continue to escalate due to the economic boom, so too does the value of land. Appraisals conducted in 2006 indicate the value of land in River Landing Phase II to be between \$5.79 million to \$7.62 million. While Administration has increased the estimated value of the land to be sold and used for capital funding on River Landing Phase II to \$5.0 million, the ultimate revenue received is subject to several variables. While the increase in land value since the 2006 appraisal may be enough to cover the increased costs for this project, it would be prudent to remain conservative and use the Property Realized account for interim financing.

If approved, work in 2008 will amount to \$4,279,000 with the remainder (\$3,471,000) completed in 2009.

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Administration has requested that the 2006 appraisal be updated by the Land Branch.

PUBLIC NOTICE

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

LEGISLATIVE REPORT NO. 6-2008

Section B – OFFICE OF THE CITY SOLICITOR

**B1) Enquiry - Councillor D. Hill (November 19, 2007)
Use of Segways on Sidewalks
(File No. CK. 7000-1)**

RECOMMENDATION: that the direction of Council issue as to whether Segways being used as mobility devices should be allowed on City sidewalks.

Councillor Darren Hill made the following enquiry at the meeting of Council on November 19, 2007:

"Would the Solicitor's Office report on the possibility of Segways being used on City sidewalks as mobility devices."

Segways are two-wheeled, self-balancing, electrically powered vehicles which are propelled forward and backward by the operator leaning in one direction or the other. They are designed to be used at speeds of 20 km/h or less and to be operated by a person who is in a standing position. The vehicle has no brakes. The operator stops the vehicle by shifting weight as though he or she is about to sit down. Segways can be equipped with a seat, which makes their appearance more similar to a wheelchair. We have attached photographs of the vehicle for your reference.

It is our understanding that the focus of this enquiry was restricted to the use of the Segway as a mobility device rather than permitting use of the Segway on sidewalks by all members of the public in general. The Segway is marketed as a mobility aid for people who have difficulty walking.

Currently, wheelchairs and scooters used as mobility devices are allowed on sidewalks. The question for City Council is whether it is in favour of adding Segways to this list.

A Pilot Project for Evaluating the Segway HT Motorized Personal Transportation Device in Real Conditions was prepared for the Transportation Development Centre Transport Canada by the Centre for Electric Vehicle Experimentation in Quebec in April of 2006. The report concluded that the operation of Segways on sidewalks, cycle paths and road shoulders, where speed is limited to 50 km/h, had little impact on safety of users, pedestrians, cyclists or motorists. However, there

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were some concerns raised over the acceptability of Segway use on sidewalks. These concerns related to the size of the vehicle and its relative speed.

If City Council is in favour of allowing Segways on sidewalks when used as a mobility device, we will work on how to limit use to that category only. (Unlike wheelchairs and scooters, Segways are increasingly popular with the general public.) We will then bring forward the appropriate bylaw amendment.

PUBLIC NOTICE

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

ATTACHMENT

1. Photographs of types of Segways.

IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee.

REPORT NO. 11-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

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

- 1. Proposed Transfer from Community Services Department Plan Review and Inspection Service Stabilization Reserve to the Affordable Housing Reserve and Request for Proposal to Provide Business Planning Services for Affordable Housing Providers
(Files CK. 750-4 and PL. 950-14)**
-

RECOMMENDATION: 1) that the General Manager, Community Services Department be authorized to enter into a Service Agreement with the Saskatoon Housing Initiatives Partnership to provide Business Planning Services for Affordable Housing providers in accordance with the conditions and terms contained in the report of the General Manager, Community Services Department dated June 2, 2008; and

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- 2) that the City Solicitor be instructed to draft the required Service Agreement.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 2, 2008, with respect to the above matter. Your Committee has reviewed the matter with the Administration and Mr. Martin Chicilo, Saskatoon Housing Initiatives Partnership, and supports the above recommendations.

2. **“Housing Handbook”**
(Files CK. 750-1 and PL. 950-14 and 950-15)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated May 30, 2008, submitting the “Housing Handbook”, which provides information for renters, landlords and entry-level homebuyers. Also circulated to your Committee was the attached information sheet on housing issues.

Your Committee has reviewed the matter with the Administration and is forwarding the report to City Council for information. Copies of the handbook have already been provided to City Council members. A copy is available for review in the City Clerk’s Office and on the City’s website at www.saskatoon.ca under the Community Services Department, City Planning Branch.

3. **New Rental Construction Land-Cost Rebate Program**
(Files CK. 750-1 and PL. 950-10)

RECOMMENDATION: that the amendment to City of Saskatoon Policy C09-002 (Innovative Housing Incentives Program) to add the New Rental Construction Land-Cost Rebate, as outlined in the report of the General Manager, Community Services Department dated June 3, 2008, be approved.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 3, 2008, with respect to the above proposed program.

Your Committee has reviewed the report with the Administration and supports the proposed amendment to City of Saskatoon Policy C09-002 (Innovative Housing Incentives Program), as outlined in the above report.

**4. Achs Park Rink Relocation Project with Exhibition Community Association
(Files CK. 4205-1 and LS. 158-EX)**

RECOMMENDATION: that the Exhibition Community Association rink relocation to Achs Park be approved as a project within the 2008 Capital Budget.

ADOPTED.

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated June 5, 2008, with respect to the above matter.

**5. City of Saskatoon Policy C03-007 (Special Events)
Request for Funding – 2008 Three Nations Challenge and
2008 Senior Men’s Canadian Championship
(Files CK. 1870-15 and LS. 1870-12-2)**

RECOMMENDATION: that funding in the amount of \$40,000, in total, be allocated to the 2008 Three Nations Challenge and 2008 Senior Men’s Canadian Championship, as these events meet the eligibility requirements as outlined in City of Saskatoon Policy C03-007 (Special Events).

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 5, 2008, with respect to the above requests for funding under Special Events Policy No. C03-007.

Your Committee has reviewed the report with the Administration and supports the recommendation, as outlined above.

**6. Donation of Sculpture – Egg Money
(Files CK. 4040-1 and LS. 215-13-3)**

RECOMMENDATION:

- 1) that the bronze sculpture entitled “Egg Money” be accepted by the City of Saskatoon; and
- 2) that the location within River Landing at the southeast corner of Avenue B and Sonnenschein Way be approved as the site for the donation of the “Egg Money” sculpture.

ADOPTED.

Attached is a report of the Visual Arts Placement Jury dated May 26, 2008, recommending acceptance of the bronze sculpture “Egg Money” by Don and Shirley Begg. It is being donated to

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the City by the Saskatoon German Days Committee. The Jury's preferred location is at the corner of Avenue B and Sonnenschein Way in River Landing, adjacent to Market Square.

Also attached is a report of the General Manager, Community Services Department dated June 5, 2008, providing options for three locations for the sculpture, with the recommended location also being the location within River Landing at the southeast corner of Avenue B and Sonnenschein Way.

Your Committee has reviewed the matter with the Administration and supports the above recommendations for the acceptance and location of the above-noted sculpture.

7. Walkway Closure Application
Walkway between 3403 and 3387 Fairlight Drive and 418 and 422 Stone Court
(File CK. 6295-08-13)

RECOMMENDATION: that the walkway between 3403 and 3387 Fairlight Drive and 418 and 422 Stone Court remain open, pending a Crime Prevention Through Environmental Design review and a further pedestrian count, and that a further report be submitted to the Planning and Operations Committee.

Attached is a report of the General Manager, Infrastructure Services Department dated June 4, 2008, recommending that the above walkway remain open and be added to the list of essential walkways in that it does not meet all of the criteria for walkway closure.

Your Committee has reviewed the report with the Administration and determined that the walkway closure did not meet the criteria for closure with respect to the pedestrian trip count, as outlined in the submitted report.

Your Committee also received a presentation from a representative of property owners adjacent to the walkway in support of closing the walkway to address concerns about crime, vandalism and safety. In addition, questions were raised about the data on the pedestrian counts, which were taken at two separate times of the year (April and November) under different policies. Your Committee would support a further pedestrian count to clarify the data collected. Your Committee was also advised that 88% were in favour of the closure and there are other alternate routes to take.

In further discussion of the matter with the Administration, your Committee determined that if the recommendation of the Administration to keep the walkway open and added to the list of essential walkways was supported, it would be reviewed in three years. Following further review, your Committee is recommending that the walkway remain open pending a Crime Prevention Through Environmental Design review and a further pedestrian count, with further reports being submitted to your Committee on those issues.

Item A2) of Communications to Council was brought forward.

“A2) Grace Lahonen & Doug Shabaga, dated June 17

Requesting permission to address City Council with respect to the walkway between Fairlight and Stone Court. (File No. CK. 6295-08-13)”

The City Clerk noted that Grace Lahonen and Doug Shabaga had withdrawn their request to address Council at this time.

IT WAS RESOLVED: that the recommendation be adopted.

**8. Walkway Closure Application
Walkway between 134 and 202 Braeshire Lane
(File No. CK. 6295-08-15)**

RECOMMENDATION: that the walkway between 134 and 202 Braeshire Lane in the Briarwood neighbourhood remain open and added to the list of essential walkways.

Attached is a report of the General Manager, Infrastructure Services Department dated June 4, 2008, with respect to a request for closure of the walkway connecting Braeshire Lane and Briarwood Road.

Your Committee has reviewed the report with the Administration and supports the recommendation that the walkway remain open and added to the list of essential walkways.

IT WAS RESOLVED: that the walkway between 134 and 202 Braeshire Lane in the Briarwood neighbourhood remain open.

REPORT NO. 11-2008 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

**1. Appointment to Credit Union Centre Board of Directors
(File No. CK. 175-31)**

RECOMMENDATION: that the City's representative be instructed to vote the City's proxy for the appointment of Derek Bachman to replace Stephen Gabrush on the Credit Union Centre Board of Directors, throughout a term expiring at the conclusion of the 2010 Annual General Meeting.

ADOPTED.

**2. Canada Mortgage and Housing Corporation (CMHC)
Rental Market Report – Spring 2008
(File No. CK. 750-1)**

RECOMMENDATION:

- 1) that the information be received; and
- 2) that a letter be sent to CMHC, expressing appreciation for its undertaking of a secondary Rental Market Survey for Saskatoon.

ADOPTED.

Attached for the information of City Council, is a report of the General Manager, Community Services Department dated June 9, 2008 regarding the above matter.

Your Committee is pleased to note that CMHC is conducting a secondary Rental Market Survey for Saskatoon, which will be conducted and released this fall.

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**3. Terms of Reference: Future Growth Strategy Group
(File No. CK. 4110-1)**

- RECOMMENDATION:**
- 1) that the Terms of Reference for the Future Growth Strategy Group be endorsed; and
 - 2) that the Future Growth Strategy Group be directed to begin working on a Master Future Growth Plan.

ADOPTED.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department dated May 28, 2008.

Communications to Council

The City Clerk distributed copies of the following material for consideration by City Council:

B. Items Which Require the Direction of City Council

**B5) Joanne Sproule, Secretary
Board of Police Commissioners, dated June 19**

Submitting a report of the Chief of Police dated June 6, 2008, regarding site selection for the new Police Headquarters. (File No. CK. 1711-2)

RECOMMENDATION: that the information be received.

IT WAS RESOLVED: that the information be received.

**B6) Joanne Sproule, Secretary
Board of Police Commissioners, dated June 19**

Submitting a report of the Chief of Police dated June 6, 2008, regarding a 2008 post Capital Budget submission for an Air Support Unit Thermal Imaging Camera. (File No. CK. 1711-2)

RECOMMENDATION: that City Council approve a 2008 post Capital Budget expenditure for an Air Support Unit Thermal Imaging Camera System in the amount of \$300,000, to be funded from an internal loan and repaid on an annual basis over the next five years.

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IT WAS RESOLVED: that City Council approve a 2008 post Capital Budget expenditure for an Air Support Unit Thermal Imaging Camera System in the amount of \$300,000, to be funded from an internal loan and repaid on an annual basis over the next five years.

**B7) Joanne Sproule, Secretary
Board of Police Commissioners, dated June 19**

Submitting a report of the Chief of Police dated June 6, 2008, regarding a 2008 post Capital Budget submission for a Headquarters Server Room Air Conditioner. (File No. CK. 1711-2)

RECOMMENDATION: that City Council approve a 2008 post Capital Budget expenditure in the amount of \$40,000 for the Server Room Cooling Project to be funded from the Police Facilities Renovation Reserve.

IT WAS RESOLVED: that City Council approve a 2008 post Capital Budget expenditure in the amount of \$40,000 for the Server Room Cooling Project to be funded from the Police Facilities Renovation Reserve.

His Worship the Mayor assumed the Chair.

Moved by Councillor Clark, Seconded by Councillor Pringle,

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

CARRIED.

HEARINGS

- 4a) Discretionary Use Application
One-Unit Dwelling with a Secondary Suite – Type II
Lots 30 and 31, Block 39, Plan No. 101286086
Lot 16, Block 39, Plan No. G103
1416 Broadway Avenue – Buena Vista Neighbourhood
(File No. CK. 4355-08-4)**

REPORT OF THE CITY CLERK:

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

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

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Attached are copies of the following:

- Report of the General Manager, Community Services Department dated May 1, 2008 recommending that the application submitted by Ryan O’Grady requesting permission to use 1416 Broadway Avenue for the purpose of a One-Unit Dwelling with a Secondary Suite – Type II be approved, subject to the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses; and
- Letter dated June 11, 2008 from the Municipal Planning Commission advising the Commission supports the above-noted recommendation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Development Services Branch Manager, Community Services Department, reviewed the application and expressed the Department’s support.

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

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

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT that the hearing be closed.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Heidt,

THAT the application submitted by Ryan O'Grady requesting permission to use 1416 Broadway Avenue for the purpose of a One-Unit Dwelling with a Secondary Suite – Type II be approved, subject to the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses.

CARRIED.

(Councillor Pringle was not present during the entire hearing so did not vote.)

- 4b) Proposed Development Plan Amendment
DCD1 – Text Amendment to Section 19.2
Central Business District
Applicant: S2 Architecture
Proposed Bylaw No. 8687
(File No. CK. 4110-08-3)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8687.

Attached are copies of the following:

- Proposed Bylaw No. 8687;
- Report of the General Manager, Community Services Department dated May 5, 2008, recommending that the following amendments to the City of Saskatoon Development Plan Bylaw 7799, Section 19.2 be approved:
 - a) Amend Section 19.2.3.1– to permit 30 percent of office space use on each site in the DCD1, up to a maximum of 100,000 square feet;
 - b) Amend Section 19.2.3.3 (Building Height Map No. 2) – to permit a maximum building height of 42 metres at the corner of 2nd Avenue South and Spadina Crescent; and
 - c) Amend Section 19.2.3.5 c) – to permit direct access to the underground parking garage from Spadina Crescent.
- Letter dated May 26, 2008 from the Municipal Planning Commission advising the Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of May 24 and 31, 2008; and
- Letter from Mr. Joe Kuchta, dated June 17, 2008, submitting comments.”

Councillor Paulsen excused herself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber.

The City Clerk distributed copies of the following letters:

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- *Darcy Meyers, Chair, Saskatoon Environmental Advisory Committee, dated June 18, 2008, submitting comments; and*
- *Terry Scaddan, Executive Director, The Partnership, dated June 18, 2008, requesting permission to address Council.*

His Worship the Mayor opened the hearing.

Mr. Alan Wallace, Manager, Neighbourhood Planning, Community Services Department, reviewed the proposed Development Plan Amendment application providing a PowerPoint presentation and expressed the Department's support.

Councillor Bev Dubois, member of the Municipal Planning Commission, expressed the Municipal Planning Commission's support of the proposed Development Plan Amendment.

Mr. Terry Scaddan, Executive Director, The Partnership, spoke in support of the proposed Development Plan Amendment.

Ms. Lenore Swystun expressed concerns regarding the proposed Development Plan Amendment including height of the building and access to the river as well as parking issues.

Ms. Genevieve Giguere, S2 Architecture, indicated that the intent of the RFP they are submitting in the fall and DCD1 guidelines are still met with this project and any amendments they are requesting.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Wyant,

THAT the hearing be closed.

CARRIED.

(Councillor Paulsen was not present for the vote.)

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Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT Council consider Bylaw No. 8687.

*YEAS: His Worship the Mayor, Councillors Dubois, Heidt, Neault,
Penner and Wyant* 6

NAYS: Councillors Clark, Hill, Lorje, and Pringle 4

CARRIED.

Councillor Paulsen re-entered the Council Chamber.

- 4c) Proposed Development Plan Amendment
From ‘Urban Holding’ to ‘Special Use’
Yarrow Youth Farm/Red Willow Centre
4040 – 33rd Street West (33rd Street West and Dalmeny Road)
Blairmore Development Area
Applicant: Saskatchewan Property Management Corp.
Proposed Bylaw No. 8688
(File No. CK. 4351-08-12)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8688.

Attached are copies of the following:

- Proposed Bylaw No. 8688;
- Report of the General Manager, Community Services Department dated May 7, 2008, recommending that the proposed amendment to the City’s Development Plan – Land Use Policy Map to redesignate LSD 4 Sec. 2, Twp. 37, Rge. 6 W.3rd Mer. (4040 33rd Street West) from ‘Urban Holding’ to ‘Special Use’ be approved.
- Letter dated May 26, 2008 from the Municipal Planning Commission advising the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of June 7 and 14, 2008.

The City Planner has advised that letters to inform of public hearing have been sent out to the Community Associations of Dundonald, Pacific Heights and Confederation.”

His Worship the Mayor opened the hearing.

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Mr. Randy Grauer, Development Services Branch Manager, Community Services Department, reviewed the proposed Development Plan Amendment and expressed the Department's support.

Councillor Bev Dubois, member of the Municipal Planning Commission, expressed the Commission's support of the proposed Development Plan Amendment.

Ms. Janice Koltz, Executive Director, Red Willow Centre, provided information regarding the operations and programs at the Red Willow Centre.

Mr. Dwight Bendel, Director, Yarrow Youth Farm, provided information regarding the operations of the facility.

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

Moved by Councillor Lorje, Seconded by Councillor Neault

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Heidt

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Lorje,

THAT Council consider Bylaw No. 8688.

CARRIED.

(Councillor Hill was not present during the entire hearing so did not vote.)

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- 4d) Proposed Rezoning from FUD District to M3 District by Agreement
Yarrow Youth Farm/Red Willow Centre
4040 – 33rd Street West (33rd Street West and Dalmeny Road)
Blairmore Development Area
Applicant: Saskatchewan Property Management Corp.
Proposed Bylaw No. 8689
(File No. CK. 4351-08-12)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8689.

Attached are copies of the following:

- Proposed Bylaw No. 8689;
- Report of the General Manager, Community Services Department dated May 7, 2008, recommending that the proposal to rezone LSD 4 Sec. 2, Twp. 37, Rge. 6 W.3rd Mer (4040 33rd Street West) from an FUD District to an M3 District, subject to a Zoning Agreement, be approved; **(See Attachment 4c)**
- Letter dated May 26, 2008 from the Municipal Planning Commission advising the Commission supports the above-noted recommendation; and **(See Attachment 4c)**
- Notice that appeared in the local press under dates of June 7 and 14, 2008.

The City Planner has advised that letters to inform of public hearing have been sent out to the Community Associations of Dundonald, Pacific Heights and Confederation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Development Services Branch Manager, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department’s support.

Councillor Bev Dubois, member of the Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw Amendment.

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

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the submitted report and correspondence be received.

CARRIED.

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Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Neault,

THAT Council consider Bylaw No. 8689.

CARRIED.

- 4e) Proposed Zoning Bylaw Amendment
Rezoning – R1A to M2 and M3
Part of S.E. ¼ Sec. 15 – TWP. 36 – Rge. 5 – W.3rd M. (Proposed Parcels A, B and C)
Stonebridge Neighbourhood
Applicant: North Ridge Developments
Proposed Bylaw No. 8696
(File No. CK. 4351-08-10)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8696.

Attached are copies of the following:

- Proposed Bylaw No. 8696;
- Report of the General Manager, Community Services Department dated May 7, 2008, recommending that the following properties be rezoned:
 - 1) Parcel A from an R1A District (One-Unit Residential District) to an M3 District (General Institutional Services District); and
 - 2) Parcels B and C from an R1A District to an M2 District (Community Institutional Services District).
- Letter dated May 26, 2008 from the Municipal Planning Commission advising the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of June 7 and 14, 2008.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Development Services Branch Manager, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department’s support.

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

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

Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT Council consider Bylaw No. 8696.

CARRIED.

ADMINISTRATIVE REPORT NO. 12-2008 – continued

**A8) Application for Condominium Conversion
1002 14th Street East – Corie Roth for 101105725 Saskatchewan Ltd.
(File No. PL. 4132 – 04/08; CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Corie Roth for 101105725 Saskatchewan Ltd., to convert the existing apartment at 1002 14th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of

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Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and

- b) that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Corie Roth for 101105725 Saskatchewan Ltd., requesting approval for a condominium conversion involving an apartment building containing nine residential units. This building is located at 1002 14th Street East in the Varsity View neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

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REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a surveyed condominium plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to minimum site width, side yards, amenity space, parking, site area per unit, and landscaping. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current site width, parking, amenity space, side yards, site area per unit, and landscaping arrangements are considered to be legal Non-Conforming.

Availability of Rental Accommodation

The October 2007 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.7 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 3,785 units in the area where this apartment building is located. The above-noted CMHC Report identifies a primary rental market of 13,474 units, including 1,226 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of nine units. Since January 1, 2007, 1,460 units have been approved for conversion city wide and 228 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), and is subject to the recent amendments to the Policy made on November 19, 2007. The applicant provided six months written notice to tenants on February 2, 2008, at which time the tenants were advised of their rights under the Policy to continue in occupancy for six months with no rent increases or construction being undertaken, which is disruptive to the tenants.

Each tenant in occupancy as of the date of application for conversion will have the right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the

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owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly. Each tenant has been provided with this Option to Purchase.

Eight of the nine suites were occupied at the time the tenants were presented with their six month written notice and Option to Purchase. As of June 5, 2008, five of the nine suites have vacated; the remaining suites have given notice.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on June 23, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007

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4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Item A1 of Communications to Council be brought forward and that Corie Roth be heard.

CARRIED.

“A1) Corie Roth, dated June 13

Requesting permission to address City Council with respect to proposed condominium conversion of 1002 14th Street. (File No. CK. 4132-1)”

Ms. Corie Roth, applicant, provided information regarding the tenancy of the building.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the application submitted by Corie Roth for 101105725 Saskatchewan Ltd., to convert the existing apartment at 1002 14th Street East to a condominium be approved subject to the following conditions:

- a) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and*
- b) *that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A9) Application for Condominium Conversion
1435 Embassy Drive – Bill Sayed for 101021895 Saskatchewan Limited
(File No. PL. 4132 – 44/07; CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Bill Sayed for 101021895 Saskatchewan Limited, to convert the existing apartment at 1435 Embassy Drive to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that enforceable Lease Agreements have been offered to all tenants who, as of June 23, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:
 - i) tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion), with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located;
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*; and

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- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Bill Sayed for 101021895 Saskatchewan Limited, requesting approval for a condominium conversion involving an apartment building containing 39 residential units. This building is located at 1435 Embassy Drive in the Holiday Park neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a surveyed condominium plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to parking, amenity space, and landscaping. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking, amenity space, and landscaping arrangements are considered to be legal Non-Conforming.

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Availability of Rental Accommodation

The October 2007 Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 2.1 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 3.2 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 4,010 units in the area where this apartment building is located. The above-noted CMHC Report identifies a primary rental market of 13,474 units, including 1,615 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 39 units. Since January 1, 2007, 1,460 units have been approved for conversion city wide and 86 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on May 30, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application. The building was fully occupied as of May 21, 2008.

Each tenant in occupancy, as of the date of the application for conversion, will have the first right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly. Each tenant has been provided with this Option to Purchase. The units were offered in an "as-is condition", with prices ranging from \$99,000 for a bachelor suite to \$199,000 for a two bedroom suite.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

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OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on June 23, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A8, Administrative Report No. 12-2008)

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of a letter from Ms. Sheila Lukan, dated June 17, 2008, submitting comments in objection to the proposed conversion.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the application submitted by Bill Sayed for 101021895 Saskatchewan Limited, to convert the existing apartment at 1435 Embassy Drive to a condominium be approved subject to the following conditions:

- a) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent*

repairs/modifications that may be identified during the building permit plan review and building inspection process;

- b) confirmation that enforceable Lease Agreements have been offered to all tenants who, as of June 23, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:*
 - i) tenant to have right to a lease for two years from the effective date of the application tenant of proposed conversion), with the tenant to have the right to terminate the lease after 30 days notice;*
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located;*
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated.

A. REQUESTS TO SPEAK TO COUNCIL

1) Corie Roth, dated June 13

Requesting permission to address City Council with respect to proposed condominium conversion of 1002 14th Street. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO. 41.

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2) Grace Lahonen & Doug Shabaga, dated June 17

Requesting permission to address City Council with respect to the walkway between Fairlight and Stone Court. (File No. CK. 6295-08-13)

DEALT WITH EARLIER. SEE PAGE NO. 51.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Robert Wyma, 25th Street Theatre, dated June 4

Requesting permission to extend the time under the Noise Bylaw where live entertainment can be heard outside until 11:00 p.m. from July 31 to August 9, inclusive, for the Saskatoon Fringe Theatre Festival. (File No. CK. 185-9)

RECOMMENDATION: that the request to extend the time under the Noise Bylaw where live entertainment can be heard outside until 11:00 p.m. from July 31 to August 9, inclusive, for the Saskatoon Fringe Theatre Festival be granted.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the request to extend the time under the Noise Bylaw where live entertainment can be heard outside until 11:00 p.m. from July 31 to August 9, inclusive, for the Saskatoon Fringe Theatre Festival be granted.

CARRIED.

2) Leanne Taming, The Centre at Circle and Eighth, dated June 5

Requesting permission to extend the time that a family-oriented movie can be shown in the parking lot of The Centre at Circle and Eighth, on Thursday, July 10, 2008, until 12:00 midnight in conjunction with a fund raiser for the Children's Wish Foundation.

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RECOMMENDATION: that permission be granted to extend the time a family-oriented movie can be shown in the parking lot of The Centre at Circle and Eighth, on Thursday, July 10, 2008, until 12:00 midnight in conjunction with a fund raiser for the Children's Wish Foundation.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT permission be granted to extend the time a family-oriented movie can be shown in the parking lot of The Centre at Circle and Eighth, on Thursday, July 10, 2008, until 12:00 midnight in conjunction with a fund raiser for the Children's Wish Foundation.

CARRIED.

3) Jamie McKenzie, dated June 10

Commenting on Access Transit service. (File No. CK. 7305-1)

RECOMMENDATION: that the letter be referred to the Administration to respond to the writer.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the letter be referred to the Administration to respond to the writer.

CARRIED.

4) Robert MacGillivray, Rotary Club of Saskatoon Nutana, dated June 17

Requesting permission to extend the time which amplified noise can be heard on July 25 and 26, 2008, to 11:00 p.m., in conjunction with the annual Dragon Boat Festival being held in Rotary Park. (File No. CK. 185-9)

RECOMMENDATION: that permission be granted to extend the time which amplified noise can be heard on July 25 and 26, 2008, to 11:00 p.m., in conjunction with the annual Dragon Boat Festival being held in Rotary Park.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT permission be granted to extend the time which amplified noise can be heard on July 25 and 26, 2008, to 11:00 p.m., in conjunction with the annual Dragon Boat Festival being held in Rotary Park.

CARRIED.

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C. INFORMATION ITEMS

1) Brock Carlton, CEO, Federation of Canadian Municipalities, dated May 20

Advising payment of third and final installment towards Saskatoon Transit Strategic Plan 2015. (File No. CK. 155-2)

2) Brock Carlton, CED, Federation of Canadian Municipalities, dated May 28

Advising first and final contribution to GHG Emissions Audit and Corporate EMS project. (File No. CK. 155-2)

3) Dwayne Stigen, dated June 10

Commenting on proposed high-rise building in downtown Saskatoon. (File No. CK. 150-1)

4) Kent Smith-Windsor, Executive Director, The Chamber, dated June 6

Commenting on the Chamber's view opposing restriction to condominium conversions. (File No. CK. 4132-26)

5) Kylie Weber, dated May 22

Commenting on restricting use of fire pits. (File No. CK. 2500-6)

6) Marilyn Braun-Pollon, Canadian Federation of Independent Business, dated June 5

Commenting on revenue sharing. (File No. CK. 1920-1)

7) Ashley Labrecque, dated June 14

Providing information about ED Feehan Collegiate in response to a recent article in the Star Phoenix. (File No. CK. 150-1)

8) Sheriane Wallace, dated June 17

Commenting on McNab Park housing units. (File No. CK. 4000-9)

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9) Joanne Sproule, Deputy City Clerk, dated June 9

Providing Notice of Hearing of the Development Appeals Board with respect to the property located at 2837 Melrose Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Monica Pethick, dated June 5

Commenting on damage to a vehicle caused by a pothole on Bill Hunter Avenue. (File No. CK. 6315-1) **(Referred to Administration for further handling and response to the writer.)**

2) Jack Begg, dated June 7

Commenting on dandelion problems. (File No. CK. 4200-2) **(Referred to Administration to respond to the writer. Response from Administration is also attached.)**

3) Heather Shiels, dated June 7

Commenting on the safety of children crossing at Meilicke Road and Stechishin Crescent. (File No. CK. 6150-3) **(Referred to Administration for consideration.)**

4) Lisa Blair, dated June 8

Commenting on the tennis courts in Optimist Park. (File No. CK. 4205-1) **(Referred to Administration to respond to the writer.)**

5) Justin Chase, dated June 11

Expressing concern about chlorophacinone use. (File No. CK. 4200-7) **(Referred to Administration for a report.)**

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6) Angela Marklinger, undated

Commenting on the intersection of 28th Street and Avenue M North. (File No. CK. 6002-1) **(Referred to Administration for consideration.)**

7) Walter Hall, Hall Engineering Co. Ltd., dated June 13

Suggesting changes to traffic light controls. (File No. CK. 6250-1) **(Referred to Administration for consideration.)**

8) Kim Wudrick, dated June 13

Suggesting double left-turn lanes from Warman Road onto 51st Street and inquiring as to why the green light on Avenue C North, at 42nd Street, is only on for a short time. (File No. CK. 6250-1) **(Referred to Administration for consideration.)**

9) Doreen Wilson, dated June 15

Commenting on worms and webs hanging from trees. (File No. CK. 4200-1) **(Referred to Administration to respond to the writer.)**

10) Wendy Weseen, dated June 16

Commenting on the condominium conversion at the Candlewood Apartments. (File No. CK. 4132-1) **(Referred to Executive Committee for further handling.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT, with respect to Item D9, Councillor Dubois be provided with a copy of the Administration's response to the writer.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

ENQUIRIES

**Councillor P. Lorje
Possible Rezoning of Portion of Riversdale Business District to B6
(File No. CK. 4351-1)**

Please report on the possibility of rezoning a portion of the Riversdale Business District to B6. Suggested boundaries for rezoning to B6 are 22nd Street West to 19th Street West and Idylwyld Drive to Avenue D.

**Councillor M. Neault
Possible Three-Way Stop
North Intersection of Forrester Road and Pendygrasse Road
(File No. CK. 6280-1)**

Would the Administration look at the possibility of a three-way stop at the north intersection of Forrester Road and Pendygrasse Road in Fairhaven. Too many cars are landing on front lawns and hitting parked cars in the driveway.

**Councillor G. Penner
Possible Ban on Use of Plastic Bags
(File No. CK. 7830-1)**

Over the last few weeks I have received many letters and have been approached by many individuals about placing a ban on the use of plastic bags in our city. In every case, environmental factors are cited as the reason for taking this step. Could I please have a report from the administration outlining a possible implementation plan to enact this ban. I understand that *The Cities Act* gives us the authority to do so.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8687

(Councillor Paulsen did not vote on the Bylaw due to a conflict of interest.)

Moved by Councillor Clark, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8687, being “The Development Plan Amendment Bylaw, 2008 (No. 5)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, seconded by Councillor Heidt,

THAT Bylaw No. 8687 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Clark, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8687.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8687 was considered clause by clause and approved.

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Moved by Councillor Clark, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8687 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Penner,

THAT Bylaw No. 8687 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8688

(Councillor Hill was not present during the entire hearing so did vote.)

Moved by Councillor Clark, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8688, being "The Development Plan Amendment Bylaw, 2008 (No. 6)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, seconded by Councillor Lorje,

THAT Bylaw No. 8688 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Clark, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8688.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8688 was considered clause by clause and approved.

Moved by Councillor Clark, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8688 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Penner,

THAT Bylaw No. 8688 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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Bylaw 8689

Moved by Councillor Clark, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8689, being "The Zoning Amendment Bylaw, 2008 (No. 10)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, seconded by Councillor Lorje,

THAT Bylaw No. 8689 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Clark, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8689.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8689 was considered clause by clause and approved.

Moved by Councillor Clark, Seconded by Councillor Hill,

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

CARRIED.

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Moved by Councillor Clark, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8689 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT Bylaw No. 8689 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8696

Moved by Councillor Clark, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8696, being “The Zoning Amendment Bylaw, 2008 (No. 14)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, seconded by Councillor Lorje,

THAT Bylaw No. 8696 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Clark, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8696.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8696 was considered clause by clause and approved.

Moved by Councillor Clark, Seconded by Councillor Hill,

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

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8696 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT Bylaw No. 8696 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Moved by Councillor Clark,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:45 p.m.

Mayor

City Clerk