



City of
Saskatoon
Office of the City Clerk

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February 23, 2011

Councillor P. Lorje, Chair
Councillor C. Clark
Councillor M. Loewen

Councillor R. Donauer
Councillor B. Dubois

Dear Committee Members:

NOTICE OF MEETING
PLANNING AND OPERATIONS COMMITTEE

Please take note of the following meeting of the above-noted Committee:

DATE: **TUESDAY, MARCH 1, 2011**

TIME: **11:30 a.m.**

PLACE: **COMMITTEE ROOM "A"**

A copy of the agenda is attached which includes the following sections:

- | | |
|---|--|
| (X) A Minutes/Delegations/Council Referrals | () D (Infrastructure Services Department) |
| (X) B (Advisory Board/Committee Reports) | () E (Other) |
| (X) C (Community Services Department) | |

Please notify the City Clerk's Office in advance of the meeting if you are unable to attend.

Yours truly,

Diane Kanak, Deputy City Clerk
Planning and Operations Committee

DK:bz

Attachment

cc:	His Worship, the Mayor	General Manager, Community Services Department
	Councillor M. Neault	General Manager, Corporate Services Department (pick up tray)
	Councillor M. Heidt	General Manager, Fire & Protective Services Department
	Councillor D. Hill	General Manager, Infrastructure Services Department
	Councillor T. Paulsen	General Manager, Utility Services Department (no attachments)
	Councillor G. Penner	Manager, Transit Branch, Utility Services Department (no attachments)
	Councillor M. Loewen	City Manager
	City Solicitor (2)	Manager, Land Branch, Community Services Department
	City Treasurer (pick-up tray)	Manager, Strategic and Business Planning, City Manager's Office
	Communications Manager	Finance Manager (pick-up tray)
	Manager, Planning and Development Branch, Community Services Department	
	Manager, Leisure Services Branch, Community Services Department	
	Manager, Community Development Branch, Community Services Department	

**P
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AGENDA

(OPEN TO THE PUBLIC)

PLANNING AND OPERATIONS COMMITTEE

TUESDAY MARCH 1, 2011 AT 11:30 A.M., COMMITTEE ROOM "A"
NORTH WING, CITY HALL

SECTION A – MINUTES/DELEGATIONS/COUNCIL REFERRALS

1. A/Chair
(File No. CK. 225-49)

At the Committee's meeting held on February 15, 2011, Councillor Dubois was appointed A/Chair for this meeting, including presentation of the Committee's report to the March 7, 2011 Council meeting.

2. Minutes – of meeting held on February 15, 2011.

3. Communications to Council
From: Karen Archibald
CHEP
Date: January 11, 2011
Subject: Funding of Infrastructure for Community Gardens
(File No. CK. 4110-45)

City Council, at its meeting held on February 7, 2011, considered a presentation from Dr. Susan Whiting with respect to the above. Council passed a motion that the matter of funding of infrastructure for community gardens be referred to the Planning and Operations Committee.

The letter referred to above is attached.

4. Infill Development
(File No. CK. 4110-1)

City Council, at its meeting held on February 7, 2011 during consideration of a rezoning amendment request, resolved, in part, that the general matter of infill development suggestions from Quint Developments and Shift Developments be referred to the Planning and Operations Committee.

The Committee is requested to provide further direction with respect to the intent of this referral.

AGENDA
(OPEN TO THE PUBLIC)
PLANNING AND OPERATIONS COMMITTEE
TUESDAY, MARCH 1, 2011
Page 2

SECTION B – ADVISORY COMMITTEES

1. 2010 Annual Report – Traffic Safety Committee
(File No. CK. 430-59)

Attached is the 2010 Annual Report of the Traffic Safety Committee, which has been approved by the Traffic Safety Committee for submission to City Council through the Planning and Operations Committee.

SECTION C – COMMUNITY SERVICES DEPARTMENT

1. Vacant Lot and Adaptive Reuse Incentive Program
(Files CK. 4110-45, x1815-1 and PL. 4110-35-13)

Attached is the report of the General Manager, Community Services Department dated February 3, 2011 regarding recommendations to adopt a proposed new City Council Policy for the Vacant Lot and Adaptive Reuse Incentive Program and to rescind the Downtown Housing Incentives Policy, along with proposed amendments relating to the Reserves for Future Expenditures Policy.

2. Affordable Housing – 401 Avenue L South – Request For Waiver of Off-Site Levies
(Files CK. 750-4 and PL 951-63)

Attached is the report of the General Manager, Community Services Department dated February 11, 2011, with respect to the proposed designation of an affordable housing project located at 401 Avenue L South as a major redevelopment project and recommendations for waiving the payment of off-site levies for the site and lane, subject to the conditions outlined in the report.

**AGENDA
(OPEN TO THE PUBLIC)
PLANNING AND OPERATIONS COMMITTEE
TUESDAY, MARCH 1, 2011
Page 3**

3. Status Report on the 2010 Housing Business Plan and
Proposed 2011 Housing Business Plan
(Files CK. 750-1, CK. 4132-1, PL 950-19 and PL 950-21)

Attached is the report of the General Manager, Community Services Department dated January 20, 2011, providing the status report on the 2010 Housing Business Plan and recommending adoption of the 2011 Housing Business Plan, along with proposed amendments to the Innovative Housing Incentives Policy. The report also recommends that the General Manager, Community Services Department be authorized to negotiate an agreement with the Saskatchewan Housing Corporation for a report back to Council on the terms and future participation by the City in the provincial Rent Supplement Program.

4. Arbor Creek Neighbourhood Concept Plan Amendment
(Files CK 4131-16 and PL 4131-11-1)

Attached is the report of the General Manager, Community Services Department dated February 16, 2011 with respect to proposed amendments to the Arbor Creek Neighbourhood Concept Plan.

5. Rosewood Neighbourhood Concept Plan Amendment
(Files CK. 4110-40 and PL 4131-33)

Attached is the report of the General Manager, Community Services Department dated February 16, 2011, regarding proposed amendments to the Rosewood Neighbourhood Concept Plan.

6. 2010 Saskatoon Forestry Farm Park and Zoo Annual Report
(Files CK. 430-34 and LS 4206-FO-12)

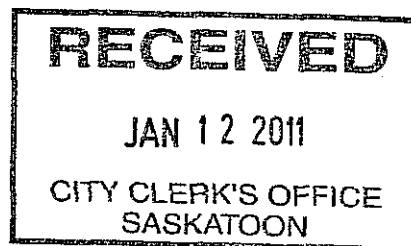
Attached is the report of the General Manager, Community Services Department dated February 11, 2011 providing the 2010 Annual Report.

Copies of the 2010 Annual Report are available on the City's Website www.saskatoon.ca as part of this agenda. A copy is also available for viewing in the City Clerk's office.

A3.

4110-415

From: CityCouncilWebForm
Sent: January 11, 2011 3:12 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Karen Archibald
Room 210, 230 Avenue R South
Saskatoon
Saskatchewan
S7M 0Z9

EMAIL ADDRESS:

karen@chep.org

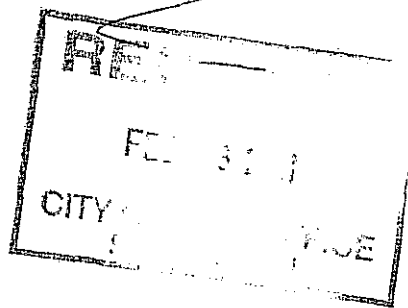
COMMENTS:

CHEP Good Food Inc requests permission to present to City Council and Mayor on February 7th at the regular meeting of Council. We will bring forward an update on activities and issues of the last year. We have an award to present to the City - CHEP Champion Award for 2010 for changes to land use policy that supports gardens.

430-1
x 150-5



Room 210-230 Ave R South
Saskatoon, SK S7M 0Z9
Phone 306 655-4575 Fax 306 655 5512
www.chep.org



February 3, 2011

His Worship the Mayor and Members of City Council

CHEP Good food Inc. is reporting to City Council on February 7th. We are enclosing our annual report in advance of our presentation.

CHEP understands that food security is a real issue in Saskatoon. We all know this, but it bears repeating because at CHEP we see the issues everyday in the work we are doing. Dr. Susan Whiting, secretary, will be providing a brief overview of some of this work.

At the end of our update we would like to present you with the **CHEP Champion award for changes to land use policy that supports community gardens**. The award is presented each year in appreciation to a person or group who has made extraordinary contributions.

Audited statements are available on our website or on request at 655 4575.

Sincerely,

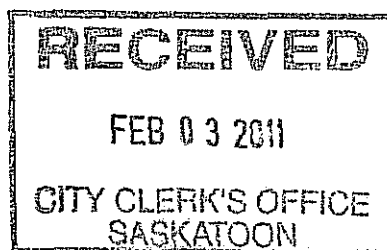
A handwritten signature in dark ink, appearing to read "Archibald".

Karen Archibald
Executive Director

Dr. Susan Whiting will be
speaking to this matter.

ml

enc





• Sharing • Connecting • Learning • Providing • Cooking • Growing

What people say about CHEP Programs...



"I learned how to use the food I already have at home to feed my baby."
"My homemade food is healthier and cheaper than the jars I used before."



"I like Kids' Kitchen because I can show my mom that I can help out in the kitchen more."
"I showed my mom how I learned to cut peppers and she was proud of me."



"My favourite collective kitchen memory is realizing that all the gals in my kitchen have now become my friends...because of the cooking we became closer and because of becoming closer we now really look out for each other, emotionally and physically."



"It was amazing to watch people from various cultures and countries (Liberia, Bangladesh, Aboriginal, Euro-Canadian) and socio-economic backgrounds all coming together to plant and enjoy the evening together. There were kids running all around, helping people plant, and singing through the garden. Adults got to know each other and offered to help each other when needed. It was a great night."



Nearly three quarters of respondents to our Good Food Box survey (and 100% of the lowest income respondents) indicated that the program enables them to eat more fruits and vegetables. 80% of very low income respondents also indicated that it enabled them to save money and that their health benefitted from the Good Food Box.



In a survey conducted this spring, 12% of customers at Stores for Seniors indicated that they had no other regular access to groceries and another 38% reported that their only other access to groceries was with the help of family and friends.



"Yesterday we had 3 students; today we have 9, because they want to be here for the cooking session."



good food inc.
www.chep.org
655-4575

#210 - 230 Ave. R. South
Saskatoon, SK S7M 0Z9

CHEP is a registered charity
No. 96922 1234 96922123

CHEP Mission Statement

CHEP Good Food Inc. works with children, families and communities to improve access to good food and promote food security.

www.chep.org

Funder & Donor Appreciation

THANK YOU to all the individuals, groups, businesses, faith groups who contributed to the work of CHEP this year helping to achieve good food for everyone. Groups and individuals are creative in the many ways they donate - money gifts to CHEP instead of wedding shower gifts, in memorials, proceeds from concerts and golf events, casual days. Businesses and organizations support CHEP through the donation of service or products, including: WestJet, the Marketing Den, Robertson Stromberg Pedersen, Horizon Milling and Viterro Mills, Sunrise Foods, Saskatoon Indian Métis Friendship Centre, and many others.

Governments including the province through the Ministry of Education, the federal government through the Urban Aboriginal Strategy and the City of Saskatoon, provide operating and program funding. These grants make up 45% of our income and are absolutely vital to our success. The United Way of

Saskatoon invests in our organization and the important services we provide, as part of building a stronger community.

Partners including Mennonite Central Committee, Public Health Services, Heifer Foundation, Community Clinic, shared the financial costs for several program areas. We value these relationships that have strengthened food security in our region.

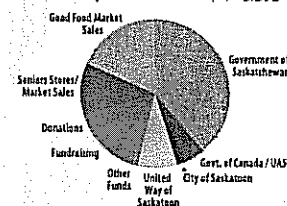
Only with the support of all our donors are we able to facilitate effective food programs and action; and we are very grateful to all.



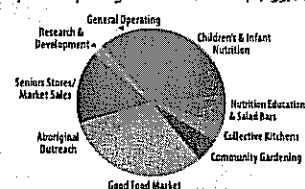
Financials note: Funds withdrawn from reserves to cover overexpenditure. Audit conducted by Hergott Duval Stack Partners. Audited financial statements available online: www.chep.org or call the CHEP office at 655-4575.

2009-2010 Financials

Income by Source: Total \$1,113,393



Expense by Program Area: Total \$1,153,888



Message from CHEP Board

For more than 20 years, CHEP Good Food Inc. has been bringing people and resources together to work on community food initiatives in the Saskatoon area. Our goal is to improve access to good food. It is to this end that CHEP works in partnership and collaboration with families, communities, schools and government.

Our community development approach empowers people through cooking, growing, eating, purchasing, sharing and discussing good food. Thousands of children and families are engaged and benefit from our food programs each year.

CHEP's programs and policies are designed to raise awareness and to address the root causes of food and social issues. Keeping a meal on the table is a challenge with the high cost of keeping a roof over one's head, as housing costs have continued to impact a family's ability to purchase adequate healthy food. Getting to a food store within walking distance of home is impossible for most families, particularly in the core and downtown neighbourhoods of Saskatoon, and this affects access to healthy food.

We are excited about the work that has been accomplished over the past year with the City of Saskatoon on land use policy for growing food. The continued work on this endeavour will allow families greater access to healthy food.

Our thanks to everyone for their support, as we strive to realize our vision of a food secure community!

Activities and Achievements

Balancing the goals of increasing access to food, strengthening families, building skills and knowledge, improving partnerships and working towards long term food security solutions is not always easy; nevertheless at CHEP, we believe it is important to be working towards long-term food security solutions, as we develop programs that will also address people's immediate needs. Our diverse array of programs includes the following:

Children's Nutrition

- Nutritious meals provided to children in schools in our partnership with schools and agencies – more than 350,000 healthy meals at sites partially or wholly funded.
- Provided training sessions at community and smaller schools, for Nutrition Coordinators.
- Community schools and periphery schools in Saskatoon's public and Catholic systems benefited from CHEP's bulk buying program, which enabled them to increase their provision of fresh fruits and vegetables. This year, we added milk, cheese and yogurt to the bulk buying, making it easier for school programs to offer more of these calcium and protein-rich foods.
- Salad bars were supported at more than 30 schools, where thousands of children learn the joy of eating fresh food.
- Grade 4 and 5 students participated in our "Kids Kitchen" after-school cooking program. They learned a great deal about kitchen safety, food safety, recipe reading and basic nutrition. At the end of the program, students knew how to compare foods so that they could choose a healthy meal that was low in fat, sodium and sugar.
- We launched our first Big Crunch (focusing on local carrots) in the fall of 2009, distributing local carrots to Saskatoon area schools. This fall, participation doubled with thousands of children taking part in a Big Crunch on October 16, enjoying healthy snacking and learning about more about where carrots come from.

Community Gardening

- Supported new gardens in the summer of 2010 – more than 400 families harvested thousands of pounds of fresh food.
- Developed demonstration garden at Avenue K.
- Supported 10 youth to learn about gardening, leadership and marketing in the Youth Garden Project.

Good Food Box

- Continued to support bulk buying at Mistawasis First Nation by sharing our wholesale account.

- Delivered more than 12,000 Good Food Boxes to customers at 60 neighbourhood depots across the city and region. Met with volunteer group coordinators to get feedback on our performance and for changes.

- Included over 60,000 pounds of local vegetables and fruit in the Good Food Boxes over the summer and fall, providing \$47,000 to local farmers.

Infant Nutrition

- More than 100 parents were taught how to feed infants and toddlers fresh healthy food, at homemade baby food workshops.
- Formula was provided to parents of young babies through our office and our partners.
- Vitamin D drops continue to be provided to low income families, free of charge – thanks to generosity of donor and in conjunction with immunization clinics.

Collective Kitchens

- 300 families enjoyed healthy affordable meals cooked by members of Collective Kitchen groups.
- 35 people from Saskatoon and region, including several First Nation communities, completed Collective Kitchen leadership training – gaining skills to begin to lead kitchen groups in their communities.
- Supported Food safe training provided to more than two dozen people working in food programs.

Community Activities

- Discussion groups explored needs and advice for the Good Food Junction – a community-owned grocery store that will open at Station 20 West.
- Food provided to groups working with homeless people; food and funding support to other agencies.
- Partnered with Muskoday First Nation to market their organic russet potatoes and organic carrots produced at their Organic Vegetable Growers Co-op – continuing to build links between urban and rural families.
- Operated a neighbourhood market at St Paul's Hospital for two summers, making local produce available to hundreds of happy people.

- Provided thousands of pounds of good food at 12 mini stores in senior apartment buildings, enabling people with little access to food stores to continue cooking and enjoying healthy meals.

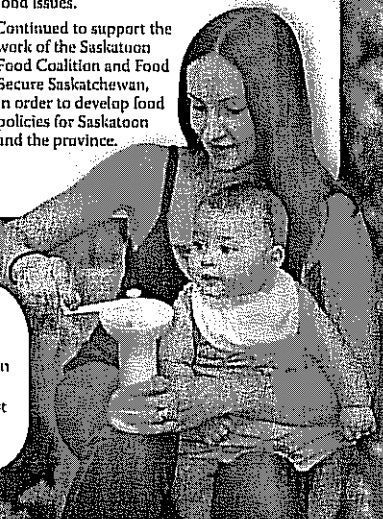
- Eight of the 11 participants in the Healthy Eating Active Living program indicated that they read labels more than they did before the program and four reported having passed this information on to others. All participants indicated that they now know where to go for reliable nutrition information.

Partnerships

- Worked with SWITCH (the Student Wellness Initiative Towards Community Health), Fire Creek Gas and Grill, Creeway Gas and St. Paul's Hospital, to ensure that fresh produce is available for Pleasant Hill residents to purchase. In part because of CHEP's influence, when the new Creeway Gas station opened, they made the decision not to install a deep fryer, and to devote half a cooler to selling fresh fruit instead!
- Developed a good working relationship with CUMFI (the Central Urban Métis Federation), residential programs of the Saskatoon Tribal Council and the Saskatoon Indian and Métis Friendship Centre. As well as packing our Good Food Boxes and holding our Annual General Meetings in the SIMFC gymnasium, we have worked together to support a supper program and provide nutritional support to their members. The results of this relationship can be seen in an increased number of Aboriginal volunteers at our Good Food Box packing days and higher quantities of vegetables being served at the Friendship Centre.
- Co-sponsored two films exploring challenges of the food system increasing knowledge and interest amongst the general public in food issues.
- Continued to support the work of the Saskatoon Food Coalition and Food Secure Saskatchewan, in order to develop food policies for Saskatoon and the province.

Station 20 West

As one of the partners in the Station 20 West Centre, we have been fundraising to create a community food centre where people can meet and engage around good food. A kitchen for commercial and education purposes, a cold room for bulk product storage, space for Good Food Box packing, and a small coffee shop/café will all be part of our development at the new location. The capital campaign for Station 20 West Enterprise Centre continues and we are preparing to scale up operations. There are exciting years ahead, as we are better able to meet the interest and need for good food in our community.



B1

ADVISORY COMMITTEE REPORT

TO: Secretary, Planning and Operations Committee
FROM: Chair, Traffic Safety Committee
DATE: January 21, 2011
SUBJECT: 2010 Annual Report – Traffic Safety Committee
FILE NO. CK. 430-59

RECOMMENDATION: that the information be received and forwarded to City Council for information.

REPORT

The mandate of the Traffic Safety Committee is to provide advice to City Council on policy matters relating to traffic safety. The Committee reports to City Council through the Planning and Operations Committee. The Committee also provides education and awareness programs relating to traffic safety.

Membership on the Committee for 2010 included:

Councillor Bob Pringle
Ms. Debbie Banks, representing the general public
Mr. Om Kochar, representing the general public
Mr. Adam Toth, representing the general public
Ms. Kirsten Hnatuk, representing the general public
Mr. Lloyd Driedger, representing the Saskatchewan Trucking Association
Mr. Brian Fehr, representing the Saskatoon and District Safety Council
Mr. Brady Ives, representing SGI – Traffic Safety Promotion Division
Ms. Treena Abdellatif, representing the Saskatoon Health Region
Mr. Ken Claffey, representing the Board of Education for Saskatoon Schools – Driver Education
Mr. Gregg Willie, representing the Citizens' Advisory Council of the Saskatoon Board of Education
Sergeant Dan Bryden, representing the Saskatoon Police Service – Traffic Division

SUMMARY OF ACTIVITIES FOR 2010

Traffic Safety Education and Awareness

As part of the Traffic Safety Committee's initiatives to promote traffic safety, the Committee with the assistance of CTV aired two PSAs. The first PSA was on red light cameras, which touched on actions that trigger a ticket, leaving safe following intervals, and the fact that amber lights leave adequate time to stop if travelling the posted speed limit. A second PSA with respect to Pedestrian Night Time Visibility was also aired.

Referrals from City Council

The Committee considered the following referrals from City Council:

Communication from Howard Boldt – Downtown Traffic Congestion

Mr. Boldt's letter addressed concerns regarding people who double-park downtown while waiting for a parking spot. The Committee resolved that the information be received.

Communication from Randy Pshebylo, Riversdale Business Improvement District – Intersection of Idylwyld Drive and 20th Street

Mr. Pshebylo's letter addressed concerns regarding the intersection of Idylwyld Drive and 20th Street and the need for warning lights, as the intersection has become a frequent site of rear-end collisions. The Administration was asked to review the location and respond to the writer.

Communication from Tim Bodnarchuk – Countdown Timers and Traffic at Warman Road/Circle Drive

The matter was referred to the Committee by Councillor Wyant and subsequently by the Chief of Police. The Administration was requested to research countdown timers in other cities and respond to the writer and the Committee.

Communication from Suzanne Blair – Intersection and Traffic at 33rd Street West and Faulkner/Valens Drive

The communication was referred to the Committee by Councillor Heidt. The Administration reviewed the area and installed a crosswalk and school zone signs at that location.

Communication from Zsuzanna Papp – Uncontrolled Intersections

The communication was referred to the Committee by Councillor Pringle. The Administration noted that there is certain criteria that intersections must meet in order for yield signs to be warranted. The Committee resolved that the information be received.

Communication from Wilson Quail – Uncontrolled Intersections

Mr. Quail's letter addressed concerns regarding who has the right-of-way at uncontrolled intersections and suggested there is a need for educating drivers on the rules of uncontrolled intersections. The Committee resolved that the information be received.

Communication from Graham Matsalla – *in motion* Consultant, Saskatoon Health Region

Mr. Matsalla presented a report on the School Travel Planning Program. The School Travel Plan is a national program led by Green Communities Canada with the goals of reducing the number of vehicles around schools at drop-off and pick-up times; improving local air quality; creating

safer streets for young pedestrians and cyclists; and increasing the number of physically active students. The Saskatoon Health Region's *in motion* program is the local regional facilitator. Mr. Matsalla indicated the goal as they work with the schools is to come up with recommendations which they would then forward to the Traffic Safety Committee for their support if needed (i.e.: traffic safety issues around schools, etc). The Committee resolved to provide support to the School Travel Plan Program through the Saskatoon Health Region representative on the Committee.

Communication from John Parry – Crosswalks and Sidewalks

Mr. Parry presented his concerns to the Committee regarding pedestrian safety with respect to crosswalks and sidewalks; motorist behaviour; and high collision locations. The Committee resolved that the Saskatoon Police Service representative forward the issue of cyclists and skateboarders on downtown sidewalks to the Saskatoon Police Service for further handling.

Communication from Trevor Kehrer – School Speed Zones

The communication was referred to the Committee by Councillor Pringle. Mr. Kehrer presented his concerns regarding children travelling to school before 8 a.m., as well as after 5 p.m. for those attending after school programs. The Committee resolved that the issue of timing of school speed zones be referred to the Planning and Operations Committee for consideration.

Reports/Presentations from Administration

The Administration reviewed the 2009 Traffic Characteristics Report with the Committee and provided verbal reports on matters raised by the Committee.

Issues Identified by Committee Members


Throughout the year, the Committee identified a number of traffic safety concerns. The Administration reviewed the following concerns and took appropriate action if required, as well as responded to the Committee verbally:

- Traffic flow at the new Walmart on Betts Avenue.
- Intersection of Taylor Street and Weyakwin Drive.
- Intersection of 24th Street and Spadina Crescent.
- Off-ramp on to Circle Drive from Attridge Drive.
- Traffic calming and crosswalks on Lanyon Avenue.
- Intersection of 2nd Avenue North and King Street.
- Pedestrian lights on 22nd Street.
- Unfinished road repairs/potholes and other hazards on streets.
- Median barriers on Circle Drive.
- Speed limit on Wanuskewin Road from 51st Street to the Fire Hall north of Adilman Drive.
- Crosswalks and children.
- Speed limit sign of 60 kph heading west onto Highway 7.

- Speed signs for merge to Circle Drive from Preston Avenue and Clarence Avenue.
- Eastbound on Circle Drive at Preston Avenue – need for right turn lane.
- Eighth Street East to Circle Drive South – 90 km/h sign earlier.
- Eastbound on 22nd Street to Circle Drive North – more detailed information needed.
- Third Avenue turn lanes.
- Left turn lane Circle Drive West at Venture Crescent.
- Lane control sign west on 23rd Street at 4th Avenue.
- Circle Drive eastbound to Preston South – opening to Walmart has ‘No Entry’ sign that is not visible until turning into the parking lot.
- Trees at southwest corner of 71st Street and Millar Avenue.
- Signage on 22nd Street by Giant Tiger.
- Interchange at Circle Drive where Highway 16 goes east and Highway 11 goes south.
- Lights on Wanuskewin Road southbound at 51st Street.
- Driveway to Stensrud Lodge on McEown Avenue.
- Snow route signage on Kenderdine Road.

Plans for 2011

The Traffic Safety Committee, in consultation with the Administration, will pursue opportunities for further traffic safety education.


 for Mr. Ken Claffey, 2011 Chair
 Traffic Safety Committee

Dated: Feb 9, 2011

C1

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 3, 2011
SUBJECT: Vacant Lot and Adaptive Reuse Incentive Program
FILE NO.: PL 4110-35-13

RECOMMENDATION:

that a report be submitted to City Council, recommending:

- 1) that the new City Council Policy for the Vacant Lot and Adaptive Reuse Incentive Program be adopted as described in Attachment 1;
- 2) that City Council rescind the Downtown Housing Incentives Policy No. C09-032;
- 3) that Section 12 of Reserves for Future Expenditures Policy No. C03-003 be amended by replacing the "Downtown Housing Reserve" with the "Vacant Lot and Adaptive Reuse Incentive Reserve", as defined in this report; and
- 4) that the current balance in the Downtown Housing Reserve be transferred to the new Vacant Lot and Adaptive Reuse Incentive Reserve to support the new incentive program.

BACKGROUND

During its August 18, 2010 meeting, City Council resolved (in part):

- 1) "that City Council approve, in principle, the proposed Vacant Lot and Adaptive Reuse Incentive Program; and
- 2) that the Administration be directed to prepare a City Council Policy for the new Vacant Lot and Adaptive Reuse Incentive Program."

This report contains the proposed City Council Policy for the new Vacant Lot and Adaptive Reuse (VLAR) Incentive Program, and establishes the reserve necessary to support the program.

REPORT

The proposed VLAR Incentive Program is part of a larger strategy comprised of four interrelated components: Incentives, Policy Options, Vacant Lot Inventory, and a new Brownfield Redevelopment Guidebook. The goal of this strategy is to support the policy directions in the Official Community Plan Bylaw No. 8769 and the Downtown Plan to encourage more infill development and intensify land use within established neighbourhoods.

This incentive program will encourage the reuse of existing vacant lots and chronically vacant buildings. The program will offer a choice of either a five-year tax abatement, or a grant. The maximum grant amount is calculated based on a five-year tax abatement. The actual amount of incentive is earned based on a point system. This point system provides earned incentives to those development projects that meet a set of defined policy objectives.

The program would be self financing and incentives would consist of a grant that is funded through a property tax increment collected over time. Unlike the traditional tax abatement, where the City of Saskatoon (City) forgoes revenue over a five-year period, a cash grant may be provided to the developer (following project completion) and recovered over the same period of time through the municipal incremental portion of property taxes.

Based on feedback received during stakeholder discussions, it is proposed that the applicant be given a choice of either a cash grant or a property tax abatement.

The new incentive program will not apply to sites where incentives are already provided as part of a plan for redevelopment (e.g. Pleasant Hill Village), or where vacant lots were deliberately created for a public purpose (e.g. River Landing, 2nd Avenue road widening). However, the new program will continue to offer a five-year tax abatement for residential development. The new program also contains the same level of incentive for the Downtown, which makes the existing Downtown Housing Incentive Program redundant.

If the new VLAR Incentive Policy is adopted, a new reserve will be established, the incentive program will begin a marketing phase, and applications can be received for processing.

Establishment of Reserve

The VLAR Incentive Program will utilize a new reserve, replacing the Downtown Housing Reserve, and new financing provided by the Property Realized Reserve.

A Public Notice is not required to amend Section 26 of Reserves for Future Expenditures Policy No. C03-003. The amendments are described below:

Existing Reserve

"12. Downtown Housing Reserve

12.1 Purpose

To finance any costs related to programs in the Downtown Housing Incentives Program and other Downtown housing initiatives.

12.2 Source of Funds

This Reserve shall be funded annually in the amount of \$30,000 from the City's parking meter revenues. This amount is to be reviewed every four years for appropriateness.

12.3 Application of Funds

Funds in the Reserve shall be used only for expenditures for the purposes listed in Subsection (1).

12.4 Responsibility

Direct expenditures that do not qualify as a capital project, as defined in this policy, are authorized by the City Manager or his designate. All expenditures qualifying as capital projects are reflected in the City's Capital Budget/Capital Plan and require City Council approval."

Proposed New Reserve

12. Vacant Lot And Adaptive Reuse Incentive Reserve

12.1 Purpose

To finance any costs related to incentives in the Vacant Lot and Adaptive Reuse Incentive Program.

12.2 Source of Funds

This Reserve shall be funded annually in the amount of \$30,000 from the City's parking meter revenues. This amount is to be directed towards housing projects in the downtown.

Residual funds (the difference between the maximum incentive amount minus the earned incentive amount) as collected through the incremental property taxes will be placed in this reserve.

12.3 Application of Funds

Funds in the Reserve shall be used only for expenditures for the purposes listed in Subsection (1).

12.4 Responsibility

Direct expenditures that qualify as an incentive under the Vacant Lot and Adaptive Reuse Incentive Program are authorized by the General Manager of Community Services.

OPTIONS

1. Adopt the proposed VLAR Incentive Policy (recommended).
2. Instruct the Administration to make amendments to the proposed VLAR Incentive Policy.
3. Decline to support the proposed VLAR Incentive Policy. Selection of this option will mean that the Administration will seek further advice from City Council on how vacant lots should be addressed.

POLICY IMPLICATIONS

There are no further policy implications.

FINANCIAL IMPLICATIONS

The proposed VLAR Incentive Policy is intended to be self financing through the collection of incremental property taxes. This means that any grants paid out are paid back over time with incremental municipal property taxes collected as a result of new development. However, the proposed program will require initial start-up financing to allow the grants to be paid out in advance of repayment. On August 18, 2010, City Council authorized funds from the Property Realized Reserve to finance the new VLAR Incentive Policy.

Reserve Funding

The VLAR Incentive Program will require a new reserve to be established. Grants will be paid from the program reserve, repaid as the incremental property tax is collected, and redirected to the reserve. For projects that score less than 100 percent in the point system, and earn a grant that is lower than the full tax increment, there will be a residual portion of the tax increment available. The residual amount will be available for projects that do not create an incremental tax increase (e.g. the adaptive reuse of vacant buildings).

The Community Services Department recommends combining the existing Downtown Housing Reserve and a new VLAR Reserve. The existing annual contribution of \$30,000 from downtown parking meter revenue to the Downtown Housing Reserve is proposed to be allocated to the new reserve and will continue to be used towards Downtown housing projects. The Downtown Housing Reserve is projected to have a balance of \$58,614 at the end of 2011.

PUBLIC COMMUNICATION PLAN

The Partnership (Downtown Business Improvement District [BID]), Riversdale, Sutherland, and Broadway BIDs, as well as a local developer, were consulted during the development of the new incentive program.

Once the proposed Vacant Lot and Adaptive Reuse Incentive Policy is adopted, the Community Services Department will commence with a marketing plan and begin receiving applications. The marketing plan will consist of direct mailings to owners of vacant lots, print media, web-based media, and other means to increase awareness about the new program.

ENVIRONMENTAL IMPLICATIONS

The Vacant Lot and Adaptive Reuse Incentive Program is intended to encourage the development of existing vacant and brownfield sites within the city's established neighbourhoods. By encouraging the remediation and redevelopment of brownfield sites, the strategy will also help address the potential health and safety hazards presented by potentially contaminated industrial sites within the established neighbourhoods of Saskatoon. The new program also aims to intensify land use within established neighbourhoods, utilizing existing serviced and developable vacant land and buildings, thereby reducing demand for new greenfield sites in Saskatoon.

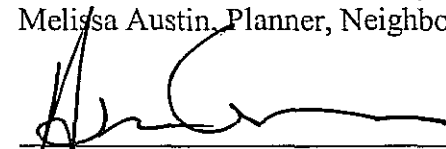
PUBLIC NOTICE

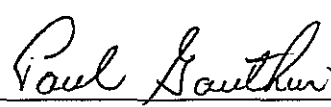
Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

ATTACHMENT

1. Proposed City Council Policy – Vacant Lot Development and Adaptive Reuse Incentive Program.

Written by: Alan Wallace, Manager of Neighbourhood Planning and
Melissa Austin, Planner, Neighbourhood Planning Section

Reviewed by: 
for Randy Grauer, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by:


Murray Totland, City Manager

Dated: Feb 11/11

S:\Reports\CP\2011\Committee 2011\P&O Vacant Lot and Adaptive Reuse Incentive Program\jk

CITY OF SASKATOON COUNCIL POLICY

ATTACHMENT 1
(NEW)

POLICY TITLE <i>Vacant Lot & Adaptive Reuse Incentive Program</i>	ADOPTED BY: <i>City Council</i>	EFFECTIVE DATE
ORIGIN/AUTHORITY	CITY FILE NO. <i>PL 4110-35-13</i>	PAGE NUMBER <i>1 of 10</i>

1. PURPOSE

To encourage infill development on vacant sites and adaptive reuse of vacant building space in Established Neighbourhoods, including the Downtown, by providing financial and/or tax-based incentives to owners of eligible properties.

2. REFERENCE

This Policy supports the direction established in the Official Community Plan Bylaw No. 8769.

3. DEFINITIONS

For the purposes of this program, the following definitions shall be used:

- 3.1 Established Neighbourhoods – means all residential areas as shown on the Established Neighbourhoods Map contained in Appendix A.
- 3.2 Downtown – see Appendix B.
- 3.3 Residential – any structure, or portion thereof, consisting of self-contained housing units and support amenities, provided to residents as rental, life-lease or ownership, but not hotel accommodation provided on a day to day basis.
- 3.4 Start Date – the date of issue of a City of Saskatoon Building Permit.
- 3.5 Completion Date – the date on which all Building, Development, and Plumbing Permits are officially closed by the City of Saskatoon.

CITY OF SASKATOON

COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		<i>2 of 10</i>

- 3.6 New Construction – includes new development of permanent structures on vacant lots, redevelopment of existing structures that have been vacant or used for non-residential purposes for at least one (1) year prior to application to this program, or the conversion of non-residential property to residential use.
- 3.7 Existing Housing – currently occupied buildings and structures that contain residential dwelling units.
- 3.8 Baseline Property Taxes – the property tax payable in a given year on the assessed value of an eligible property prior to any development.
- 3.9 Incremental Property Taxes – the amount of property tax payable in a given year on the increase in assessed value of the property as a result of new construction.
- 3.10 Residential Conversion – any conversion project which changes the use of any former commercial or industrial building space for the purpose of developing residential multiple-unit dwellings.
- 3.11 Vacant Site/Building – existing sites, formerly used for an urban use on which there exists no building, or where a building contains mainly vacant space for a period of at least one (1) year.
- 3.12 Brownfield Site – an abandoned, vacant, derelict, or underutilized commercial or industrial property where past activities on the land have resulted in actual or perceived contamination and where there is an active potential for redevelopment.
- 3.13 Adaptive Reuse – where a building formerly used for industrial or commercial uses has been vacant for at least one (1) consecutive year and involves the conversion or repurposing to a different category of use (e.g. conversion from industrial or commercial to residential or from industrial to commercial).
- 3.14 Cash Grant – a non-repayable incentive as calculated by this policy.
- 3.15 Maximum Incentive Amount (MIA) – the increment between the existing property taxes (City portion) and the taxes upon completion, multiplied by five (5) years.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		<i>3 of 10</i>

3.17 Earned Incentive Amount – the portion of the Maximum Incentive Amount earned through the proposal evaluation.

3.18 Proposal Evaluation – a system that evaluates development proposals to achieve the outlined development features (See Appendix C) and which is scored to a maximum of 100 points.

4. POLICY

The City may offer financial or tax-based support to projects that meet the following criteria:

4.1 General Eligibility Criteria

- a) Projects supported by the policy must be located in an Established Neighbourhood and the Downtown, as defined in Section 3.1.
- b) Projects supported by the policy under the Vacant Lot and Adaptive Reuse Incentive Program must be located on a vacant site or within a vacant building.
- c) Special projects developed for the purpose of creating developable vacant sites are not eligible for incentives under this program. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- d) Any housing developments located at River Landing are eligible for a five-year tax abatement only.
- e) Except for the rebate of existing property taxes paid during construction (adaptive reuse only), cash incentives under this policy are paid following completion of construction.
- f) Projects assisted under this policy may be eligible for support under other incentive policies or programs (i.e. affordable housing).

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		4 of 10

- g) Projects that do not incur a tax increment upon completion, may receive a grant equal to no more than one year's worth of existing taxes.
- h) Properties that are in tax arrears or under an Order to Remedy with the City of Saskatoon are not eligible for support under this policy. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- i) Property taxes will be assessed each year of the program. Properties that are deemed to be in arrears by the City of Saskatoon will immediately be terminated from this program.

4.2 Vacant Lot and Adaptive Reuse Incentive

- a) This program is only available for new construction on a vacant site or the redevelopment/renovation of a vacant building in Established Neighbourhoods of Saskatoon.
- b) The applicant is given a choice of:
 - i) assistance in the form of a tax abatement, equal to the earned incentive amount, determined by the Proposal Evaluation; or
 - ii) assistance in the form of a cash grant, equal to the earned incentive amount.
- c) Developers may contribute cash to an appropriate streetscape reserve in lieu of providing on-site Public Realm Improvements (see Appendix C) in order to earn additional points in the proposal evaluation.
- d) All monies received through c) will be directed to the appropriate streetscape reserve and used by the Urban Design Manager to provide an opportunity response towards other streetscape or public realm improvements (e.g. leverage or match private donations).

4.3 Downtown Housing Renovation Incentive

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		<i>5 of 10</i>

- a) This incentive applies only to the renovation of existing housing in the Downtown.
- b) Priority will be given to projects that provide significant improvement in the quality and amenity of existing housing or provide increased accessibility to populations currently not being served, including addressing barrier-free housing for disabilities.
- c) The incentive shall be in the form of a tax abatement of 25 percent of the annual value of property taxes to a maximum of \$10,000 per year, for five (5) years.
- d) Funds for the City and Library portion of the property tax abatements will be provided from the Vacant Lot and Adaptive Reuse Incentive Reserve.

4.4 Downtown Housing Conversion Incentive

- a) Projects which involve the conversion of former commercial and industrial building space to multiple-unit residential dwellings may also be eligible for additional incentives as listed below:
 - i) a rebate of up to 75% of any applicable Offsite Development Levies as calculated by the Infrastructure Services Department,
 - ii) a rebate of up to 75% of any applicable Direct Servicing Charges as calculated by the Infrastructure Services Department, and
 - iii) a rebate of existing property taxes paid during construction, up to a maximum of a two year construction period.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

Vacant Lot & Adaptive Reuse Incentive Program

EFFECTIVE DATE:

PAGE NUMBER

6 of 10

4.5 Approval

- a) Applications for tax abatement assistance under this program are subject to City Council's approval; and
- b) Applications for grant assistance under this program are subject to the approval of the General Manager, Community Services Department.

5. RESPONSIBILITIES

5.1 General Manager of Community Services

- a) Receive and review all applications for incentives under this program;
- b) Submit any necessary reports to City Council, including an Annual Report on the performance of this Program; and
- c) Market this program as required.

5.2 City Treasurer

- a) Account and track all applications for tax abatements and repayment of grants through redirection of incremental property taxes.

5.2 City Council

- a) Approve/reject recommendations for all tax abatement applications; and
- b) Review and approve amendments to this policy.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

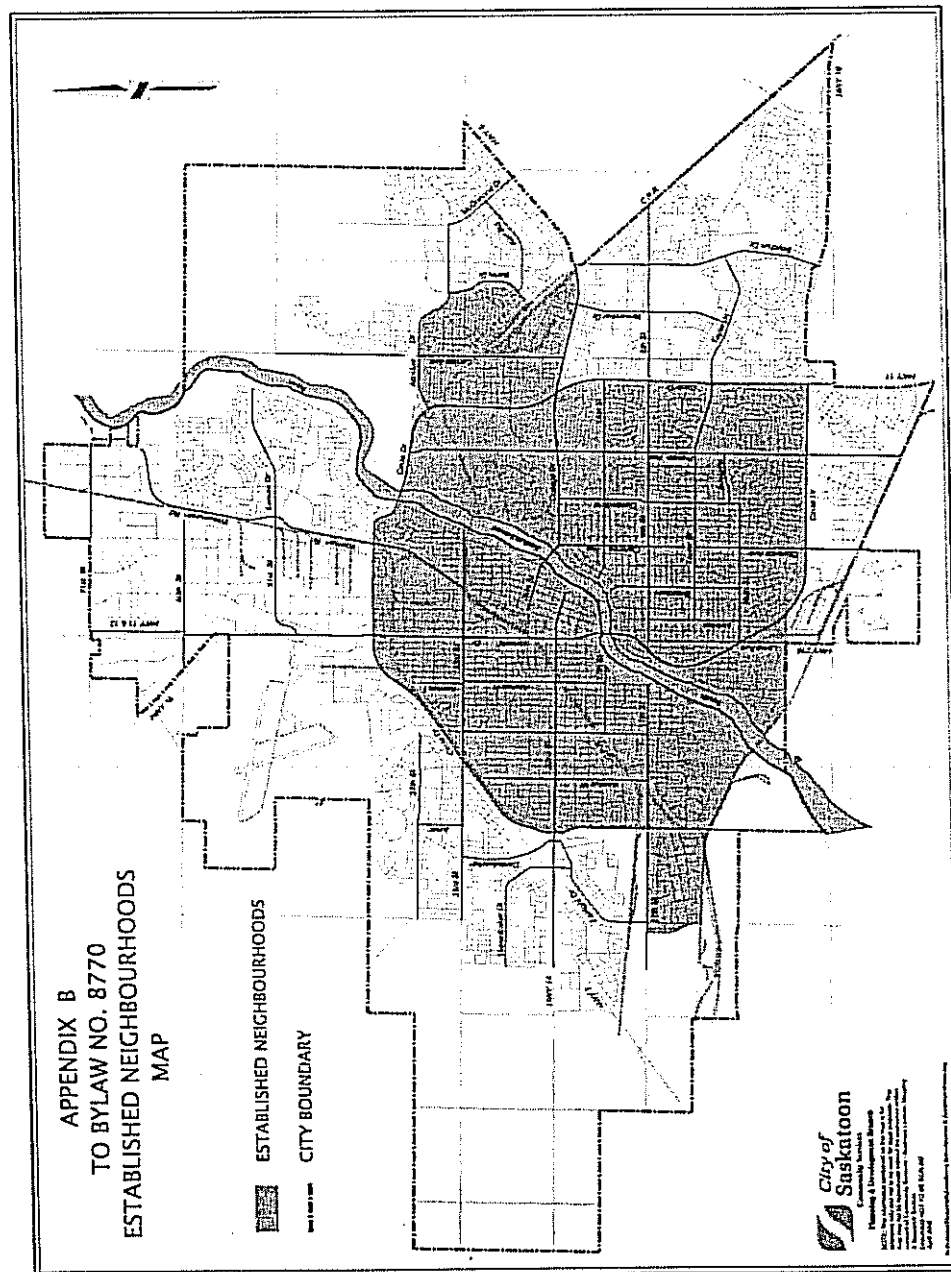
Vacant Lot & Adaptive Reuse Incentive Program

EFFECTIVE DATE:

PAGE NUMBER

7 of 10

Appendix A – Established Neighbourhoods Map



CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

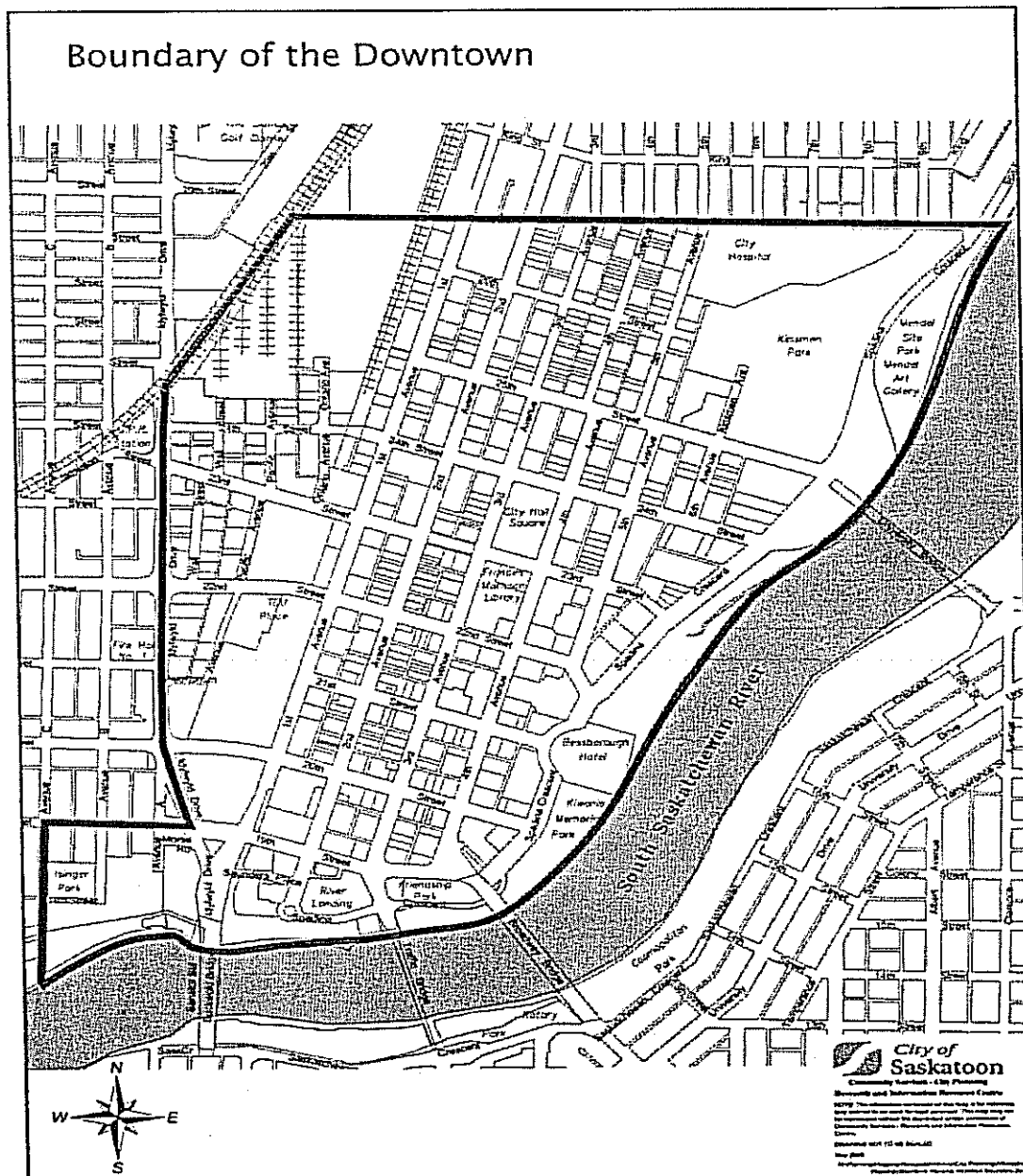
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EFFECTIVE DATE:

PAGE NUMBER

8 of 10

Appendix B – Downtown Boundary Map



CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

Vacant Lot & Adaptive Reuse Incentive Program

EFFECTIVE DATE:

PAGE NUMBER

9 of 10

Appendix C – Proposal Evaluation

All eligible proposals will automatically be granted 50 base points. Additional points will be provided when a proposal includes development features that achieve a range of policy objectives defined in the following table:

DEVELOPMENT FEATURE	ADDITIONAL POINTS
Housing	<p>ODD(s) / TUD(s) – 10 points</p> <p>Multi-unit Housing – 20 points</p> <p>Downtown Housing (greater than 4 Storeys) – 30 points</p>
Mixed-Use Development (combines a residential component and one non-residential use)	<p>Live/work units – 5 points</p> <p>Mixed Use – 10 points</p> <p>Mixed Use (residential and retail space at grade) – 15 points</p>
Parking Facilities	<p>Structured Parking – 5 points</p> <p>Underground Parking – 10 points</p> <p>Facilities for Alternative Transportation (e.g. bicycle parking facility) – 10 points</p>
Adaptive Reuse of building	20 points
Contributes to Public Realm (e.g. provide publicly accessible open space on private property)	<p>10 points (applicant may contribute money to appropriate streetscape reserve in lieu of on site improvements)</p>

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE <i>Vacant Lot & Adaptive Reuse Incentive Program</i>	EFFECTIVE DATE:	PAGE NUMBER <i>10 of 10</i>
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DEVELOPMENT FEATURE	ADDITIONAL POINTS
Environmental Remediation (site and/or building)	To Commercial Standard – 15 points To Residential/Park Standard – 25 points
Transit Oriented Development (e.g. located approximately 450 m from an existing or proposed transit stop)	10 points
Sustainable Development	LEED Standard – 15 points Other Sustainable Feature (e.g. Green Roof, Solar Panels, Geothermal Energy, Energy Star, etc.) – 10 points
Heritage	Restoration of Heritage Features – 5

C2

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 11, 2011
SUBJECT: Affordable Housing – 401 Avenue L South – Request for Waiver of Off-site Levies
FILE NO: PL 951-63

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the designation of the affordable housing project, located at 401 Avenue L South, be designated as a major redevelopment project; and,
- 2) that payment of off-site levies, owing in the amount of \$233,857.80, on 401 Avenue L South and the adjacent lane be waived, subject to the conditions outlined in this report.

BACKGROUND

In 2008, in response to a request from Councillor Pat Lorje, City Council adopted a resolution containing criteria for the waiver of off-site levies, and waived payment of levies for both of the Lighthouse Supported Living affordable housing project and the Pleasant Hill Village project.

On May 20, 2008, City Council adopted a West Industrial Redevelopment Concept Plan that highlighted several transportation, infrastructure and land use improvements designed to revitalize the West Industrial area over the long term.

On October 27, 2008, City Council approved the rezoning of several properties in the West Industrial Area to implement the Concept Plan, including many from industrial (IL1) to mixed use (MX1). The rezoning included 401 Avenue L South. MX1 zoning allows residential uses to co-exist within and adjacent to industrial uses, subject to conditions.

On February 4, 2011, the Community Services Department received a comprehensive redevelopment concept for the development of 45 new affordable housing units from 101063662 Saskatchewan Limited (Attachment 1). The housing proposal was developed with the assistance of the Saskatoon Housing Initiatives Partnership.

REPORT

The City of Saskatoon's source of revenue for the construction of new servicing is the Off-Site Service Reserves. The Off-Site Service Reserves are funded from levies collected by the municipality upon the subdivision of property, as allowed for within the *Planning and Development Act, 2007*. The levy rates are approved by City Council each year from the projected estimated and actual costs incurred in the development of land. The major off-site services include the trunk sewer, primary water main, arterial roadway, and parks systems that service whole neighbourhoods or sectors within the City of Saskatoon (City). The off-site

services do not include the smaller direct system of water and sewer mains, sidewalks, local roadways, etc. that front onto properties.

Many of the off-site services constructed prior to the 1960's were indebted to the overall City until it was decided that growth should pay for growth, and a system of levies was envisioned. During that period of time, the City recognized the need to construct larger services on a greater economy of scale that not only serviced neighbourhoods, but whole sectors of the City as well. Forty years ago, in 1968, our records indicate that the first levy was formally charged within Servicing Agreements, known as the Trunk Sewer Levy, followed by the creation of other levies over the years. The levies have provided the City with a strong financial position allowing for expansion.

The site at 401 Avenue L South was formerly used as a CN Rail spur and included the storage of materials and wood products. According to the owner, the site has never been developed.

It is estimated that \$250,278.90 will be payable upon subdivision of the land at 401 Avenue L South and the adjacent lane. Of that amount, a total of \$233,857.80 is recommended to be waived, which includes the trunk sewer, primary watermain, arterial road, and parks levy. The remaining levies would be payable for street lighting, inspection, warranty, and the Servicing Agreement Preparation Fee needed to facilitate the direct servicing that must be constructed by the developer. These remaining levies would be based on the prepaid service rates approved by City Council at the time of subdivision.

Affordable housing projects are often proposed on available, vacant sites within the established neighbourhoods of Saskatoon. These are older properties where original developments built prior to 1968 have never paid applicable off-site levies. In these instances, the payment of applicable off-site levies is triggered by a Subdivision Application.

Station 20 West (Monarch Yards) is an example of an affordable rental housing project which was subject to the payment of nearly \$72,000 of off-site levies (2006 dollars). These costs were covered under an Urban Development Agreement between the City, the Province of Saskatchewan, and the Government of Canada. At Pleasant Hill Village, over \$305,000 of off-site levies was waived.

In 2008, City Council agreed to the waiver of off-site levies subject to the following criteria:

1. Only registered non-profit organizations will be considered, including faith-based groups;
2. Only the portion of off-site levies related to affordable housing would be waived (this will allow collection of levies for market units in mixed projects which contain market and affordable units);
3. Only neighbourhood revitalization and major redevelopment projects, as designated by resolution of City Council, would be considered;
4. The value of the off-site levies is payable if affordable units become market units within ten years (e.g. through sale); and

5. The waiver of off-site levies does not include capacity expansion costs. All costs for capacity expansion, as a result of redevelopment, must still be paid by the developer.

The proposal at 401 Avenue L South meets all but the first point of the previously listed criteria. This proposal is from a for-profit company who intends to build affordable homeownership units and collect a return on investment. However, it is the opinion within the Community Services Department that there are good reasons to support this request for an exception to policy.

There are several initiatives underway in this area of the City which are intended to stimulate reinvestment and revitalize the historic neighbourhoods of Pleasant Hill, Riversdale and the West Industrial Area. Some significant initiatives are listed below:

- Pleasant Hill Village – a 13 acre redevelopment which includes new housing, a new St. Mary School, Columbian Place seniors' complex and a new park space;
- Station 20 West and Monarch Yards – the development of over 50 affordable rental units, a new local library, and plans for a new office and food store complex;
- Local Area Plans (Pleasant Hill 2002; West Industrial 2004; Riversdale 2008) – each plan has identified the need for reinvestment, reduction of vacant lots, and the need for more homeownership;
- Optimist Park Safety Audit – calls for the development of adjacent parcels to decrease the propensity for crime to occur and increase surveillance and property maintenance;
- Vacant Lot and Adaptive Reuse Strategy – adopted by City Council for the purpose of providing incentives to encourage the redevelopment of over 300 vacant and brownfield lots inside Circle Drive; and
- Surface Deficiencies – several unpaved streets are being brought up to standard with paving and curbing in a multi-year project, including Avenue L South and adjacent streets.

Please refer to Attachments 2 and 3, which show the locations of adjacent redevelopment projects and current photos of 401 Avenue L South.

If this proposal moves forward, the proponent could face some significant challenges. A few of these challenges are listed below.

1. The site requires environmental remediation. The proponent is planning to undertake a Phase Two environmental screening, and fund the remediation of the site to meet residential standards. A Phase One environmental screening was undertaken, and it was determined that there are likely contaminants present, which will require remediation before residential development can proceed.
2. The market for housing on this site is uncertain. Unlike a greenfield site, this developer intends to convert former industrial land into a residential development. The risks are normally higher for this type of project.
3. Direct services, such as sidewalks, fire hydrants, lane paving, looping of the water main, as well as the extension of sanitary/storm services and other services will need to be

installed on Avenue L South by the developer to adhere to City standards for residential development.

Conditions of Approval

It is recommended that City Council approve the request to waive the off-site levies, as a specific exception for the development at 401 Avenue L South, subject to the following conditions:

1. The proponent must undertake a successful closure and consolidation of public lane;
2. The proponent must undertake the remediation of the site to meet Canadian residential standards;
3. The proponent must enter into agreement with the City for the proportionate payment of levies for each unit not sold as an affordable housing unit, as defined by the City's Innovative Housing Incentive Policy No. C09-002; and
4. The proponent must obtain designation for mortgage flexibilities from either Canada Mortgage and Housing Corporation (CMHC) or Genworth Financial Canada under the City's Mortgage Flexibilities Support Program (this will ensure income screening is undertaken).

Summary

The collection of levies is important to the City's overall financial ability to provide services to accommodate expansion and growth. However, the Community Services and Infrastructure Services Departments agree that the payment of levies may not be necessary in all circumstances. In this specific case, the proposal will have several public benefits and meet the goals and objectives for the area, including the reduction of vacant lots, the clean-up of contaminated sites, reinvestment in an established area, and the provision of good quality, attractive, affordable housing for homeownership. It is unlikely that another proposal of this quality will be received for a site that meets this many objectives.

OPTIONS

1. Approve the request from 101063662 Saskatchewan Ltd. to waive the payment of off-site levies for 401 Avenue L South and consolidated lane, subject to the conditions outlined above.
2. Deny the request for to waive payment of off-site levies for this site.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The total amount of off-site levies recommended to be waived in this proposal is estimated to be \$233,857.80. It should be noted that in the absence of any future subdivision (e.g. a rental project), or if this site remained vacant industrial land, there would be no off-site levies collected.

COMMUNICATION PLAN

The proposed development will be made publicly available for review under the discretionary use process.

ENVIRONMENTAL IMPLICATIONS

The proposed development will remediate the site at 401 Avenue L South to a Canadian Council of Minister for the Environment (CCME) standard. It will also re-use an existing vacant site that is consistent with the sustainability principles in the City's Official Community Plan Bylaw No. 8769.

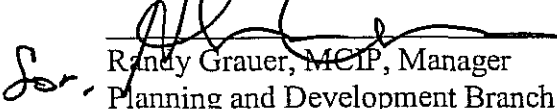
PUBLIC NOTICE


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

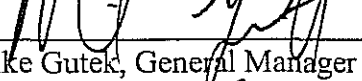
ATTACHMENTS

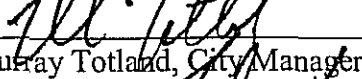
1. Proposal for Avenue L Housing Development
2. Avenue L Site – Location Context
3. 401 Avenue L South – Existing Site

Written by: Alan Wallace, Manager, Neighbourhood Planning

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 14, 2011

Approved by: 
Mike Gutek, General Manager
Infrastructure Services Department
Dated: FEB 18, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 18/11

cc: His Worship the Mayor

Building Healthy Communities through Affordable Home Ownership

The Avenue L Housing Development

**AN AFFORDABLE HOUSING DEVELOPMENT PROPOSAL
Lot 1-20, Block 12, Plan FV**

**101063662 Saskatchewan Limited
AVENUE L HOUSING DEVELOPMENT**

**A PROPOSAL SUBMITTED TO
THE CITY OF SASKATOON**

Executive Summary

The proponents, represented by numbered company 101063662 Saskatchewan Limited, are comprised of a consortium of local partners that own 120,000 square feet of land located at Avenue L and 19th Street in Saskatoon. Situated within Ward 2, this parcel of land is ideally suited for residential development that will add to the stock of affordable housing in Saskatoon while contributing to the overall revitalization of the city's core neighbourhoods, namely Riversdale, King George and Pleasant Hill.

It is the intention of the proponents to construct 45 affordable home ownership units of varying sizes on this parcel of land. Making use of innovative architectural techniques, this high density development will maximize the parcel's potential for providing attractive multi-family dwelling units in a mixed-use configuration that is aesthetically appealing and blends well with the current housing stock in surrounding neighbourhoods. The proposed development is unique to Saskatoon and will offer a mix of housing types including: wheelchair accessible units, smaller units for singles and couples, and units with a higher number of bedrooms for larger families.

With the goal of providing quality housing that is affordable and attainable for individuals and families, the proposed Development aligns well with the City of Saskatoon's Mortgage Flexibility Support Program and contributes to the City's goal of encouraging 500 units of affordable housing each year. The Avenue L Housing Development will not only provide singles and families with access to appropriate and affordable housing options, it will contribute to the momentum of revitalization within Saskatoon's core neighbourhoods by generating and supporting further redevelopment initiatives in the area.

Among other municipal considerations and approvals, the Avenue L Housing Development submits this proposal, which includes the respectful request for various municipal approvals that will ensure the development meets the need for housing in Saskatoon while also fostering a sense of community in the new residential project. Among other requested considerations, 101063362 SK Ltd is proposing a lane relocation that will allow for the construction of multiple residential dwellings in a configuration that provides optimal natural surveillance, ease of access, and fosters community interaction. In addition, the existence of offsite levies associated with the development of this site are of particular concern for 101063362 Saskatchewan Limited. Pursuing development on this particular parcel of land will trigger significant offsite levies that will hinder the proponents ability to offer units at affordable and entry-level price points. The opportunity to construct quality affordable home ownership units on this site will be contingent upon the City of Saskatoon's willingness to waive the offsite levies that will be triggered during site development. A detailed description of each of these factors as they relate to the proposed development is included within this proposal. Without the support of Administration and Council on these and other items, the goal of providing affordable home ownership on this parcel of land may not be realized.

Introduction: Brief Development Overview & Parcel Details

The parcel of land (Legal Parcel Description: Lot 1-20, Block 12, Plan FV) is ideally located on Avenue L, between 18th Street and 19th Street, and across from Optimist Park. While this parcel of land is technically situated within the neighbourhood boundaries of the West Industrial neighbourhood, the site is positioned in closest proximity to residential dwellings located in the Riversdale and King George neighbourhoods. The site is also near to the Pleasant Hill neighbourhood, however cross-sectioning Canadian Pacific Railway lines and corresponding buffer-zones and setbacks on either side of the rail lines physically separate it from this area.

Currently, this unserviced parcel of land is vacant and remains undeveloped.¹ Due to the site's use over the past 100 years, and in preparation for potential development, the level of surface contamination was recently assessed. The parcel has undergone a Phase One Environmental Screening to determine remediation requirements.² A Phase Two Environmental Site Assessment is being planned pending additional preliminary development efforts. These efforts have included engaging community partners and securing in-principle support, as well as applying to the various levels of government (including the City of Saskatoon) for necessary approvals prior to moving forward with the proposed residential development.

Recently re-zoned as Mixed-Use District 1 (MX1), the parcel has been identified by the City of Saskatoon as one suitable for mixed-used development, including residential development. The MX1 zoning has been applied to various sites throughout Saskatoon where mixed-used development may help facilitate revitalization and reinvestment within core neighbourhoods or previously zoned industrial areas.³

An excellent location for residential development, the parcel of land parallels Optimist Park. Optimist Park is a relatively underutilized park. The *2008 Riversdale Local Area Plan* included a safety audit of the park and provided recommendations for proactive measures that will ensure park safety in the future.⁴ Optimist Park is a well kept, boasts ample trees and open green space, a developed playground, ball diamond, basketball courts, paddling pool, a recreation unit, and tennis courts. It has the potential of being an ideal park for families and children – it is the hope of the proponents that increasing the number of owner occupied units in the area will increase the amount of natural surveillance on the park as well as the level of activity and community interaction among residents frequenting the park.

Proponent Background – 101063662 Saskatchewan Limited

Numbered company 101063662 Saskatchewan Limited was incorporated 2005 as a for-profit, privately owned and operated company. Comprised of a consortium of local partners, the proponents represent a group of like-minded individuals that have come together under the common goal of developing quality affordable home ownership opportunities on Avenue L,

between 18th Street and 19th Street. With demonstrated experience in project management, construction financing, residential and commercial construction and development, communications, as well as experience in public and private enterprise, the experience of the partners bodes well for the successful development of the Avenue L Housing Project. The proponents have long considered utilizing this parcel of land in a manner consistent with their dedication to responsible and sustainable community development.

Housing Market Pressures in Saskatoon

While the entire province has benefited greatly from recent population gains (nearly 42,000 persons since 2003), Saskatoon has benefited disproportionately, growing by more than 17,000 persons since 2003 and by roughly 5,000 persons between July 2009 and July 2010. As Saskatoon's population has increased, so too has the need for appropriate affordable and entry-level housing options. As a consequence of housing price increases in Saskatoon since 2005, a greater number of individuals and families, especially those households earning less than the provincial Maximum Income Limits (MILs), are struggling to secure suitable, safe and affordable housing. Without an adequate supply of housing available at a range of price points, housing affordability will continue to deteriorate as the population increases.

The New Home & Resale Housing Market

In recent years, average new home and resale housing prices have escalated far beyond the reach of many individual's and families' household incomes. New home price increases have been significant. For example, while the price of a new home in Saskatoon was \$252,884 in April of 2007, by April of 2008 the average new home price had risen 24 percent to \$313,582. In a second quarter housing market report release in 2010, the Canada Mortgage and Housing Corporation (CMHC) reported that the average new home price in Saskatoon and the surrounding area had reached an average price of \$378,709, representing an increase of nearly 50 percent from average prices recorded in April of 2007..

Similarly, the resale housing market, which has traditionally provided first-time homebuyers with entry-level housing options, has also experienced significant price increases. For example, the average price of a resale home in Saskatoon increased 91 percent between May 2006 and June 2008. Peaking at record high of \$312,893 in November of 2010, persistent price increases continue to limit more low to moderate income home buyers from accessing the housing market; moreover, the gap between household income the price of homes is considerable and continues to grow.

The Rental Market

Increasing housing costs have not been limited to the new and resale housing markets. Within the rental market, rents have steadily increased (at a rate of 5 percent or greater) for five

consecutive years prior to 2010. For example, the average rent for a two-bedroom unit increased from \$584 in 2005 to \$611 in 2006, to \$693 in 2007. During the height of Saskatoon's housing boom in 2008, the average 2-bedroom apartment rent continued to rise from \$693 to \$843 per month (an increase of 22 percent, the largest percentage rent increase ever recorded by CMHC for Saskatoon). According to the 2009 fall edition of CMHC's *Rental Market Report*, average rents increased by 7 percent to \$905 during 2009. The average rent for a two-bedroom unit rose a further 5.3 percent in Saskatoon to \$923 between October of 2009 and April of 2010 – the second largest rent increase in Canada during this time. The rent for an average two-bedroom unit in Saskatoon as of October 2010 had reached \$934 - exceeding CMHC's 2009 forecast by nearly \$10 per month.

Housing Affordability & Income

Despite Saskatoon posting one of the highest rates of wage growth in Canada since 2006, the rise in average housing costs has been far greater. Within Saskatoon the average household income also varies significantly by neighbourhood. In 2006, the lowest average household incomes were recorded in the neighbourhoods of Nutana Suburban Centre, Westmount, King George, Pleasant Hill, and Riversdale (ranging from \$24,428 to \$36,345). Lower household incomes were also reported in many of Saskatoon's other core West neighbourhoods, including Caswell Hill, City Park, and Mayfair. Each of these neighbourhoods had average household incomes of less than \$39,000 in 2006. Demonstrated in the Avenue L Housing Development Need & Demand Assessment, the degree to which the need and potential demand for affordable and entry-level home ownership options has become concentrated in the southwest portion of Saskatoon.

Many areas in Saskatoon demonstrate a need for quality affordable ownership housing options. For example, the high proportion of renter households in the Central Business District, Meadowgreen, Pleasant Hill, and Riversdale neighbourhoods (each ranking within Saskatoon's

Home ownership has become particularly difficult for those households with incomes below the Maximum Income Limits (MILs) to attain in today's market. Moreover, for many of the households that have attained ownership, it has been at a greater cost. For example, in 2006, 14.9 percent of households in Saskatoon paid housing costs in excess of 40 percent of their household income, while over 25 percent of households spent greater than 30 percent. It is likely that these figures have since increased given the rate at which housing price gains outpaced wage growth between 2006 and 2010.

top 12 neighbourhoods with the lowest rates of homeownership) represent areas in Saskatoon where the need for quality affordable ownership options (in addition to rental) is evident. Housing for many families in these rental submarkets does not sufficiently meet the needs of households at even the most primary of levels (less than 9.5 percent of units in this area have more than 2 bedrooms). While strategies for encouraging renewal and expansion of the rental stock are important, strategies to increase the stock

of affordable home ownership options are also needed. Moreover, increasing the prevalence of owner-occupied units in any neighbourhood promotes household stability, improves quality of life, and contributes to community building. Nowhere is this need more apparent in Saskatoon than in the southwest portion of the city – particularly in the Riversdale and Pleasant Hill areas.

For those wishing to move out of the rental market, escalating housing prices and a lack of attainable housing options within the new home and resale markets has prohibited many from moving along the housing continuum into home ownership. Although many builders in Saskatoon are constructing a greater number of homes, housing starts tend to provide high-market product within new subdivisions in Saskatoon rather than entry-level or affordable housing options. It is the neglected area of the housing market that this project will focus on.

Meeting a Need & Demand for Housing Options: The Avenue L Housing Development

Demonstrated in the Avenue L Development Housing Need & Demand Assessment, there is a limited supply of appropriate affordable home ownership options with a higher number of bedrooms that can accommodate larger family sizes. The Avenue L Housing Development will include both three and four-bedroom dwelling units to meet the growing need for appropriate and affordable housing options that can accommodate larger families in our community. The development will also include two-bedroom dwelling units for smaller families. Lastly, one-bedroom owner-occupied dwelling units will also be available to individuals and couples. Each of these units will be affordable to persons with average household incomes below the MILs. By providing the opportunity for home ownership and equity building, it is anticipated that the variety of unit sizes and the uniqueness of the proposed development will generate interest among low to moderate income families and singles as well as a variety of demographic groups, including larger immigrant and Aboriginal families, new entrants to the workforce, young professionals and even students.

Building Healthy Communities Through Home Ownership

Situated within Ward 2, this parcel of land is positioned in close proximity to residential dwellings located in Riversdale, King George and Pleasant Hill. One of the oldest residential neighbourhoods in Saskatoon, the majority of Riversdale's housing stock was built prior to 1946. Conversely, the largest number of homes in King George were constructed between 1946 and 1960, while the majority of the housing stock in Pleasant Hill was constructed between 1946 – 1970. While the age of the housing stock in these three areas varies, the *2008 Riversdale Local Area Plan (LAP)*, *2001 King George LAP*, and *2002 Pleasant Hill LAP* each outline high expectations for development that includes rehabilitating or replacing the current stock of housing as well as encouraging new construction on vacant lots.

Within the three LAPs, various housing-related concerns are identified, including: "a lack of safe, affordable and adequate housing," "declining rates of owner occupied units," "too many rental properties and absentee landlords," and "a lack of programming for new home owners" to assist with renovations.⁵ Each of the LAPs also speaks to the importance of home ownership for long term-community stability, outlining goals that include encouraging a higher proportion

of owner occupancy.

For example, the Riversdale LAP vision for housing includes a mix of “quality, safe housing that meets a range of needs...a housing stock that is rehabilitated, that housing is affordable, and that there is a high percentage of homeownership in the neighbourhood.”⁶ It further states that “any new residential development in Riversdale should aim to build a more stable community, while preserving the character of the neighbourhood and supporting current residents to [remain in the area].” Similarly, the King George LAP seeks to ensure that owner-occupied dwellings remain the dominant form of housing in the area.⁷ Lastly, the Pleasant Hill LAP states that residents are interested in seeing improved residential stability through the preservation of existing housing, identifying a higher rate of owner-occupied homes and infill development as key to improving the neighbourhood’s stability and as well as investor confidence in the area.⁸ The City of Saskatoon’s Housing Business Plan also recognizes the importance of housing for neighbourhood development and states that “permanent, affordable, appropriate safe and secure housing is the necessary foundations for building healthy, creative and economically viable neighbourhoods.”

The Avenue L Housing Development will help meet housing-related goals within each of the three LAPs and will help build the foundation for increasingly healthy communities in Saskatoon’s core neighbourhoods. Developing this vacant site will also contribute to a more welcoming and positive perception of the Riversdale, King George and Pleasant Hill. The addition of these new affordable home ownership units will be instrumental in the revitalization of three of Saskatoon’s oldest communities.

“Residents are concerned about the decrease in the amount of owner occupied homes in King George...many feel that it is important for the City of Saskatoon to support housing initiatives... [that] provide opportunities for people to buy affordable housing.”

- King George LAP

The Riversdale LAP indicates that there are a number of vacant lots within the area that have the potential for multiple unit dwelling development. The LAP Committee further stated that they would like to ensure more home ownership in the area as it will help stabilize and improve the quality of the neighbourhood.

- Riversdale LAP

The Pleasant Hill LAP outlines “infill housing development on vacant properties” to be a goal for residential land use in the area. Many residents feel that developing underutilized vacant lots could improve the area and further indicated that the current rate of 24 percent owner occupancy is too low to provide sufficient opportunity for long-term neighbourhood stability.

- Pleasant Hill LAP

Meeting Housing Needs in Saskatoon: Development Details

The Proposed Site Plan (see attached Appendix A) has been broken into two development phases that together will comprise 45 units of affordable and entry-level home ownership opportunities. The units will vary in size to meet demonstrated need in the community for housing that can accommodate single persons, persons with physical limitations, small families and larger families. The following includes a description of the configuration of each of the dwelling unit types proposed for the vacant parcel.

The Avenue L Development Site Plan

An innovative site plan for this parcel of land allows for the provision of 45 units of varying configurations and sizes (see attached Appendix A and Appendix F). Given the need for a higher number of affordable and entry-level owner-occupied in today's housing market, the proponents have incorporated a mix of housing options while remaining cognizant of the housing types and styles currently located in the surrounding neighbourhoods. Making use of the parcel's depth, AODBT Architecture & Interior Design has applied site planning ingenuity to accomplish a density of 27.4 units per acre while incorporating ample green space and providing a street-front appearance that looks to be only eight houses. The smaller building size of each cluster of houses helps accomplish an increased sense of ownership for each family or individual while contributing to the charming appeal of the development, the ability to blend with the residential dwellings in the surrounding neighbourhood, and the sense of community fostered by resident activity among patios and allotted green space. Resident and visitor parking will be conveniently located in close proximity to all units, will be well lit and visible, and adhere to the required zoning and parking requirements.

The staggered east-facing units on Avenue L (directly opposite of Optimist Park, See Appendix G), have the appearance of larger single-family dwellings and are represented by 'Dwelling Units C1, C2, B1, D1 and D2' on the Site Concept Plan. The same can be said for those units facing north and south along 18th Street West and 19th Street West, also represented by 'Dwelling Units B2, D1 and D2' on the Site Concept Plan. A proposed lane will provide residents access to parking and home entrances, as well as link 19th Street West to 18th Street West. Additional dwelling units, represented by 'Dwelling Units A' on the Site Concept Plan, will be accessible from this laneway, situated behind the units fronting Avenue L. These smaller units, intended as single-person dwellings, will be indiscernible to pedestrian and car traffic travelling along Avenue L as the larger east-facing single-family units effectively conceal the smaller single-person dwellings from view. All efforts will be made to ensure that the units are safe, secure, encourage interaction and blend well into the surrounding neighbourhood as indistinguishable as medium-density housing.

Housing for Individuals: The One-Bedroom Dwelling Units

One of the most unique housing types offered by the Avenue L Housing Development, twelve one-bedroom dwelling units will be located on the Westside of the parcel. Represented as 'Dwelling Unit A', the light-pink units on the Proposed Site Plan (see attached Appendix B), these 2 story style units will consist of 640 square feet of total living space. Each unit will be modest in size, amenities and design features and will include one bedroom, a four-piece bathroom, and a modest kitchen, dining and living area on the upper floor over 540 square feet. The lower floor will include a small foyer, storage area and a flex room that could be used as either a small office, guest room or additional storage space over 100 square feet. The lower floor will also include a garage accessible from the foyer entrance to the unit. Each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer.

The one-bedroom dwellings will be constructed in two-unit attached configurations and have the street-front appearance of a double-car garage with a stacked suite on the upper level. These twelve units will be accessible from the lane-level entrance and from the garage. In addition, units will have a small fenced in yard facing West with fenced-in access along the side of each unit to provide security, privacy and independence.

These units offer a desirable and affordable home ownership option that is attainable for single individuals (or even couples) such as students attending college or university, recent graduates, new entrants to the workforce and young professionals. Offering independence, security, a quaint living space, storage, parking, and the opportunity to build equity, it is anticipated that these one-bedroom units will be desirable among these target demographic groups. Moreover, these units will meet a need among this group for an innovative new housing options in Saskatoon that is located in close proximity to available transportation routes and amenities while allowing them to contribute to their community and grow their equity.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these twelve one-bedroom units will be priced for affordable home ownership and available for \$139,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. Including the garage space, this equates to less than \$110/sq.ft and is competitively priced to offer new and innovative affordable home ownership options for individuals in the City of Saskatoon.

Housing Families: Two and Three-Bedroom Dwelling Units

The Avenue L Housing Development will include thirteen 2-3 bedroom units, with potential for a basement suite. Represented by 'Dwelling Units B1 and B2,' the dark-pink units on Proposed Site Plan (see attached Appendix C), these 2 story townhouse-style units will be 1,400 square feet over the main floor and the second floor (700 sq.ft. on each floor) and be modest in size, amenities and design features. Each unit will include an unfinished basement, allowing the home owners to development the basement into a secondary suite (with a separate entry) or additional living space for their own families in the future. Each of these townhouse units will

feature a kitchen, living space and two-piece bathroom on the main floor with two or three-bedrooms and a four-piece bathroom on the upper floor. Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer.

Facing East, eleven of the three-bedroom units will look onto Avenue L and Optimist Park. Facing North, two of the three-bedroom units will look onto 19th Street West. Each unit will feature a front patio entrance while a rear patio entrance will be easily accessible from the resident and visitor parking stalls located adjacent to, or in close proximity to, each unit. These units offer home ownership options for families with 1-2 dependants and would be desirable and affordable among low to moderate income families. Offering an alternative to renting, these affordable attainable units will allow families to grow their equity in a new housing development that offers security, stability and community.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, the thirteen two or three-bedroom units will be priced for affordable homeownership and available for \$238,600 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to \$170/sq.ft and is comparable to prices offered for other affordable home ownership developments in the City of Saskatoon.

Mixed-Use Units: Affordable Housing for Families, Optional Wheelchair Accessibility & The Innovative Inclusion of Commercial Space Opportunities

The Avenue L Housing Development will include two large mixed-use building units located on the two east-facing corners of the parcel. Represented by 'dwelling units C1 and C2,' the orange units on the Proposed Site Plan (see attached Appendix D), these two units are intended to provide a flexible stacked house configuration that can be catered to the needs of eligible home buyers (i.e., optional wheelchair accessibility on the main floor units) while also offering commercial space for small businesses or persons with entrepreneurial aspirations. Each corner building will consist of two dwelling units on the main floor and one dwelling unit on the upper floor, in a stacked housing configuration (optional larger one dwelling units on the main floor – see below).

One of these dwellings units will be located at the Northeast corner of the parcel bordered by 19th Street West and Avenue L while the second of these units will be located at the Southeast corner of the parcel bordered by 18th Street West and Avenue L. Facing East, both of these units will front Avenue L and have an unobstructed view of Optimist Park. A terrace-style patio will be located on the front of each of these two units. The patio and entrance ramps will provide accessibility to the unit as well access to designated wheelchair-resident parking and the visitor parking stalls located in close proximity to each unit.

Given the size, location and large terrace of these two units, they are particularly suitable for a dual-purpose live-work space and commercial space. Live-work dwelling units are appealing to individuals with entrepreneurial aspirations. Therefore, the two main floor units can easily

accommodate a family and a family-member with limited mobility while also offering a functional live-work option that could include a one-person hair stylist or painting studio.¹ Therefore, the possibility for these two corner units to meet a variety of needs within the community and neighbourhood is high.

Flexible Housing Options for Families: The Main Floor Units

Each of the two corner buildings will include two two-bedroom dwelling units, represented by the orange coloured portions of the 'dwelling unit C1' floor plans (see attached Appendix D). These units will consist of 750 square feet of living space over the main main floor and approximately 800 square feet of space in an unfinished basement that will allow home owners to pursue the future construction of additional living or bedroom space (or a secondary suite with a separate entrance). Each of these units will feature a kitchen, living space, two bedrooms, a four-piece bathroom with modest amenities and design features and five EnergyStar® rated appliances – a refrigerator, stove, dishwasher, and a stacked washer and dryer on the main floor.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program, these two bedroom will be priced for affordable homeownership and available for \$149,000. Including the unfinished basement space (and the potential for construction that allows for wheelchair accessibility²), these units are competitively priced for affordable home ownership.

Alternatively, it should be noted that these main floor units could also be constructed as one 1,500 square foot unit over the main floor that could consist of either three or four bedrooms (with an additional unfinished basement) while being constructed to allow for wheelchair accessibility. If constructed a one larger unit, the main floor units would be price for entry-level home ownership and available for \$249,000 to eligible home buyers if approved for inclusion under the City of Saskatoon's Equity Building Program.

Housing for Larger Families: The Upper Floor Units

The upper floor of each of the two corner buildings will consist of one four-bedroom dwelling unit, as demonstrated by the unit C2 upper floor renderings (see attached Appendix D). Each of these units will feature a kitchen, living space, four bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom) over 1,383 square feet. Each unit will include have modest amenities and design features and include five EnergyStar® rated appliances – a refrigerator, stove, dishwasher, washer and dryer.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these two four-bedroom units located on the upper level of the two corner units will be priced for affordable homeownership and available for \$229,000 to eligible home

¹ There are many home-based businesses that would align well with the need for services in the neighbourhood and surrounding communities.

² A number of accessibility features such as entrance ramps, lower threshold exterior doors, lower countertops and light switches, grab bars, and additional knee space under sinks are among some of the elements that would be incorporated into the design of these units.

buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates approximately \$166/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Mixed-Use Development: Available Commercial Space in the Corner Buildings

As previously indicated, each of the corner buildings will also offer three units of commercial space, for a total of six commercial spaces to be included in the development. The commercial spaces are represented by the yellow 'C2' spaces on the Unit C main floor and lower floor plans (see attached Appendix D). Two of the commercial spaces consist of main floor space (413 square feet of store front) and an unfinished basement. Located on the north and south of each corner buildings, the unfinished basement space could be used for additional storage space or studio workspace for these commercial units. The third commercial space on the main floor will consist only of main floor space (413 square feet of store front). This centre commercial unit also has the potential to be accessible from one of the residential dwellings located on the main floor of the building.³ Each of the three commercial spaces available in the two buildings will face east towards Avenue L. With an attached terrance-style patio and exterior entrances, the inclusion of these commercial spaces make the Avenue L Housing Development one of Saskatoon's most an innovative and unique mixed-use residential/commercial developments.

Housing for Families: Stacked Home Ownership Options

The Avenue L Housing Development will also include six three-bedroom and six four-bedroom units in a stacked house configuration. Represented by 'Dwelling Units D1 and D2,' the yellow units on the Proposed Site Plan (see attached Appendix E), these stacked dwelling units will offer a total of twelve affordable homeownership units for families to the Avenue L Housing Development. Of the six buildings, four will be located along Avenue L facing Optimist Park and two will face South onto 19th Street West. Constructed in two-unit attached configurations with two stacked home ownership units available in each, the four-bedroom will be located on the upper floor of the building and the three-bedroom units will be located on the main floor and include an unfinished basement.

Three-Bedroom Units for Families on the Main Floor

The main floor of each of these buildings will offer one dwelling units that consists of 1,190 square feet of living space (see attached Appendix E), including a kitchen, living space, three bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom). Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refridgerator, stove, dishwasher, washer and dryer. These units will also include an unfinished basement that will enable families to pursue a future basement development that meets their specific needs (ie., additional bedroom, entertainment area, etc.,). These six units will also feature a front patio entrance and will also be easily accessible from the resident and visitor parking stalls located adjacent to, or in close proximity to, each unit.

³ Depending on interest among eligible home buyers, the smallest of these commercial units has space allocated only on the main floor which can also be purchased by the home buyer and accessible directly from the dwelling unit.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these six three-bedroom units will be priced for affordable homeownership and available for \$189,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to less than \$160/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Four-Bedroom Units for Families on the Upper Floor

The upper floor of each of these buildings will offer one dwelling unit, consisting of 1,190 square feet of living space (see attached Appendix E). The development will include six of these units. Each of these six units will include a kitchen, living space, four-bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom). Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer. Accessible from an exterior entrance, these units will also feature a front balcony patio entrance.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these six three-bedroom units will be priced for affordable homeownership and available for \$189,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to less than \$160/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Additional Development Details: Dedicated to Quality Housing and Sustainable Affordability

As determined by the City of Saskatoon's Development Standards and Mixed-Use District 1 Zoning Requirements, each of the units will meet all architectural and parking requirements as well as comply with established building standards. The following includes a description of some of the energy saving, warranty, security, community integration, and Condominium Association components that will be incorporated into the proposed Avenue L Housing Development.

Energy-Efficiency & New Home Warranty

In aspiring to meet the City of Saskatoon's requirements for comparable developments approved under the Mortgage Flexibility Support Program, 101063662 SK Ltd., is committed to "providing energy conservation savings beyond EnergyStar® standards to foster reduced operating costs" consistent with other developments recently approved under this program. Therefore, each finished home will have been constructed according to the EnergyStar® for New Home program's certified home building specifications and subject to rigorous and ongoing inspections throughout the building process.

Building to EnergyStar® for New Home standards will result in the construction of homes that are of high quality and are sustainably affordable through the incorporation of energy-efficient building practices and Energy Star® rated products and appliances. Homes built to EnergyStar®

standards offer reduced longterm operating costs for home owners. As previously indicated, each home will feature Energy Star® appliances in addition to Low E Windows, and an energy efficient heating ventilation and air conditioning (HVAC) system. The basements, while unfinished will be fully framed and insulated to EnergyStar® New Home standards. The proponent will also be responsible for ensuring that all homes meet the EnergyStar® enrolment requirements and pass all EnergyStar® inspections.

It is anticipated that all homes will also be covered by a third party warranty (through either the Saskatchewan New Home Warranty Program OR Progressive Home Warranty Solutions Incorporated, a registered member in good standing with the Saskatoon & Region Home Builders' Association. By offering Avenue L Development home buyers new home warranty, 101063662 SK Ltd will be providing families and individuals that purchase these units with additional consumer protection and confidence in the workmanship behind each one of the new homes in the development.

Crime Prevention Through Environmental Design (CPTED)

The proponents will make all efforts to incorporate responsible development practices associated with Crime Prevention Through Environmental Design (CPTED). Emphasis will be placed on proper design and effective use of the built environment in a manner that will lead to a reduction in the fear and the incidence of crime within the neighbourhood (reports indicate that crime in the area is relatively low). In addition, incorporating principles of CPTED will help to improve the quality of life within the neighbourhood and the surrounding communities.

Currently, the proposed site plan maximizes natural surveillance with inward and outward facing windows on units that will allow for residents' undisturbed visibility of the surrounding access lane as well as 19th Street West, Avenue L, Optimist Park and 18th Street West. Ample lighting and use of landscaping techniques will also contribute to the overall safety and security of the proposed development. In adhering to the design practices of CPTED, the Avenue L Housing Development will serve to meet Neighbourhood Safety Goals outlined within the three LAPs while ensuring the safety and security of the development's residents and contributing to the overall safety of Riversdale, King George, Pleasant Hill and other neighbouring communities.

Encouraging Community Interaction through Green & Public Spaces

While only the one-bedroom units include a small fenced-in yard, green space has been interspersed throughout the site plan to encourage interaction among residents and the development of a sense of community among the new home owners. Moreover, each unit includes patio or terrace space that will enable interaction and visibility among residents. Each building is surrounded by green space. While Optimist Park offers ample green space, the north half of the development will also include a small area intended for use by residents as public green space. This area offers the opportunity for a small playground to be constructed in the future, at the discretion of the established Condominium Association. And, consistent with the theme of offering a development with attractive frontages, green space will be located in the front of each unit, increasing the desirability of the area as a whole within the community.

A Functional Condominium Association for the Avenue L Housing Development

The proponents will assist new home owners in the Avenue L Housing Development to established and operate a Condominium Association throughout the two phases of development. In order to foster the creation of a functional Condominium Association, the proponents will help to establish a representative Board of Directors, By-laws, and Governance Policies. Additional assistance as deemed necessary will be available to help the newly formed Condominium Association in becoming an operable entity.

Building a Healthy Community

Each of the three LAPs (Riversdale, King George and Pleasant Hill) expressed concerns regarding existing vacant lots in and around the neighbourhood and called for incentives that would help ensure property owners maintain or develop their vacant sites.⁹ For example, the Riversdale LAP recognizes that these sites offer the potential for multiple dwelling development.¹⁰ There are a number of vacant buildings and lots within the commercial and industrial areas in these neighbourhoods: the proposed development site is one of them. The Avenue L Housing Development will offer much-needed affordable and entry-level home ownership opportunities in an attractive multi-unit mixed-used setting that will increase the likelihood and ability of families to remain in the area while also contributing to the overall stability and security of the three neighbouring communities.

While the Avenue L Housing Development will contribute much needed affordable and entry-level housing options for both individuals and families, there remain items that require the consideration and approval of the City of Saskatoon prior to moving forward with the development. The following includes a brief overview of these items, accompanied by the respectful request of 101063552 Saskatchewan Limited that these items be considered for approval by the City of Saskatoon's Planning & Operations Department and City Council. The proponents respectfully submit these items for consideration and encourage the City of Saskatoon to support this initiative as it will offer a new, exciting and innovative mixed-use development that will benefit and encourage revitalization within Saskatoon's core neighbourhoods, offer affordable home ownership opportunities, and help ease escalating housing market pressures in our community.

While contributing to the supply of quality affordable home ownership options in Saskatoon, the Avenue L Housing Development will also support innovation and encourage continued revitalization initiatives in the neighbourhoods of Riversdale, King George and Pleasant Hill.

Managing Ease of Access & the Prevalence of Unsightly "On-Street" Parking

As per the Proposed Site Plan (see attached Appendix A), in order to provide a sense of security while encouraging interaction and a sense of community within neighbourhood, the addition of a new lane has been proposed. This new lane will serve to link 19th Street West, Avenue L and 18th Street West while providing access to secure parking that will minimize the prevalence of resident "on-street" parking along the three streets. The proposed new lane will not only provide residents and visitors access to parking, it will allow for increased natural surveillance

and help foster a sense of community in the new housing development. Bordered by green space and onlooking back entrance patios, the lane and public spaces will also encourage resident interaction.

The approval and construction of a lane for the purposes of the Avenue L Housing Development will also allow for optimal parcel usage that provides numerous benefits for the residents. For this reason, 101063662 SK Limited respectfully requests that the City of Saskatoon (a) approve the closure of 152.4 metres of the existing lane and (b) approve and construct a new public lane that will serve to connect 19th Street West to Avenue L using the remaining 61 metres of lane, as indicated by the Proposed Lane (see attached Appendix H). The attached Appendix H includes the proposed lane plans, and shows the location of the existing lane in question as well as the location of the proposed lane.

Mortgage Flexibility Support Program for Affordable & Entry-Level Housing Developments

The City of Saskatoon's Mortgage Flexibility Support Program has been instrumental in providing individuals, couples and families, whose household levels are below the provincial maximum income limits (MILs), assistance to attain home ownership through the provision of a down payment grant. To date, this program has been applied to approved developments and/or predesignated affordable and entry-level housing developments (approved upon consideration of submitted applications and through a Request for Proposal process initiated by the City of Saskatoon). These developments include affordable home ownership projects located in Blairmore, Fairhaven, Confederation Park, Hampton Village, Mount Royal and Pleasant Hill. While each of the developments has experienced specific challenges, each can easily be deemed to have been successes in the area of affordable and entry-level housing in Saskatoon.

The down payment assistance offered by this program effectively reduces the qualifying income for mortgage applicants. This allows a wider range of income-brackets to qualify for a mortgage when applying to purchase approved units. The provision of down payment assistance through the City of Saskatoon's Mortgage Flexibility Support Program will result in truly affordable home ownership for those families that are unable to access today's housing market.

The Avenue L Housing Development is a new, exciting and innovative mixed-use residential project that will benefit and encourage revitalization within Saskatoon's core neighbourhoods while helping ease escalating housing market pressures in our community.

The application of the Mortgage Flexibility Support Program to a housing development in an area that borders three of Saskatoon's core neighbourhoods (Riversdale, King George and Pleasant Hill) will also

provide an effective incentive that will increase the prevalence of home ownership within this area. Already identified to be of integral importance for the sustainable and healthy development of each of these communities, encouraging home ownership in these neighbourhoods will have the added benefit of advancing revitalization and future development initiatives in the area by increasing the desirability of these communities.

The Avenue L Housing Development is an ideal candidate for the Mortgage Flexibility Support Program. The proposed development will increase access to affordable and entry-level housing options in Saskatoon. It is for this reason that the proponents, 101063662 SK Ltd., respectfully request that the City of Saskatoon consider designating the proposed units under the Mortgage Flexibility Support Program so that eligible home owners (determine based on program requirements) may access the down payment assistance grants available that will enable them to become home owners in Saskatoon and participants of one of the city's most vibrant areas.

A Barrier to Affordable Home Ownership for Avenue L

Although the site in question was originally subdivided in 1908, development of the parcel of land has never occurred. With the introduction of offsite levies in the late 1960s (taxes assessed for new developments that help cover the costs of infrastructure not directly associated with servicing a specific lot), this particular property is now subject to retroactive offsite levies assessed at present-day prices. The most recent assessment of these offsite levies was completed in May 2008 and reported an applicable development levy charge of of \$239,048.10

The Avenue L Housing Development will help to build a more stable community and will provide affordable home ownership opportunities that allow residents to stay in the area.

(see attached). While the proposed Avenue L Housing Development project has progressed through various stages, the identification of offsite levies associated with developing the property presents a significant and unsurmountable barrier.

As has been demonstrated by the Riversdale, King George and Pleasant Hill Local Area Plans, increasing access to affordable home ownership in these neighbourhoods is of integral

importance to the future stability and growth of these communities. The proponents have long considered utilizing this parcel of land in a manner consistent with their dedication to responsible and sustainable community development, specifically through the provision of quality affordable home ownership. Unfortunately, the existence of these offsite levies will hinder the successful construction of much-needed affordable housing that will be of benefit to Saskatoon's core neighbourhoods.

It is for this reason that the proponents, 101063662 Saskatchewan Limited, respectfully request that the offsite levies associated with developing Lot 1-20, Block 12, Plan FV be waived so as to allow for the provision of quality affordable home ownership opportunities that will be of direct benefit to the neighbourhoods of Riversdale, King George, Pleasant Hill and many Saskatoon residents struggling to access appropriate and affordable housing within today's housing market.

Affordable Housing Capital Cost Contribution

If the proposed development is deemed satisfactory to the City of Saskatoon and preliminary approvals are granted (proposed lane closer, proposed construction of new lane, designation under the Mortgage Flexibility Support Program provided, and offsite levies request considered and granted), the proponents intend to move forward with the formal application process to

have the Avenue L Housing Development approved by the City of Saskatoon for the available ten percent capital cost contribution for new affordable housing units.

Summary

Addressing the escalating need for affordable and entry-level home ownership options is a community priority that has been recognized by the City of Saskatoon to be of integral importance. The proposed development will contribute to the City of Saskatoon's goal of encouraging the construction of 500 units of affordable housing per year in the community. A survey of home owners that had recently purchased units in one of Saskatoon's successful affordable housing developments indicated that many Westside residents (100 percent of which were previously renters) had taken advantage of new opportunities to become home owners in Saskatoon's Westside. Renters are also relocating from Saskatoon's Eastside to take advantage of the opportunity to become home owners on the Westside. Given these trends and the need for attainable housing options, it is anticipated that demand for these unique housing options will be high.

This proposal provides an overview of the Avenue L Housing Development and outlines the commitment of 101063662 Saskatchewan Limited to provide quality affordable and entry-level housing options that are sustainably affordable for the long term. This innovative development offers a variety of housing types that will help meet identifiable housing needs among individuals, average-sized families and larger families while being accessible to those with incomes below the provincially established maximum income limits at price points that are considered to be attainable within today's housing market and lending restrictions.

It is the hope of 101063662 Saskatchewan Limited to provide quality affordable and entry-level housing options in Saskatoon through the Avenue L Housing Development and to consider future efforts that allow residents to remain in Saskatoon so that they may contribute to our thriving community in the years to come.

¹ Until recently, this parcel of land has been used to provide surface storage for truck trailers and miscellaneous privately owned items. It has since been cleared of these items and remains unused despite its potential.

² A minimal amount of surface contamination exists on the property (ie., limited coal pieces and iron filings). Although the property meets all Environmental Standards for commercial use, this surface contamination will have to be removed prior to residential development on the site. Contamination exists in first 6" to 10" of the topsoil. Soil samples below this depth indicate that the soil has been 'undisturbed'. The cost associated with remediation of the contaminated topsoil is relatively minimal. The proponents will commence with remediation upon securing other approvals necessary for residential development on the site.

³ The MX1 zoning encourages mixed-use development while promoting reability of existing strcuctures. It is intended to faciliate a broad range of compatible commercial, industrial, cultural, and residential uses, including live/work units. See City of Sakatoon, *City of Saskatoon Zoning Bylaws*, Bylaw No. 8792, Repealed and Replaced September 28, 2009.

⁴ Optimist Park was recently identified by the City of Saskatoon as being in need of general maintainence that includes thorough trimming vegetation and increasing park signage among other improvements that will help deter undesirable activity. Improvements are scheduled to take place in the Spring of 2011. Criminal Activity Reports in 2003 indicate that the level of criminal incidence within Optimist Park is relatively low; criminal activity in Riversdale overall has declined between 2003 and 2006. See "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

⁵ Housing in Riversdale is comprised mainly of single-unit dwellings of framed wood and brick. Past studies of Riversdale have identified the housing stock to be in good condition with a minimal number of scattered deteriorating units. Those units that are either in poor or very poor condition appear to be rental properties. See City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

⁶ City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

⁷ City of Saskatoon, "King George Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (June 4, 2001), 27.

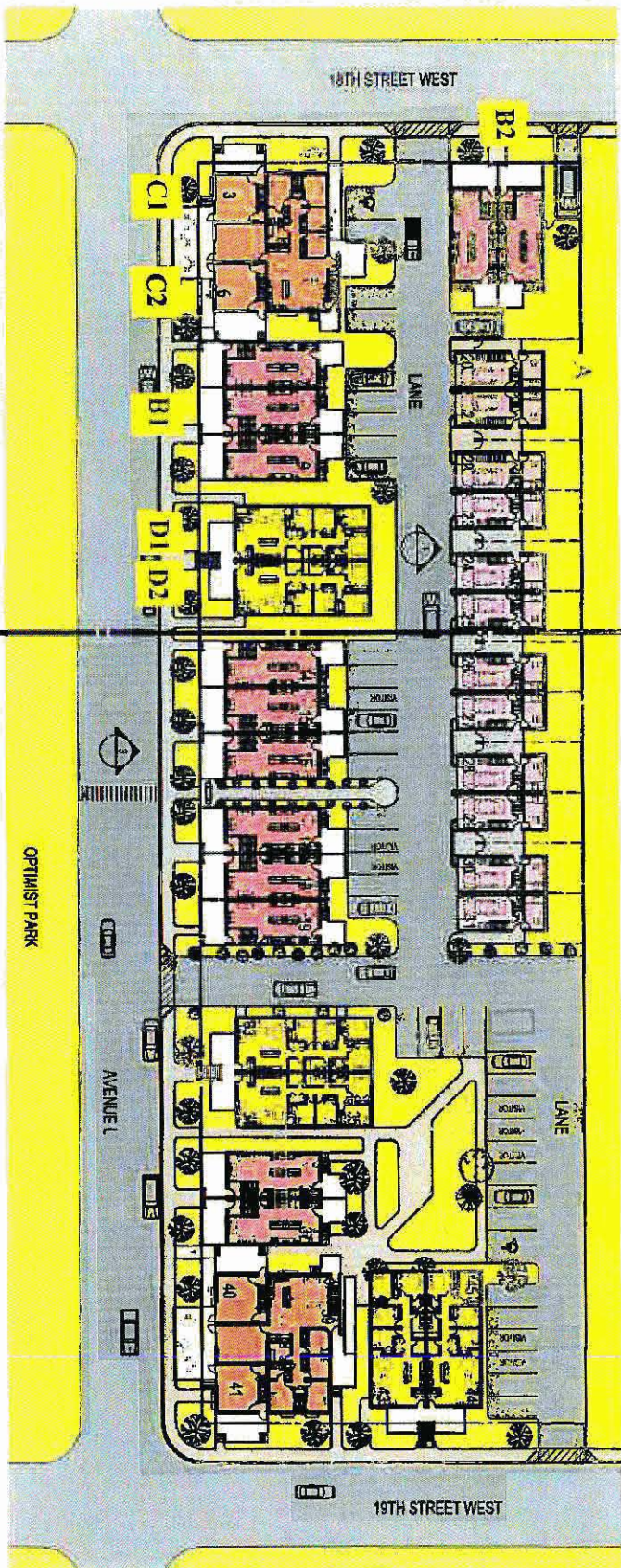
⁸ City of Saskatoon, "Pleasant Hill Local Area Plan: Final Report," *Services Department, City Planning Branch*, (June 24, 2002), 36.

⁹ There are currently 45 vacant properties in Riversdale. Of these, 16 are residential and the remaining are commercial or industrial properties. See City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 62.

¹⁰ The importance of higher density development in the area was identified as being integral for supporting retal and commercial services that are currently located within close proximity to the area. City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 43.

PROPOSED LANE ELEVATION

This architectural drawing shows a row of five houses, each with a unique facade. From left to right: the first house has a gabled roof and a chimney; the second has a hipped roof and a central chimney; the third has a gabled roof and a chimney; the fourth has a hipped roof and a central chimney; and the fifth has a gabled roof and a chimney. The houses are separated by small gaps and are set against a plain background.



2 PROPOSED SITE PLAN

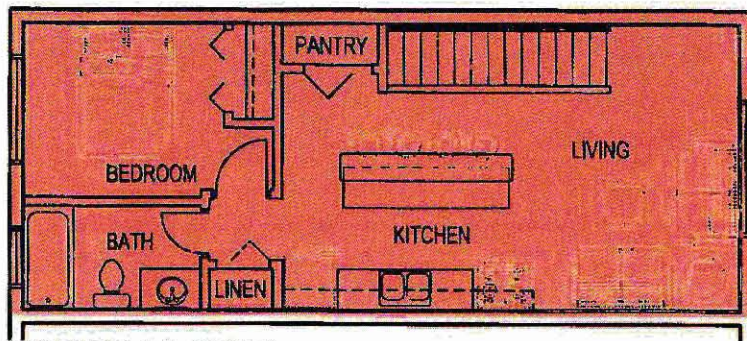
PHASE 1 - 19 UNITS



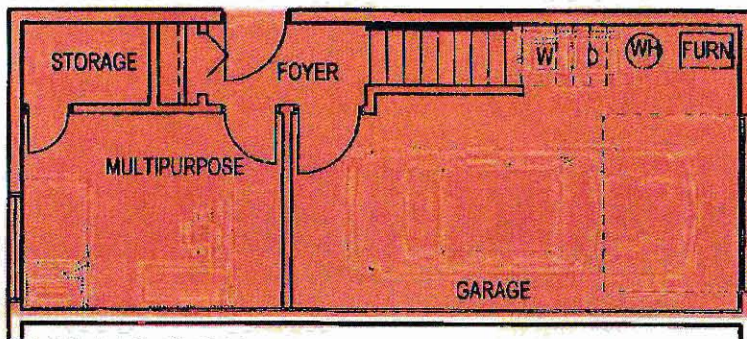
PHASE 2 - 26 UNITS

3 PROPOSED AVENUE L ELEVATION

This architectural drawing shows a perspective view of a row of houses along Avenue L. The houses feature a variety of roof styles, including gables and hipped roofs, and are interspersed with trees and landscaping. The drawing is oriented vertically on the page.



UPPER FLOOR
1:100 UNIT A



MAIN FLOOR
1:100 UNIT A



10.096 JANUARY 6, 2011
AVENUE L HOUSING
SASKATOON, SK
UNIT A FLOOR PLANS

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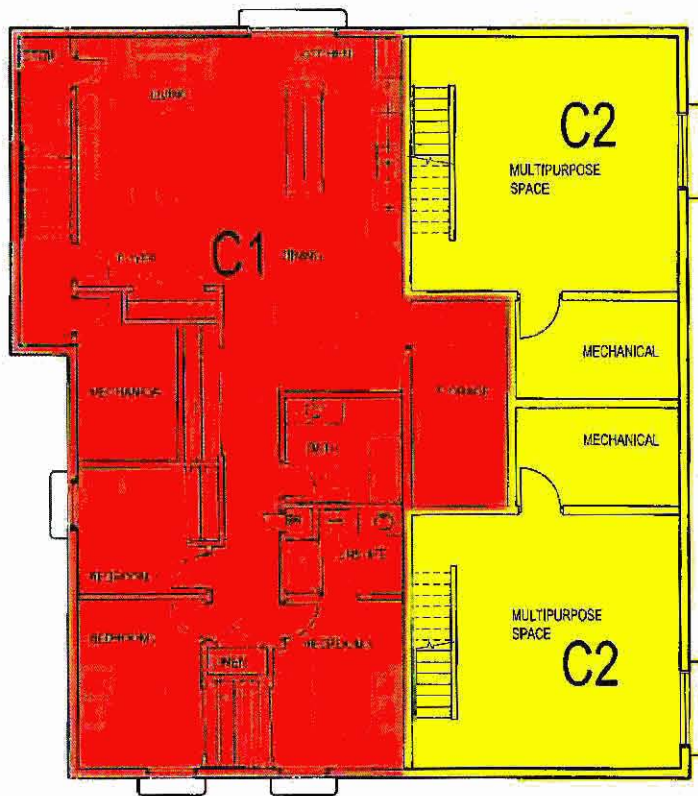
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225 Ave D North
Saskatoon, SK
S7L 1B7
306.244.2101

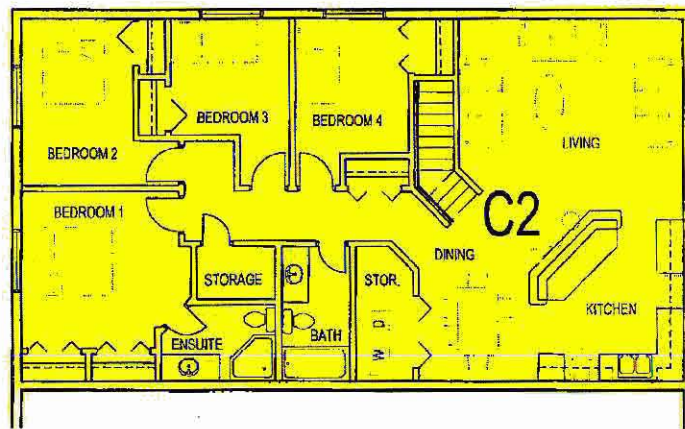
222-21 11th St E
Prince Albert, SK
S6V 1Z9
306.822.6191

213-310 Main Street
Moose Jaw, SK
S6H 5K1
306.862.3101

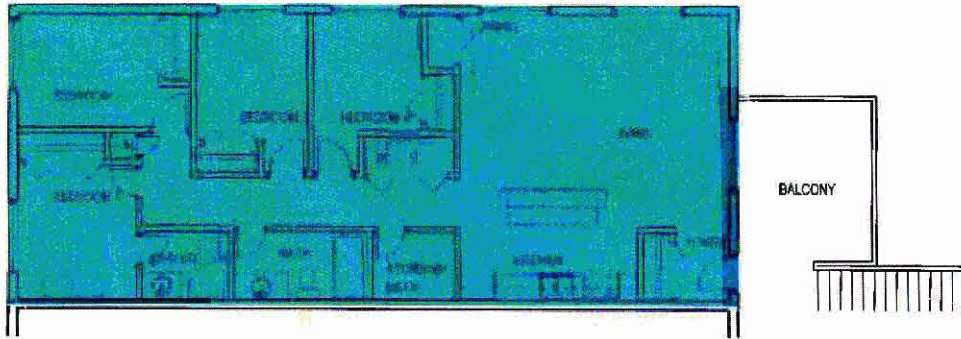
www.aodbt.com



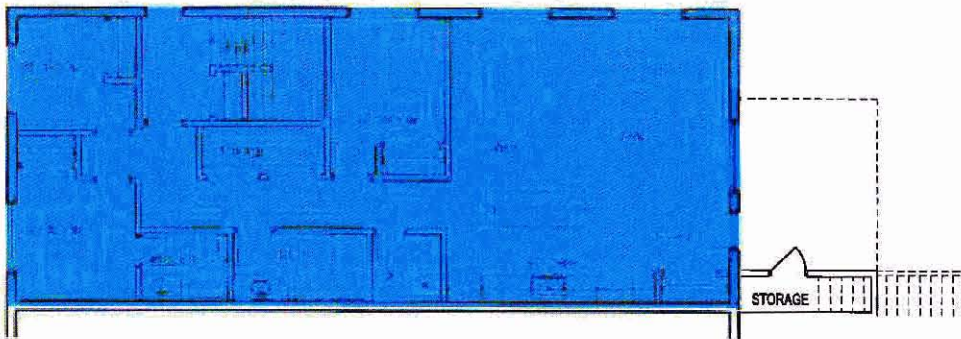
LOWER FLOOR
1:100 UNIT C



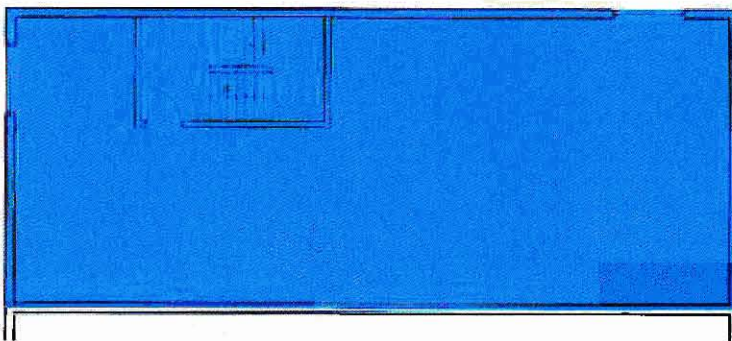
UPPER FLOOR
1:100 UNIT C



SECOND FLOOR
1:100 UNIT D2



MAIN FLOOR
1:100 UNIT D1



BASEMENT, UNFINISHED
1:100 UNIT D1

10.006 JANUARY 8, 2011

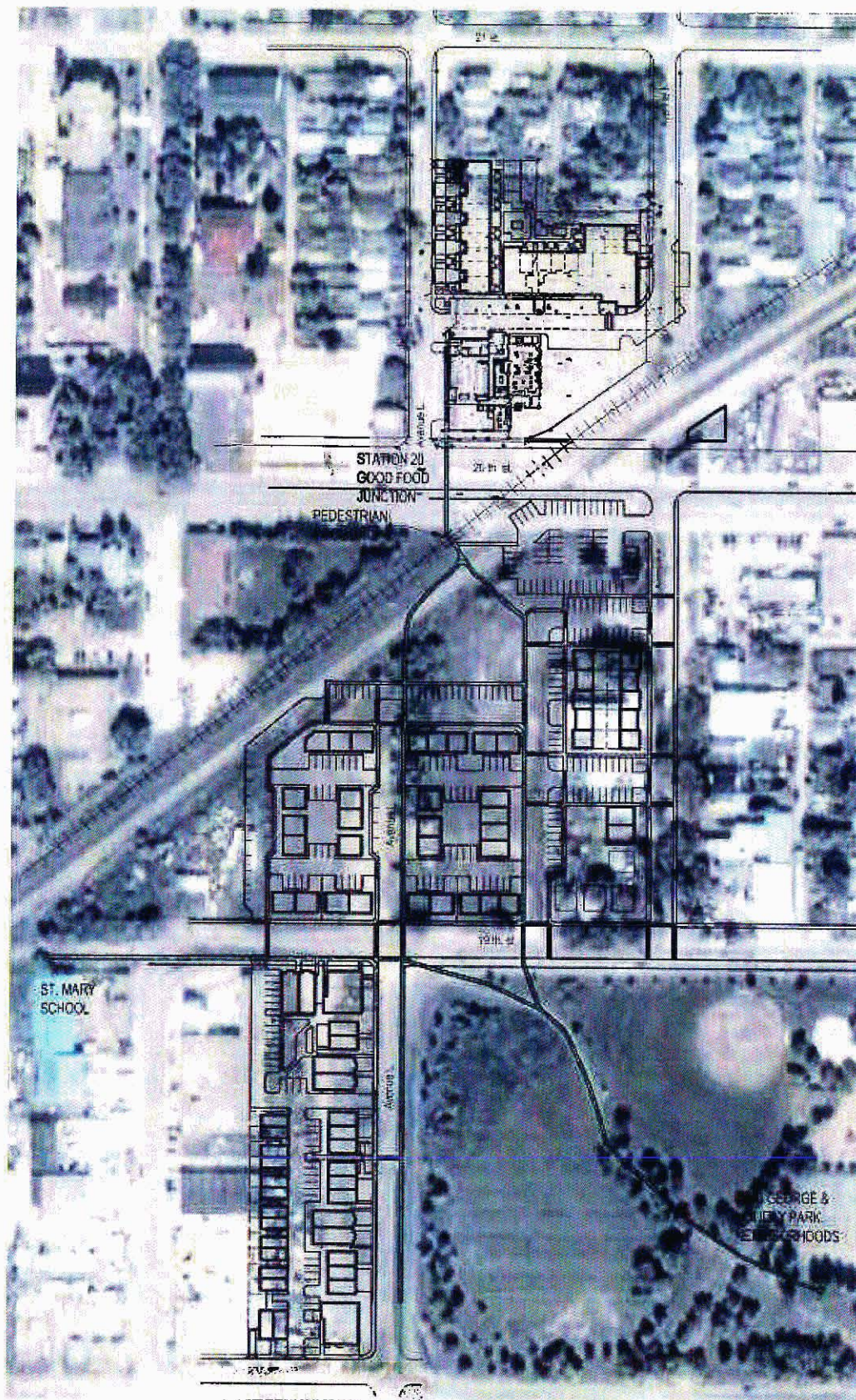
AVENUE L HOUSING
SASKATOON, SK

UNIT D FLOOR PLANS

© 15-006/04-001 PRELIM DESIGN/NEW DEVELOPMENT, Dec 2010/006-UNIT D1.dwg (January 08, 2011 - 09:00)

APPENDIX F

Unit Type	Number of Units	Finished Area Second Floor	Finished Area Main Floor	Basement Area
A	6	N/A	50 sq.m. (540 sq.ft.)	50 sq.m. (540 sq.ft.) (garage & main level space)
B1	3	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)
B2	2	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)	61.7 sq.m. (664 sq.ft.) 3.9 sq.m. (42 sq.ft.)
C1	1	N/A	168 sq.m. (1808 sq.ft.)	148.7 sq.m. (1600 sq.ft.)
C2	2	128.5 sq.m. (1383 sq.ft.)	38.4 sq.m. (413 sq.ft.)	48 sq.m. (517 sq.ft.)
D1	2	N/A	110.6 sq.m. (1190 sq.ft.)	110.6 sq.m. (1190 sq.ft.)
D2	2	110.6 sq.m. (1190 sq.ft.)	N/A	N/A



10.066 JANUARY 7, 2011

AVENUE L HOUSING
SASKATOON, SK

SITE CONTEXT PLAN, CONNECTING PATHS

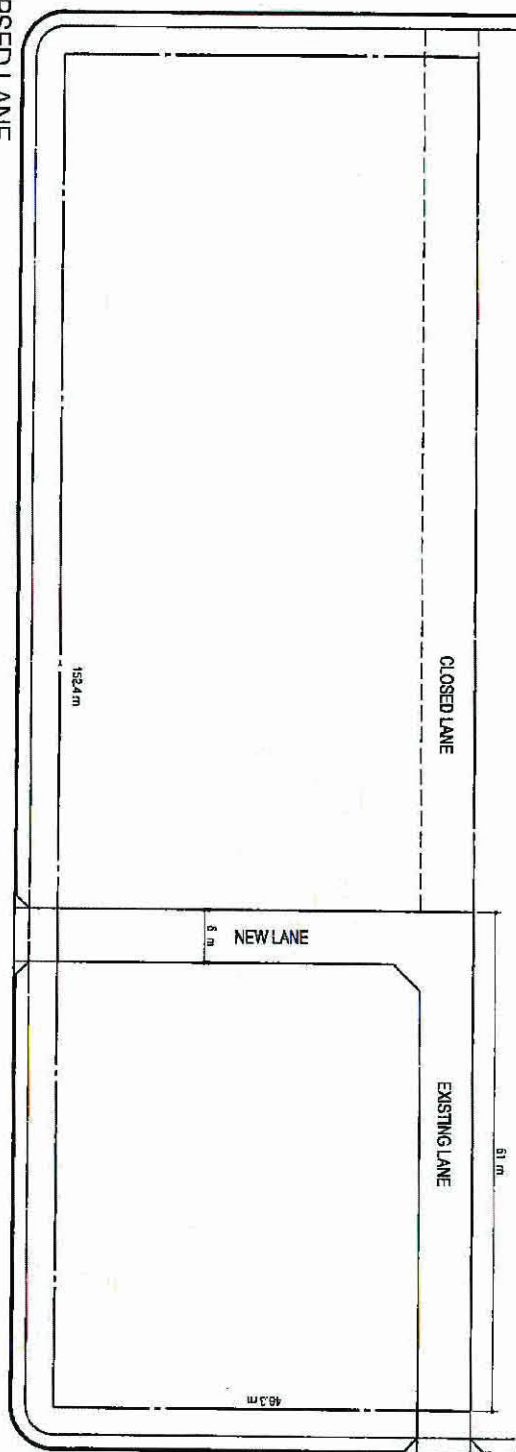
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architecture + interior design

120 Ave. D Brooklyn, NY 11219 (718) 784-1111	1100 11th St. New York, NY 10003 (212) 333-1111	1100 11th St. New York, NY 10003 (212) 333-1111	1100 11th St. New York, NY 10003 (212) 333-1111
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2 PROPOSED LANE

AVENUE L

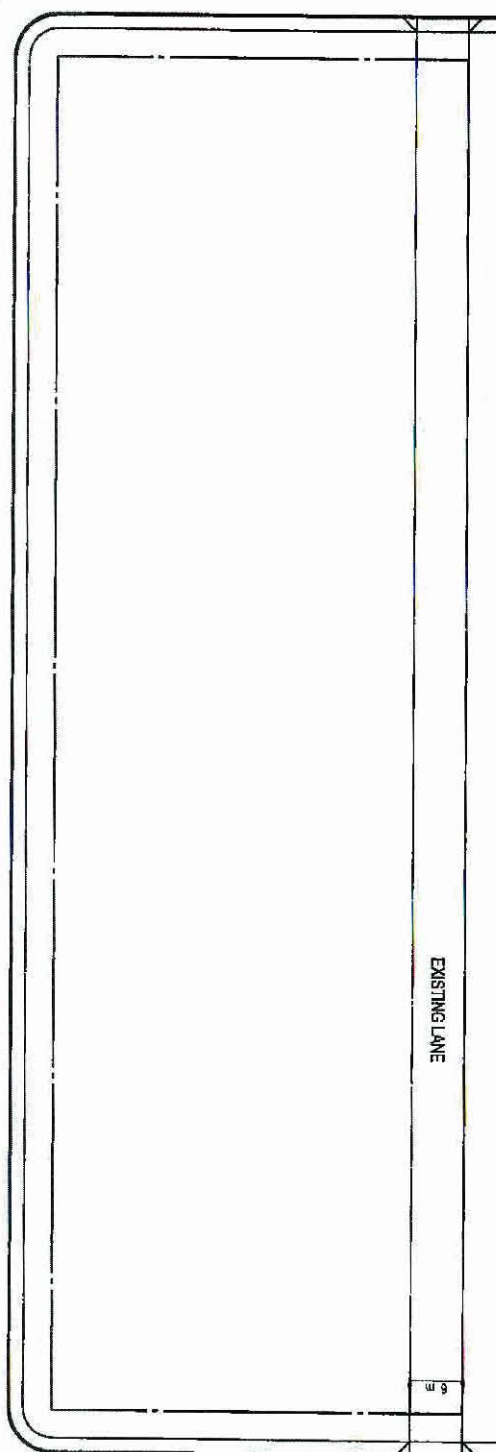


18TH STREET WEST

19TH STREET WEST

1 EXISTING LANE

AVENUE L



18TH STREET WEST

19TH STREET WEST



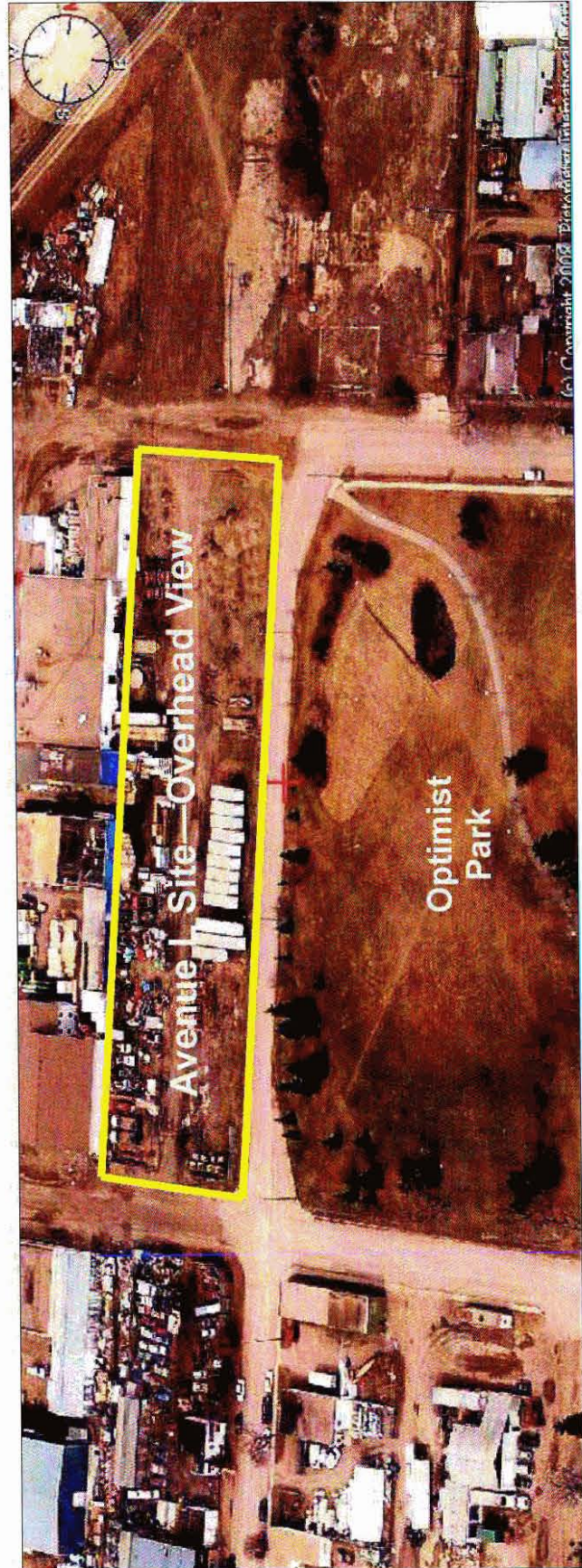
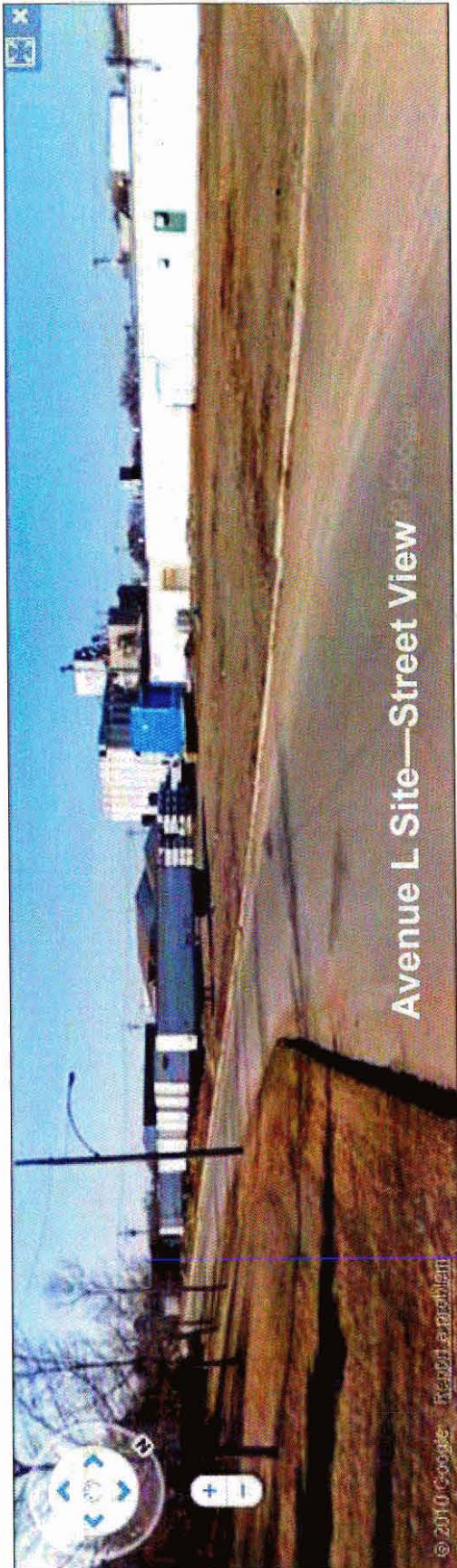
10.066 DECEMBER 01, 2010
 AVENUE L HOUSING
 SASKATOON, SK
 LANE PLANS

02:\epd\10-066\01 PRELIM DESIGN\10008-SITE PLAN\epd2.dwg (December 15, 2010 - 4:14pm)

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 777 Avenue L, Saskatoon, SK S7N 3K1
 Tel: (306) 975-1111 Fax: (306) 975-1112
 Email: info@aodbt.com Website: www.aodbt.com

Avenue L Site—Location Context





C3

TO: Secretary, Planning and Operations
FROM: General Manager, Community Services Department
DATE: January 20, 2011
SUBJECT: Status Report on the 2010 Housing Business Plan and Proposed 2011 Housing Business Plan
FILE NO: PL 950-19, PL 950-21, CK 4132-1, and CK 750-1

RECOMMENDATION: that a report be submitted to City Council, recommending:

- 1) that the status report on the 2010 Housing Business Plan be received as information;
- 2) that City Council adopt the proposed City of Saskatoon 2011 Housing Business Plan;
- 3) that the Innovative Housing Incentives Policy No. C09 - 002 be amended as follows:
 - a) Section 3.3 a) The financial assistance provided by the City of Saskatoon for affordable housing projects shall be in the form of a grant of up to 10 percent of the total capital cost of the residential portion;
 - b) Section 3.3 d) In lieu of a cash grant, proponents purchasing land under the Land Cost Reduction Program may receive a discount on the purchase price of the land equal to the grant that would have been provided under section 3.3 a);
- 4) that the General Manager of the Community Services Department be authorized to negotiate an agreement with the Saskatchewan Housing Corporation and report back to City Council regarding the terms and future City of Saskatoon participation in the provincial Rent Supplement Program;
- 5) that the General Manager of the Community Services Department report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2011 Housing Business Plan, and the overall achievement of the affordable housing targets.

EXECUTIVE SUMMARY

The availability of affordable housing continued to be a significant challenge for many Saskatoon residents in 2010. Vacancy rates remained low, and the cost of renting an apartment continued to climb faster than average incomes. In Saskatoon, some households have no choice but to accept housing that doesn't adequately meet their needs. Those on fixed incomes, working families, and people with special needs have especially seen their housing choices diminish in recent years.

The City of Saskatoon (City) ventured into new territory with the adoption of its first comprehensive Housing Business Plan in 2008 in response to these affordability challenges. New incentives were adopted and policy changes were initiated to enable housing providers to build additional affordable housing units. Funding was set aside at the level of \$2.5 million per year for five years to support the new initiatives.

In 2010, the City began seeing a number of tangible results from its new initiatives. There are now almost 500 new housing units complete and well over a thousand units currently under construction. The 2008 to 2012 capital funding of \$12.5 million is now fully committed in support of these projects which will provide a total of 1,818 new affordable units for an average of 363 units per year.

Other highlights of 2010 include the provision of 69 down payment grants under the Mortgage Flexibilities Support Program, the approval of three projects under the City's Land Predesignation Program, the introduction of developer-sponsored incentives for affordable home ownership, and the development of a new Equity Building Program to assist entry level homebuyers.

The Province of Saskatchewan announced a new program to assist first-time homebuyers called "Head Start on a Home" in March 2010; however, no details are available yet. Uncertainty continued throughout 2010 regarding future provincial government funding for affordable rental housing; however, the Saskatchewan Housing Corporation did formalize its commitment to a few projects that have been in the planning stages including the Lighthouse Supported Living expansion and the new KC Charities Columbian Place for senior citizens. Both of these projects are now under construction.

The Government of Canada renewed funding for the Homelessness Partnering Strategy in November 2010, extending the program to the end of 2014, at the current level of \$1.1 million per year for Saskatoon projects. This should result in the approval of new projects to assist the homeless and those at risk of homelessness.

An emerging issue is the concentration of affordable housing in some west side neighbourhoods. Several options will be explored in 2011 to determine how future neighbourhoods can be planned to include a variety of housing at all price points.

With the approval of the City's 2011 operating budget, the affordable housing programs now

have a permanent funding source of \$1.5 million per year beginning in 2011.

The updated 2011 Housing Business Plan provides a detailed summary of all ongoing programs and initiatives as well as proposed changes for 2011 (see Attachment 1).

BACKGROUND

During its April 26, 2010 meeting, City Council adopted (in part):

- 1) that the General Manager, Community Services Department, report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2010 Housing Business Plan and the overall achievement of the affordable housing targets.

On July 16, 2007, City Council set the ambitious goal of creating 500 new affordable housing units per year in response to a growing shortage of affordable housing in the city. To support this goal, City Council allocated capital funding of \$2.5 million per year to the Affordable Housing Reserve for a five-year period (2008 to 2012). On December, 3, 2007, City Council adopted the 2008 Housing Business Plan which outlined the strategies to be used in obtaining the City's affordable housing goals. Updated annually, the Housing Business Plan includes many initiatives aimed at increasing a permanent supply of affordable and entry-level homes.

On December 20, 2010, City Council approved the 2011 operating budget which included permanent funding for the Affordable Business Plan of \$1.5 million per year beginning in 2011 and set the level of funding for capital grants at 10 percent. City Council also resolved that in new neighbourhoods, in lieu of a cash assistance incentive, that the price of the land for affordable home ownership be discounted by the maximum assistance levels set in the most current version of the Affordable Housing Business Plan.

REPORT

Report on the 2008 to 2012 Capital Funding

The various programs funded through the Housing Business Plan have achieved the goal of increasing the supply of affordable housing units. It has also achieved success at providing support at many points along the housing continuum. The following tables summarize, by project, funding level and client group the assistance provided by the Housing Business Plan.

New Housing Projects Completed under the Capital 2008 to 2012 Funding

Housing Provider	Location	Units	City Funding
Saskatchewan Housing Corporation	Avenue W South	24	\$ 132,062
EGADZ (Saskatoon Downtown Youth Centre Inc.)	Dundonald	10	\$ 49,200
City Centre Community Renewal Initiatives	Avenue N South	24	\$ 152,022

Housing Provider	Location	Units	City Funding
628318 Sask. Ltd.	Avenue M South	4	\$ 72,780
Saskatchewan Housing Corporation	Monarch Yards	55	\$ 1,270,000
EGADZ	Hampton Village	10	\$ 83,875
CUMFI (Central Urban Metis Federation Inc.)	Avenue T South	12	\$ 125,520
Western Region Metis Women Association	Avenue T South	5	\$ 38,516
Saskatchewan Housing Corporation	Avenue M South	2	\$ 47,909
Elmwood Residences Inc.	Preston Avenue	4	\$ 23,995
Innovative Residential Inc.	Camponi Place	73	\$ 1,077,527
Quint Development Corp.	Avenue J South	18	\$ 161,762
Cress Housing Corp.	Avenue V North	10	\$ 102,329
EGADZ	Silverwood	10	\$ 73,752
Habitat for Humanity Saskatoon Inc.	Avenue V South	2	\$ 25,000
JMT Tomas Holdings Ltd.	33rd Street West	3	\$ 15,000
Affinity Credit Union (Homestart Program)	Various Locations	31	\$ 248,749
Saskatchewan Housing Corporation	Bedford Road	8	\$ 200,000
Stewart Property Holdings	Avenue D South	7	\$ 71,016
Saskatoon Housing Coalition	22 Street West	17	\$ 159,413
Salvation Army of Saskatoon	Avenue T South	13	\$ 74,464
Realistic Homes	Avenue R North	6	\$ 125,673
Suncliff Enterprises Ltd.	Avenue B North	4	\$ 20,000
Pleasant Hill Village	Avenue R and 19 Street	35	Free Land
Secondary Suite Permit Rebates	Various Locations	109	\$ 61,234
Total Units Completed		496	\$ 4,411,798

New Housing Projects Approved for Funding and Under Construction (January 2011)

Housing Provider	Location	Units	City Funding
University of Saskatchewan Undergraduate (Phase One)	University	115	\$ 575,000
University of Saskatchewan Undergraduate (Phase Two)	University	115	\$ 575,000
CUMFI	Avenue P South	11	\$ 187,495
Boulevard Real Estate	Confederation Drive	4	\$ 20,000
Buffalo Ridge Developments	Borden Crescent	27	\$ 459,000
EGADZ	Wilson Crescent	10	\$ 71,642
Broadstreet Properties/Seymour Pacific	Willis Crescent	125	\$ 625,000
Broadstreet Properties/Seymour Pacific	Shillington Crescent	213	\$ 1,065,000

Housing Provider	Location	Units	City Funding
Broadstreet Properties/Seymour Pacific	Shillington Crescent	102	\$ 510,000
Innovative Residential Inc.	Hart Road (Phase One)	42	\$ 925,857
Lighthouse Supported Living Inc.	20 th Street East	85	\$ 1,185,000
Secondary Suites Permit Rebates	various locations	79	\$ 38,766
University of Saskatchewan Graduate Residence	University	162	\$ 810,000
Knights of Columbus	Pleasant Hill Village	75	\$ 885,000
*Saskatoon Mennonite Care Inc. (Bethany Manor Expansion)	La Ronge Road	157	\$ 785,000
Total Units Under Construction		1322	\$ 8,717,760

* Bethany Manor Expansion is still in the planning stages and will be subject to City Council Approval.

Projected Total housing units to be supported (2008 to 2012): **1,818 units, \$13,129,558**

Housing Projects By City Program

Rental Rebate Program	1,000 units
Capital Grants – Affordable Ownership	198 units
Capital Grants – Affordable Rental	432 units
Secondary Suite Permit Rebates	188 units
Total	1,818 units

Housing Projects By Clients Served

Emergency Shelter	33 units
Transitional Housing	38 units
Youth Housing	40 units
Special Needs	86 units
Affordable Rental for Families	137 units
Affordable Rental for Singles and Couples	207 units
Market Rental	843 units
Seniors Rental	236 units
Affordable Ownership	198 units
Total	1,818 units

Housing Projects By Location

East side of River	664 units
West side of River	1,069 units
Downtown	85 units
Total	1,818 units

Inside Circle Drive	1,001 units
Outside Circle Drive	817 units
Total	1,818 units

Financial Summary (2008 – 2012 Capital Funding)

Balance (January 1, 2008)	\$ 1,060,187
Homestart (funding allocated prior to 2008)	248,749
Transfers from the Land Development Program (\$2.5 million annually):	12,500,000
Transfer from Building Standards Reserve (one time):	<u>400,000</u>
Total Revenue:	<u>\$14,208,936</u>

Capital Contributions to new Housing Units (1,818 units):	13,129,558
Salaries and Administration:	387,235
Contracts (Business Planning, Research and Demonstration Projects):	<u>637,894</u>

Total Expenses: \$14,154,687

Estimated Unallocation (contingency): \$54,249

New Funding for Affordable Housing:

The Affordable Housing Program will begin to receive stable, ongoing funding of \$1.5 Million from the operating budget and Neighbourhood Land Development Fund beginning in 2011. Capital grants will continue to be provided at the rate of 10 percent.

Based on recent discussions with housing providers, in some cases, a full 10 percent grant is not necessary depending on the construction type and composition of units. The Administration is recommending an amendment to the Innovative Housing Incentives Policy No. C09-002, which would amend the Capital Grant from 10 percent to "up to 10 percent". This will allow funding to be stretched over a greater number of units, especially in the affordable homeownership program. The following allocation of funding is recommended for 2011:

		<u>Housing Units (est.)</u>
Administration (as set in budget)	\$ 179,000	0
Housing Handbook	11,000	0
Capital Grants:		
Shelters (HPS Program)	165,000	11 – 15
Capital Grants Affordable Home Ownership	630,000	30 – 70
Capital Grants Affordable Rental Housing	<u>515,000</u>	<u>34 – 65</u>
	<u>\$1,500,000</u>	75 – 150 units

Highlights from 2010 Housing Business Plan and Proposed Changes for 2011

Land Predesignation Program - The pressure to create more serviced residential land was great in 2010. The inventory of multi-unit residential sites continued to be limited and with steady construction activity expected to continue, the Land Predesignation Program will be an important tool in 2011 and beyond. The City has been predesignating sites for entry-ownership and market rental housing since 2008. In 2010, the City began predesignating sites for affordable housing as well.

Willowgrove Site - The site located at 1015 Patrick Crescent in the Willowgrove neighbourhood was removed from the Land Predesignation Program in 2010. It was felt that this 12.0 acre site may be too large for an entry-level project. However, the site was sold through a tender process, and the purchaser of this site is planning to build a mix of entry-level and affordable housing on this site in 2011.

Blairmore Site - This 5.5 acre site located at 307 Shillington Crescent was pre-designated in 2008 for purpose-built market rental housing. The site was sold for this purpose in 2010 to Broadstreet Properties Ltd. (Seymour Pacific). Construction of 213 rental units began in the fall of 2010, and the first units should be complete sometime in 2011.

Hampton Village Site - The site located at 310 Hampton Circle was sold through the Land Predesignation Program in 2010 to Landform Development and Classic Communities of Medicine Hat to develop this site. They are going to build 60 entry-level townhouses on this site. Construction is scheduled to start early in 2011 with the first units available by the summer of 2011.

Lakewood Site - In the fall of 2009, a 0.6 acre site was predesignated for rental housing in the Lakewood Suburban Centre, suitable for up to 24 rental units. In December 2010, the designation on this site was changed to 'affordable housing' after the Administration received feedback indicating that this site was much more suitable for affordable housing due to its relatively small size. An Expression of Interest (EOI) and Request For Proposal (RFP) process will be initiated early in 2011 to select a suitable builder for this site.

Borden Crescent Site - A site located at 55 Borden Crescent was predesignated in the spring of 2010 for affordable ownership housing. This City-owned site presented a unique opportunity for affordable housing as it was in an existing neighbourhood with fully developed services in the area. An RFP process was held and the site was sold to Buffalo Ridge Developments, who is completing construction of 27 detached family homes. These units are being sold through the City's Mortgage Flexibilities Support Program. This project will be complete and all the homes fully occupied by early 2011.

Future Predesignated City Owned Sites - The Administration has identified a City-owned site in the Stonebridge and Evergreen neighbourhoods for predesignation for entry-level

housing, and plans to discuss a similar approach in privately developed neighbourhoods such as Stonebridge and Rosewood.

Innovative Housing Incentive Program

In 2010, 12 funding applications were approved under this program that will result in the construction of 227 new affordable housing units. The City's contribution to these projects will total \$3,486,907.

The City's contribution averaged \$15,360 in 2010, up from \$11,721 in 2009 indicating that construction costs are continuing to rise. However, only two of these projects received the maximum grants per unit under this program indicating that the City's affordable housing providers are working to keep costs as low as possible.

The success of this program in recent years has resulted in an increased interest in building affordable housing. To date, applications have been evaluated as they have been submitted and the Administration has brought forward all proposals that have met the criteria in the Innovative housing Incentives Policy No. C09-002 to City Council for approval. However, in 2011 there may be more applications than the available funding will be able to support. The following proposals have secured sites and are well into the planning stages:

Housing Provider	Location	Units	Target
Innovative Residential	715 Hart Road Phase II	52	Affordable Ownership
Jastek Developments	1015 Patrick Crescent	70	Affordable Ownership
Cress Housing Corp.	315 Avenue H South	27	Affordable Rental
Cress Housing Corp.	1911 – 7 th Street	11	Affordable Rental
Quint/Shift Homes	313 Avenue D South	12	Affordable Ownership

Land Cost Reduction Program

City Council approved the creation of the Land Cost Reduction Program with the adoption of the 2010 Housing Business Plan. With the approval of the 2011 budget, City Council extended this program to include land price reductions for private builders purchasing sites in new neighbourhoods for affordable homeownership. The parameters for this program are currently being developed by the Administration.

Equity Building Program

A partnership has been formed between the City and Affinity Credit Union called the Equity Building Program. The new program was adopted by City Council on February 7, 2011, and a media launch was held at Affinity Credit Union on February 8, 2011. The program will provide a source of funds on deposit at Affinity Credit Union to qualify moderate-income renters and bridge them towards homeownership. The objective is to provide households who are renting with the means to begin earning equity on their home. The administration and marketing is being carried out by Affinity Credit Union.

Rental Land - Cost Rebate Program

Six projects were approved in 2010, under the Rental Land - Cost Rebate Program, that will result in a total of 725 new purpose built rental units. A final project is well along in the planning stage and will come to City Council for approval in 2011. This will fully commit the funding that was set aside to create 1,000 purpose built rental units under this program. With the vacancy rate for market rental housing rising, there is no need to extend this program at this time.

Incentives for Secondary Suites

In 2010, permit rebates were committed for approximately 50 secondary suites, most of which involved the legalization of existing suites. A total of \$39,098 has been allocated for an average of a committed \$782 per suite. The rebate for legalizing an existing suite will be reduced to 50 percent of the cost of the permit in 2011 and to 25 percent in 2012. There should be sufficient funding to continue this program until the end of 2012.

Mortgage Flexibilities Support Program

The Mortgage Flexibilities Support Program (MFSP) was established in 2009 as a partnership between the City, Saskatchewan Housing Corporation (SHC), the Canada Mortgage and Housing Corporation (CMHC), and private homebuilders to assist low-income households to purchase a home. The past year was very successful for the MFSP with a total of five private builders participating in 2010. Down payment grants were approved for 69 households with incomes below \$52,000 per year, all of whom are now proud homeowners in our city. The make up of these 69 households is as follows:

	Number of Households	Family Breakdown	
		Number of Adults	Number of Children
Family with Dependents	46	92	94
Single Parents	10	10	16
Couples	1	2	-
Singles	12	12	-
TOTAL	69	116	110

Modular construction was employed on two of these projects, resulting in very short construction periods. To protect the homebuyers, City Council adopted a resolution that requires all modular builders to provide a third party underwritten new home warrantee.

The Mortgage Flexibilities Support Program is designed to be self funding with the down payment grants returned to the Affordable Housing Reserve through the allocation of property taxes until the grant is repaid.

Financial Contribution to the Provincial Rent Supplement Program

The City of Saskatoon has been contributing 5 percent to the cost of the provincial Rent Supplement Program since 1990. This program provides a subsidy to market rental units for low income households who cannot be served from the existing stock of the Saskatoon Housing Authority. However, no formal agreement can be found for this annual contribution.

The Administration is recommending that the City enter into negotiations with the Saskatchewan Housing Corporation with the purpose of entering into a formal agreement on the future terms and contributions to the Rent Supplement Program.

Developer Sponsored Incentives

Some of the builders in Saskatoon have begun offering developer sponsored incentives in order to provide more choice to residents seeking affordable housing. Two such programs from Innovative Residential Inc. are the Tax Sponsorship Program and the Welcome Home Program.

These programs are discussed in more detail in the attached 2011 Housing Business Plan.

Community Based Support (Saskatoon Housing Initiatives Partnerships (S.H.I.P.))

The City and S.H.I.P. have just completed the second year of a three-year partnership through which the City funds S.H.I.P. to provide business planning services to organizations and businesses that are working on affordable housing projects. In 2010, S.H.I.P. worked with clients who are developing affordable housing business plans. They were successful in getting the Canada Mortgage and Housing Corporation (CMHC) seed funding for a number of groups. S.H.I.P. also published The Guidebook to Affordable Housing for affordable housing providers in 2009 that promises to be a valuable resource, particularly for faith groups and service clubs that are interested in becoming affordable housing providers. S.H.I.P. will be presenting its 2010 Annual Report to City Council in March 2011.

OPTIONS

1. Adopt the 2011 Housing Business Plan as drafted
2. Reduce or eliminate initiatives/incentives (reduce scope and targets)
3. Find alternatives to reach the target of 500 affordable housing units per year

POLICY IMPLICATIONS

There are several new initiatives which may require amendments to the Innovative Housing Incentives Policy No. C09-002, the Official Community Plan Bylaw No. 8769, and the Zoning Bylaw No. 8770. These are discussed in detail in the 2011 Housing Business Plan.

FINANCIAL IMPLICATIONS

The Affordable Housing Business Plan is supported financially for five years (2008 to 2012) from the Neighbourhood Land Development Fund. The Fund provides \$2.5 million each year to the affordable housing program. This funding is now fully committed to support the projects included in this report. City Council approved permanent funding to support the Housing Business Plan at the level of \$1.5 million per year beginning in 2011. This allocation is sufficient to support the initiatives recommended in this report, but with a reduced target.

ENVIRONMENTAL IMPLICATIONS

Many of the housing projects supported by the Housing Business Plan are built to Energy Star or equivalent standards, resulting in reduced energy use and green house gas emissions.

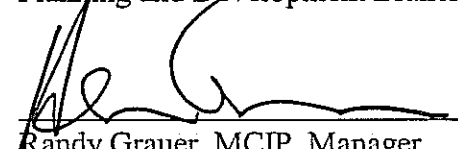
PUBLIC NOTICE


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

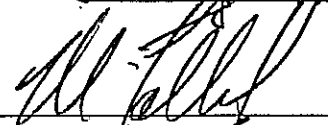
ATTACHMENT

1. Proposed 2011 Housing Business Plan

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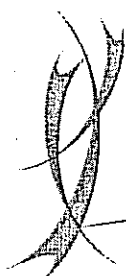
City of Saskatoon

Housing Business Plan 2011



City of
Saskatoon

Planning & Development Branch



**SASKATCHEWAN
MUNICIPAL
AWARDS**

2009 WINNER

MUNICIPAL SERVICE
EXCELLENCE

February 2011

Table of Contents

PART A. Background, Vision and City's Role in Housing

Introduction.....	3
Vision and Mission Statement for Housing.....	4
The Housing Continuum and the City's Role.....	4
Mandate for the City's Role in Housing	5
Targets.....	6
Priorities	7

PART B – Core Strategies and Business Functions

Core Strategies	10
Summary of Business Functions.....	10
Policy Development Function	11
Housing Incentives and Financial Assistance Function.....	14
Community Based Support Function	16
Research and Monitoring Function.....	21
Education and Awareness Function.....	22

Part C – Appendices

Appendix 1: The Housing Situation in Saskatoon - Key Issues	21
Appendix 2: The Housing Continuum.....	27
Appendix 3: Definitions.....	28
Appendix 4: Maintaining the Condition of Existing Housing.....	29

City of Saskatoon

Housing Business Plan – 2011

PART A. Background, Vision and City's Role in Housing

Introduction

This business plan sets out the City of Saskatoon's (City) role and action plan in the area of housing for the year 2011 and beyond. 2011 will be the fourth year of a five year plan to increase supply and choice of affordable housing.

The 2011 Housing Business Plan builds on the City's housing activities in 2010 and the successful new programs that have been implemented since 2008 when the City implemented its first comprehensive Housing Business Plan. The City ventured into a number of new housing initiatives starting in 2008 aimed at giving residents a greater variety of affordable housing choices.

Housing is a non-traditional role for most municipalities. Historically, the City has used policy, incentives, research, partnerships, and education to increase the range and supply of affordable housing. These functions have been significantly enhanced through the implementation of comprehensive housing business plans each year since 2008.

Additionally, the City of Saskatoon is moving into the new role of helping moderate income renters become homeowners, with the launch of the Equity Building Program in partnership with Affinity Credit Union.

This business plan seeks to define where the City can be most effective in serving the community to meet the increasing need for more affordable and entry-level housing. Recent shortages of these types of housing have been perpetuated by rapidly rising housing prices that have doubled since 2006. More information on the rising cost of housing in Saskatoon and affordability issues is summarized in Appendix 1.

Resources to support housing initiatives have been identified, which draw upon the traditional areas of expertise within the City of Saskatoon, in areas such as municipal planning, municipal engineering, land development, and land use regulation. In the case of the Equity Building Program, the City is drawing upon its financial resources and investment funds to create a new housing option for moderate-income renters.

Most of the funding for the major financial commitments in the City's housing business plan has been made possible through the City's Land Development Program. The Land Branch manages this program and working in partnership with other civic departments produces approximately 50 percent of the residential land within the city.

The City is fortunate to be in the land development business, as it allows the City to provide meaningful assistance and, can directly influence the community's affordable housing agenda. For example, the City of Saskatoon can designate parcels of land for affordable housing projects, and direct revenue from the land bank into projects which ensures all citizens benefit from land development growth in the city.

Capital funding for the Housing Business Plan has been committed at \$2.5 million per year for the years 2008 - 2012.

New Base Funding

Beginning in 2011, stable, base funding of \$1.5 Million will be allocated to the affordable housing program within the Planning and Development Branch. This base funding is comprised of revenue from the Neighbourhood Land Development Program and the Mil Rate. Over a period of six years, the draw on the Neighbourhood Land Development Program will decline by \$250,000 per year and picked up by the Mil Rate until \$1.5 Million is reached.

Vision and Mission Statement for Housing**The Vision Statement**

To build a city where everyone can live in homes that provide a safe, stable, adequate, and affordable environment from which to participate in, and contribute to, the growth and development of stable neighbourhoods in our community.

The Mission Statement

The City of Saskatoon will actively and creatively work with housing providers, community organizations, business, and all orders of government and other stakeholders to support the market through incentives, good planning, and collaboration in creative initiatives to increase the supply of affordable housing. The City will focus on creating a permanent supply of affordable housing and related supports for people who are at risk of homelessness, have special needs, are transitioning toward independence, or are simply low to moderate income earners.

The Housing Continuum and the City's Role in Housing

Housing can be described on a continuum. At one end are those individuals and families experiencing absolute homelessness. At the other end are those individuals and families who are able to meet their housing needs without assistance. In the middle is a range of low and moderate-income households, many of which are living paycheck to paycheck and find it difficult to secure adequate housing. See Appendix 2 for a complete description of the housing continuum.

Definitions of affordable and entry-level housing are found in Appendix 3.

The City of Saskatoon understands that permanent, affordable, appropriate, safe, and secure housing is the necessary foundation for building healthy, well-educated, creative, and economically viable communities.

Municipal Role

*The City, working with other levels of government, the private sector, and community organizations has chosen to **focus its resources and efforts in the middle of the housing continuum – particularly on affordable and entry-level housing in both the rental and home ownership markets.***

The focus of the Housing Business Plan is to encourage and support an environment where the market is more likely to supply housing that is inclusive, innovative, and integrated into all neighbourhoods. The City will support housing which may be outside the conventional market, as well as working in a collaborative manner to ensure a range of suitable affordable housing is made available across the community in a choice of locations.

Finally, the City also has a role in monitoring the condition of existing housing to ensure that homes throughout the city meet minimum health and safety standards. Further information on the City's monitoring and safety inspection programs is found in Appendix 4.

Mandate for the City's Role in Housing**The City of Saskatoon Strategic Plan**

Endorsed by City Council, this plan identifies Saskatoon's vision for being a "model city whose people will have the freedom, security, and opportunity to make choices for a higher quality of life." And, "be made up of diverse neighbourhoods, each one liveable and enjoyable for its residents and united for the common good of the city".

The City of Saskatoon Corporate Business Plan (2009-2011)

Based on the Strategic Plan, it sets out a number of strategies to attain the City's vision.

Housing related sections are:

- Continue to pursue affordable and/or innovative housing initiatives.
- Develop a strategy to address deteriorating housing in core neighbourhoods.
- Pursue affordable housing initiatives for Aboriginal people.
- Pursue public/private partnerships for housing projects.

The City of Saskatoon's Official Community Plan

This is the main policy instrument by which the City manages land use and sets out local standards for neighbourhood development. Housing outcomes are increasingly understood as being fundamentally linked to the goals established in this plan. This

includes a desire for balanced growth across the city and equitable amenities in each neighbourhood.

Targets

On July 16, 2007, City Council established a target of 500 affordable and entry level dwelling units annually. However, sharp cost increases for both land (+95%) and construction costs (101%) have eroded the ability to reach 500 units per year. With funding of \$2.5 Million fixed to the end of 2012, it is estimated that the Housing Plan will achieve approximately 365 units per year.

The target requires a commitment from all sectors of the economy to contribute to the growing need for more affordable housing units. The City continues to be in formal discussions with the following sectors to discuss ways and means to achieve the housing target:

- | | |
|-----------------------------------|-----------------|
| • Government Supported Providers: | 225 – 250 units |
| • Financial Institutions: | 75 – 100 units |
| • Developers and Builders | 125 – 250 units |
| • Non-Traditional Providers: | 50 – 100 units |

Government Supported Housing Providers

Meetings are held with Saskatoon's traditional non-profit housing providers on a regular basis. Some of the providers include Cress Housing Corporation, Habitat for Humanity, Central Urban Métis Federation (1993) Inc. (CUMFI), SaskNative Rentals Inc., Saskatoon Housing Authority, Saskatoon Housing Coalition, The Lighthouse Supported Living Inc., and EGADZ Youth Center. The non-profit housing providers rely on Provincial and City support for capital assistance on housing projects. Housing projects are planned as capacity increases within these organizations to support the operation and maintenance of the project.

The Province of Saskatchewan reorganized the governance structure of the Saskatchewan Housing Corporation and appointed a new board in late 2009. The board has been re-evaluating its housing programs and there is some uncertainty regarding how the Provincial funding will work going forward. On March 24, 2010, the province announced the creation of a new affordable homeownership program (Headstart for a Home) to create 1,000 new affordable home ownership opportunities province wide over the next five years. The details on how this program will work have not been made public. The success of meeting the 500 unit target is very dependent on the upper levels of government supporting the construction of 225 - 250 new units (rental and ownership) in Saskatoon on an annual basis.

Financial Institutions

Discussions have been held with financial institutions, particularly concerning the development of new financial instruments to accommodate a new entry level housing model (Equity Building Program) and to establish the Mortgage Flexibility Support program (2009). All housing projects require financing and clearly financial institutions

play a major supporting role in the creation of affordable housing. The City continues to work with local financial institutions on new means to support affordable homeownership opportunities.

Developers and Builders

Developers of new neighbourhoods are not in favour of regulatory approaches to encouraging affordable housing within new developments. Instead, developers would favour approaches such as land pre-designation programs, offering development bonuses or new forms of zoning which encourage affordable housing. These types of initiatives have been developed and implemented.

One of the major areas of success in the Housing Plan has been in attracting for-profit builders to construct affordable home-ownership opportunities. There have been five private builders who have built homes using the Mortgage Flexibilities Support Program since 2009. Additionally, builders have started offering financial incentives from their own resources to assist affordable and entry-level homebuyers.

Policies are reviewed and improved on an ongoing basis to ensure that Developers and Builders are constructing new affordable and entry level housing. A target of 125 per year is reasonable for this sector.

Non-traditional Providers (Faith-Based, Service Clubs and Community Groups)

Numerous meetings have been conducted with faith-based and community groups since 2008. The overall result is an increased desire by faith-based and community groups to create more affordable housing units. Often the technical expertise or capacity to develop housing business plans stand in the way. New City-funded development services offered by the Saskatoon Housing Initiatives Partnership (S.H.I.P.) have helped some groups move forward with their plans. It is expected that faith-based and community groups will contribute a significant supply of affordable housing stock in the years ahead. The target of 50 units per year seems reasonable from this sector.

Priorities

In reaching towards the targets described above, the following priorities have been adopted:

Priority 1 – Increase Supply

The City supports the continued development of affordable, suitable housing by the market place, in order to increase the available stock for a variety of income levels and special needs. This goal is to be shared by other sectors of the community such as developers, financial institutions, investors, the faith-based community, and non-profit housing providers.

It must be noted that the City's goal of creating 500 affordable housing units is very ambitious for a city the size of Saskatoon, and it will require the cooperation of all sectors of the economy – government, business, and non-profit.

Large housing projects often take at least two years to move from the design stage to completion. Policy changes can take even longer to influence developers, resulting in new units built. Therefore, the City will take a long-term approach when counting units and will consider the 500 unit goal to be a long-term average rather than an exact figure to assign to each year.

Priority 2 – Inclusive, Integrated Housing

The City encourages the development of affordable housing in all areas of the city and in all new major residential infill and neighbourhood developments.

Housing projects supported by the City of Saskatoon have been located in a variety of neighbourhoods, including both new and existing neighbourhoods. Accessible and special needs units are included in most projects. Priority will be assigned to this area in 2011 to help increase the amount of land available for affordable housing in privately developed neighbourhoods.

Priority 3 – Neighbourhood Revitalization

The City has partnered with other levels of government to seize opportunities to redevelop Brownfield sites for more housing and revitalize existing neighbourhoods.



Housing built on former brownfield site in Pleasant Hill, 1505 19th St W

In Saskatoon, the City has supported the development of affordable housing on under-utilized sites, sites with deteriorating buildings, and Brownfield sites. The Pleasant Hill Village project and Monarch Yards Housing project demonstrate how these underutilized sites can accommodate affordable housing and re-vitalize city neighbourhoods at the same time. Additionally, the City has supported the re-use of existing housing stock from McNab Park, many of which have been moved and renovated to like new condition.

Priority 4 – Safe and Adequate Housing

The City works to ensure that housing meets minimum standard living conditions in accordance with SCAN (Safe Communities and Neighbourhoods), and encourages the improvement of housing stock, particularly in those areas of the city where overcrowding and deteriorating housing stock are an issue.

City supported housing projects such as CRESS Housing Corporation's Hopkins 2 provides safe transitional housing in an environment that is culturally supportive. The Juniper Manor project provides low-income rental units to seniors and new

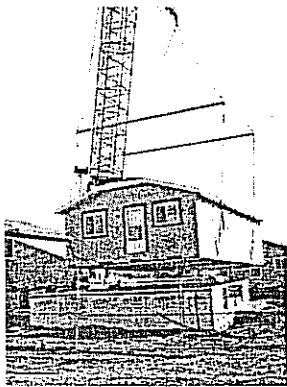


Juniper Manor, 402 Ave F S

immigrants who are adjusting to life in Canada. CUMFI Apartments are drug and alcohol free providing a safe living environment for residents overcoming addiction.

Priority 5 – Support the Need for Innovative Housing

The City defines housing parameters that provide adequate, safe and suitable housing conditions for various target groups, while still being affordable, and encourages innovation in housing.



**Modular Construction,
55 Borden Cres.**

A number of new technological innovations, which will contribute to the affordability of housing, are becoming available. Modular-built housing provides much more cost efficient construction for both single family and multiple-unit projects. Innovative Residential Inc. is constructing affordable modular-built townhouses at 715 Hart Road and Buffalo Ridge Developments is constructing detached affordable modular homes at 55 Borden Crescent.

All Requests for Proposals now encourage submissions to include energy efficiency and innovations to reduce monthly operating costs. As a result, the City recently accepted two proposals for innovative affordable housing in Pleasant Hill. The first proposal is for two 12-unit dwellings which will be Energy Star compliant. The second involves the construction of 12 pre-fabricated townhouse dwelling units utilizing the latest in sustainable technologies, which are designed to exceed Energy Star ratings.



Energy Efficient Housing with solar panels in Pleasant Hill Village, 315 Ave N S

The cost of housing is also affected by ongoing operating costs. Advances in technology related to energy-saving and alternative energy forms are helping to reduce the cost of housing. Bethany Manor is a Saskatoon Senior's Housing complex project that incorporates geothermal heating and air conditioning at a cost saving of \$100,000 per year (\$1,780 per unit), as well as a number of other environmentally friendly technologies. The City of Saskatoon contributed to the capital cost of Bethany Manor.



Bethany Manor, 110 La Ronge Road, featuring geo-thermal heating.

As new technologies are developed, it is probable that energy and cost-saving devices will be used more frequently on all types of housing.

Part B. Core Strategies and Business Functions

Core Strategies

In order to achieve the goals outlined in the previous section the City of Saskatoon carries out the following strategies:

1. Implements policy improvements which provide as many practical, effective housing solutions as possible while engaging all sectors of the economy to provide a greater range of affordable housing choices.
2. Offers a wide range of housing incentive plans to reduce barriers associated with providing a range of housing choices, in a variety of locations, and to support innovative and downtown housing.
3. Partners with various orders of government, community-based organizations and the private sector to take action to address affordable housing needs.
4. Participates in research and monitoring functions in order to provide current and relevant information on housing conditions and trends.
5. Supports education and awareness programs to inform the public about housing issues, such as renters' rights, and community safety.

Business Functions

From the core strategies, a range of business functions have been established to achieve the goals of the Housing Business Plan:

1. Policy Development Function
 - a) Pre-Designation of Land
 - b) New Zoning District for Entry-Level and Affordable Housing
 - c) Bonuses to Encourage Inclusionary Housing Development
 - d) Providing Disposable Land to Affordable Housing Providers
 - e) Priority Review for Affordable Housing Development
 - f) Policy Review for Garden and Garage Suites
 - g) Waiver of Offsite Levies on Affordable Housing
 - h) De-concentration of Affordable Housing
2. Housing Incentives and Financial Assistance Function
 - a) Innovative Housing Incentive Program
 - b) Land Cost Reduction Program (new)
 - c) Five-Year Tax Abatement for Affordable Housing
 - d) Equity Building Program (new)
 - e) Rental Land Cost Rebate
 - f) Incentives for Secondary Suites

- g) Mortgage Flexibilities Support Program
 - h) Support for Provincial Rent Supplement Program
 - i) Contribution to Operating Losses for the Saskatoon Housing Authority
3. Community Based Support Function
- a) S.H.I.P. Business Planning for Affordable Housing
 - b) Urban Development Agreements (2006 – 2010)
 - c) Government of Canada (Homelessness Partnering Strategy - HPS)
 - d) Province of Saskatchewan
 - e) Canada Mortgage and Housing Corporation (CMHC)
 - f) Developer - Sponsored Programs
 - g) Community Based Organizations
4. Research and Monitoring Function
- a) HIFIS Homelessness Report Card on Homelessness (2010)
 - b) The Saskatoon Community Plan on Housing and Homelessness (2007)
 - c) Saskatoon State of Housing Report (2006)
 - d) Other Recent Reports
5. Education and Awareness Function
- a) National Housing Day
 - b) Housing Handbook

Policy Development Function

This function is intended to encourage a greater supply and equal distribution of affordable housing in Saskatoon through changes in policy. The following section outlines policy changes intended to increase the supply of affordable and entry-level housing.

Pre-designation of Land

The City of Saskatoon has land pre-designation programs for entry-level and affordable housing designed to ensure that these types of housing are included within all new neighbourhoods.

Under this program, the City takes the lead in indentifying suitable land locations for entry-level and affordable housing within new neighbourhoods and infill locations where the City owns land. These pre-designated sites are then offered to land developers through an RFP process. The land is sold at a fixed price to the developer whose proposal best meets the specified criteria for the site.

The City also encourages private developers to pre-designate land for entry level, and affordable housing in their neighbourhoods on a voluntary basis.

Sites are pre-designated based on the supply of land, the expected need for the various types of housing and availability of incentives to support these projects. The initiative of pre-designating sites is particularly useful in times when there is a low inventory of available sites from both City and privately-owned sources. This program has been very successful in attracting new entry level and affordable housing proposals.

New Zoning District for Entry-Level Housing and Affordable Housing Developments

In the past, residential zoning districts in Saskatoon have stipulated minimum lot sizes and maximum densities which has resulted in the development of larger and more expensive homes.

In 2009, a new zoning district was established for affordable and entry level housing as a result of the Housing Business Plan. The new RMTN1 district permits townhouse construction at densities up to 25 units per acre which significantly reduces the land cost per unit. The higher densities are achieved through a higher maximum site coverage (40 percent) and a greater maximum height which allows for three storey construction and the provision of stacked townhouses where one unit is built above another.

The new zoning district is applied in all City-developed neighbourhoods early on in the planning process according to the projected need for entry-level and affordable housing. Private developers are encouraged to apply the RMTN1 zoning district in the neighbourhoods that they are developing as well.

Bonuses to Encourage Inclusionary Housing Development

The Housing Business Plan calls for the development of a bonus provisions in the Zoning Bylaw to encourage the inclusion of affordable housing within major residential developments, such as neighbourhoods, large scale redevelopments, and large condo conversions.

Examples of bonuses include the provision for more allowable floor space and a reduction in required parking or amenity space in exchange for the creation of affordable residential units. The City also offers bonuses for the provision of accessible housing.

Provisions have been adopted in 2009 for small car parking spaces, tandem parking spaces, reduced parking requirements for small suites and reduced visitor parking. These relaxed parking requirements have the potential of saving 5-10 % of land space covered by parking on any given site allowing a small number of extra units to be built. This should reduce the cost of building affordable and entry level multi-family housing.

Phase II of the Official Community Plan and Bylaw Review (to be completed in 2011) will identify if there are additional opportunities for new provisions or bonuses in the Zoning Bylaw that could encourage more affordable housing in market developments.

Providing Disposable Land to Affordable Housing Providers

City of Saskatoon Policy C09-033 (Sale of Serviced City-Owned Lots) provides for the direct sale of land to non-profit corporations for the purpose of providing affordable housing. The Land Branch notifies affordable housing providers when disposable lands which may be suitable for affordable housing become available through the Saskatoon Housing Initiatives Partnership (S.H.I.P.).

Priority Review for Affordable Housing Development

A priority process for reviewing Building and Development Permit Applications for affordable housing is in place. All departments who review permit applications move affordable Housing Permit Applications to the front of the queue saving time for affordable housing providers. The standard review process still applies.

The Priority Review process has the greatest benefit in times when permit application volumes are high and when there is a backlog of applications waiting for review.

Policy Review for Garden and Garage Suites

The Housing Business Plan calls for an investigation into the feasibility of permitting the construction of Garden and Garage Suites (sometimes referred to as 'laneway housing'). Garage Suites are built on top of detached garages. Garden Suites are detached grade-level units located on the same site as a single family home. Currently, these types of suites are not permitted in Saskatoon.

These alternative forms of secondary housing offer more privacy for both tenants and homeowners than basement suites. Public consultations have taken place concluding that there is significant interest in these suites provided that a number of issues can be resolved including: loss of privacy and shading for neighbours, parking issues and possible negative effects on the character of existing neighbourhoods.

The City of Saskatoon will undertake further investigations in 2011 concerning Garden and Garage Suites.

Waiver of Offsite Levies on Affordable Housing Projects

The collection of off-site levies has been cited as a deterrent to the re-development of older properties in the City of Saskatoon, many of which are suitable sites for affordable housing. City Council has a set of criteria for waiving off-site levies for specific affordable housing and neighbourhood revitalization projects in Saskatoon.

De-concentration of Affordable Housing

The administration has been tracking the location of affordable housing and it is apparent that most of the city's affordable housing is located west of Idylwyld Drive, with the exception of affordable seniors housing which is more evenly located across the city. This is contrary to the Saskatoon's Official Community Plan that has a stated desire that each neighbourhood have a housing mix that meets the needs of the city's population and income profiles.

A discussion paper was presented to the Executive Committee in December 2010 outlining several options that could be considered to de-concentrate the supply of affordable housing and ensure that in the future affordable housing is available in all parts of the city. The options presented will be further researched in 2011 and recommended policy changes will be drafted for further consideration.

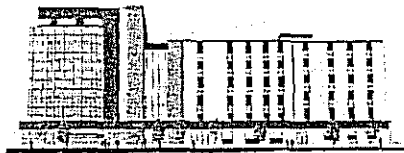
Affordable housing needs to be planned for at the early stages of neighbourhood design since it is difficult to change the mix of housing once a neighbourhood is fully developed. In 2011, the administration will begin discussions with the Developers Liaison Committee on options to ensure that privately developed neighbourhoods incorporate a wide mix of housing including affordable housing.

Saskatoon has some existing neighbourhoods such as Eastview, Westview and College Park that have a wide mix of housing options and price points. A Council report from 1969 indicates that the policy at the time these neighbourhoods were developed was to scatter affordable housing throughout the city. Affordable housing at that time was also scattered within neighbourhoods with a few units per block rather than large concentrations. The neighbourhoods mentioned above were developed over forty years ago, following this policy. They serve as living examples of how good planning can create healthy neighbourhoods with a variety of housing forms at all price points.

Housing Incentives and Financial Assistance Function

This function is intended to provide financial incentive programs with the purpose of influencing the marketplace to achieve the City's housing goals.

Innovative Housing Incentive Program



The Lighthouse Supported Living Expansion, 227 – 20th St. E.

The Innovative Housing Incentive Program is the City's main incentive program for affordable and special needs housing. The program offers a capital grant of ten percent of the total capital cost of affordable housing projects. Housing created under this incentive must be provided to households within incomes below the provincial Maximum Income Limits (MIL).

Grants are subject to the following maximums:

	<u>10 percent</u>
1) three plus bedroom unit	\$25,000
2) two bedroom unit	\$20,000
3) one bedroom unit	\$15,000
4) residential care homes and shelters (per bedroom)	\$8,000
5) renovations of Market Apartments (per unit)	\$12,000

Land Cost Reduction Program (new)

During periods of rising land prices, Affordable Housing Providers and Builders have found it very difficult to find suitable sites they can afford for their housing projects. As a result, many projects don't proceed beyond the idea stage. However, once a site is secured, the project gains momentum and successful completion is likely.

Additionally, non-profit housing providers have difficulty managing their cash flow when constructing new units. Projects can take up to two years to complete and grants, including the City's capital grant, are not received until the project is complete.

The new Land Cost Reduction Program pre-designates City-owned sites for affordable housing and sells these sites to non-profit affordable housing providers through a Request for Proposals (RFP) process. The City may purchase sites for this program if suitable sites cannot be found in existing inventory. In lieu of providing a ten percent capital grant the City discounts the price of the land by a comparable amount assisting the non-profit provider with their cash flow.

New for 2011, the City is expanding this program to include sites in new City-developed neighbourhoods sold to private builders for affordable home ownership projects.

Five-Year Tax Abatement for Affordable Housing

Affordable Rental Housing, 806 Bedford Rd

The City continues to provide a five-year incremental tax abatement for the construction of new affordable projects in all neighbourhoods in the city. The abated portion of the taxes is the increased taxes assessed as a result of the construction.

Equity Building Program (new for 2011)

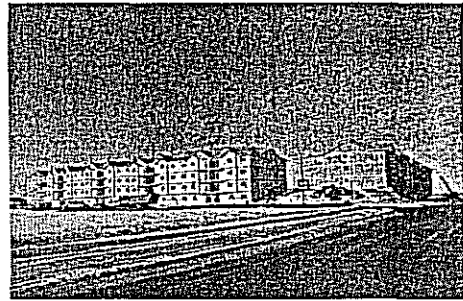
The City, in partnership with Affinity Credit Union, launched the Equity Building Program in 2011 to assist moderate income households in making the transition from renting to homeownership. The target group is households earning just above the provincial maximum income limits who need minimal assistance to move into the ownership market. The program allows households to borrow a down payment to be used towards the purchase of an entry level home.

Rental Land Cost Rebate (2008 – 2010)

During a period of particularly low vacancy in Saskatoon, the City provided a cash rebate of \$5,000 per unit for the construction of purpose-built, multiple-unit rental housing.

The program was offered in conjunction with the property tax abatement for new rental construction. This program is fully committed and has provided assistance for the creation of 1,000 purpose-built rentals that must be rented (at fair market value) for a minimum of fifteen years.

There are no plans to extend this program at this time.



Purpose Built Rental Housing under construction, 307 Shillington Cres.

Incentives for Secondary Suites

Incentives for the construction and legalization of secondary suites are offered as a part of the Housing Business Plan. Development, building, and plumbing fees for the construction of new secondary suites are refunded upon completion of the work. A portion (50%) of the fee for legalizing an existing suite is also refunded.

Mortgage Flexibilities Support Program



Modular Built townhouses, sold through the Mortgage Flexibilities Support Program, 715 Hart Rd

The Mortgage Flexibilities Support Program (MFSP) was established in 2009 as a partnership between the City of Saskatoon, Saskatchewan Housing Corporation (SHC), the Canada Mortgage and Housing Corporation (CMHC) and Innovative Residential Inc. The program assists low income households to purchase a home. Genworth Financial Canada has also become a partner in this program.

The homes are built by private builders who must price the homes below what comparable homes would sell for. SHC screens the income of potential buyers to ensure that they are below the provincial Maximum Income Limits and provides homeowner training. CMHC or Genworth Financial offer mortgage insurance flexibilities such as higher debt service ratios, and extended amortization terms without the usually premium surge charge.

The City of Saskatoon offers a capital grant to the builder to reduce the market price of the homes and a five percent down payment grant to the purchaser. The down payment grant is returned to the Affordable Housing Reserve over a number of years through the re-direction of property taxes. The program has been successful.

The program can support up to 50 units per year. In the event that demand exceeds this limit, the administration is recommending that proposals be evaluated and recommended to Council for approval based on the following criteria:

- The application/proposal is complete.
- The proponent has secured land.
- Proposal includes support from other levels of government.
- Proposal meets goals in Housing Business Plan (market need).
- Developer Sponsored incentives are being offered.
- Provision of some accessible units.
- Energy Efficiency.
- Meets City's Architectural Guidelines.
- Capital Cost Efficiencies (low price per unit).
- Innovation - e.g. design, construction, financing.
- Furthers De-concentration of Affordable Housing.

Support for Provincial Rent Supplement Program

Each year, the City of Saskatoon provides a five percent contribution to the Provincial Rent Supplement Program. This program was introduced in 1990. Its purpose is to secure rental units in the private market by providing a subsidy to bring down rents for those who cannot be served by the housing stock available through the Saskatoon Housing Authority. The City's contribution to this program and the number of units supported is slowly declining as shown in the table below:

Year	Number of Units	Contribution
2007	173	\$24,055.75
2008	147	\$16,352.40
2009	166	\$14,623.10
2010	166	\$16,118.80
2011 (forecast)	136	\$16,093.80

Contribution to the Operating Loss of the Saskatoon Housing Authority

The City of Saskatoon contributes five percent towards the operating loss of the Saskatoon Housing Authority (SHA) on a group of affordable housing units built between 1962 and 1983. This commitment was agreed to by the City at the time these units were built. This City's contribution to these losses is about \$70,000 annually.

Community Based Support Function

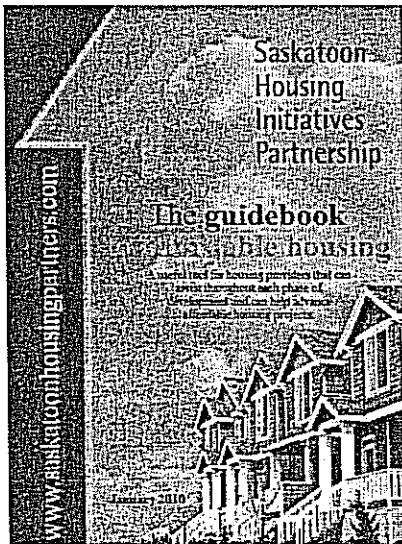
The affordability and availability of housing is greatly affected by factors outside the jurisdiction of the City of Saskatoon, including banking practices, provincial housing, and community development programs, the actions of the Federal Government through policies, programs, and agencies such as the Canada Mortgage and Housing Corporation (CMHC), and the capacity of the community to take action on housing needs. For this reason, the City has entered into a number of partnerships.

Saskatoon Housing Initiatives Partnerships (S.H.I.P.)

S.H.I.P. is a non-profit partnership with a mission to enhance the environment for affordable housing and offer support to non-traditional housing providers. The

partnership includes individuals from the private, public, and non-profit sectors who participate to facilitate financing, provide technical assistance to housing projects, and build and support partnerships to make housing happen for low and moderate-income and special needs households in Saskatoon.

The City of Saskatoon is represented on the S.H.I.P. Board by one City Councillor and one member of the Administration.



S.H.I.P. is a housing leadership model that relies on a network of stakeholders from a broad cross-section of Saskatoon to identify opportunities, leverage tools and programs, innovate, and raise equity.

One of the priorities identified in the community was the need to provide a 'one-stop shop' for business planning service and to publish a guidebook to help housing providers develop business plans for affordable housing.

S.H.I.P. also provides specific affordable housing market research and was recently contracted by Service Canada to undertake an update to the Community Plan for Homelessness and Housing, as well as Innovative Residential Inc. to undertake market research for the

Mortgage Flexibility Support Program.

City Council allocated \$300,000 towards S.H.I.P. through a contract to provide this service for a period of three years beginning in 2009. S.H.I.P. is entering the last year under this contract. However, part of the new funding provided for affordable housing in 2011 includes on-going support for community-based initiatives like S.H.I.P. This plan recognizes the valuable contributions being made by S.H.I.P. and is recommending entering into negotiations with S.H.I.P. to provide longer term support to continue the community-based support that S.H.I.P. offers, beyond 2011.

Urban Development Agreements (2006 – 2010)

Urban Development Agreements (UDA) is a partnership of federal, provincial, and municipal governments working in collaboration on broad issues such as inner city revitalization, innovation, or sustainable development. The UDA program has been a key program to help re-develop brownfield sites within existing neighbourhoods – many of which are used for affordable housing projects.

UDA agreements supported the Monarch Yards Affordable Housing Development and the Pleasant Hill Village Project.

Government of Canada (Homelessness Partnering Strategy - HPS)

The City of Saskatoon partners with the Government of Canada on the Homelessness Partnering Strategy (HPS). The Strategy provides funding to prevent and reduce

homelessness by helping establish the structures and supports needed to move homeless and at-risk individuals towards self-sufficiency and full participation in Canadian society. The following Saskatoon-based projects received HPS funding in 2009 and 2010:

Service Provider	Project Description	Housing Units
Cress Housing Corp	Transitional Housing	27
Western Region Metis Women's Assoc.	Transitional Housing	5
Central Urban Metis Federation Inc.	Transitional Housing	23
Salvation Army	Women's Shelter	44 beds
Saskatoon Downtown Youth Centre EGADZ	Youth Housing	20
Lighthouse Supported Living	Shelter Beds	20 beds
Saskatoon Housing Initiatives Partnership (S.H.I.P.)	Planning Research	
Canadian University Social Institute for Research (CUSIR)	HIFIS (data system and research on shelter use)	
Saskatoon Indian and Metis Friendship Centre	Holistic Support for people at risk of homelessness	

The federal government has announced renewed funding for the Homelessness Partnering Strategy (HPS) to the end of 2014 at a level of \$1.1 million per year for Saskatoon projects. This funding will be used for similar projects that support those who are the most at risk of homelessness.

The City has a representative on the Saskatoon Homelessness Community Advisory Committee and contributes funding to HPS supported initiatives.

Province of Saskatchewan

The government of Saskatchewan through the Saskatchewan Housing Corporation (SHC) and the Department of Social Services is the primary funder of affordable housing projects in Saskatoon. The City of Saskatoon capital grants usually go to projects that have SHC funding and as a result the City depends on SHC screening processes to determine the effectiveness of housing projects. Additionally, SHC provides in-kind services to the City's Mortgage Flexibilities Support Program such as income screening and home ownership training.

The province has provided financial assistance for the purchase of a home in the Saskatoon's Pleasant Hill Village re-vitalization project. Eligible low income families can receive a \$20,000 forgivable loan and a \$30,000 low-interest loan towards the purchase of a home in this project.

The Government of Saskatchewan announced a new "Headstart for a Home" program as part of the budget speech in the spring of 2010. The goal of the program is to assist 1,000 low income families with the purchase of a home over a five year period. The details of the program have not been announced.

Canada Mortgage and Housing Corporation

The City of Saskatoon partners with CMHC on the Mortgage Flexibilities Support Program. The City relies on CMHC for housing market research, statistics and forecasts. CMHC occasionally offers workshops on affordable housing solutions in Saskatoon.

Developer-Sponsored Programs

Some developers have begun offering developer sponsored incentives to broaden the choice of housing for residents searching for affordable housing. These programs include tax sponsorship programs, monthly payment support programs and down payment assistance programs. Two such programs are highlighted below.

Tax Sponsorship Program

Innovative Residential Inc. initiated a program in 2010 where they pre-pay a portion of the property tax for ten years on a declining basis for families without sufficient income to qualify under the Mortgage Flexibilities Program. This developer-sponsored program allows families to qualify for the Mortgage Flexibilities Support Program with up to \$7,500 less in household income.

The City receives the lump sum tax payment at the time of the sale and then applies annual payments to the property tax account for a period of ten years. The City earns an estimated \$2,000 in interest on the tax pre-payment which offsets the cost of administering the program. A total of four homes were sold under this program in 2010.

Welcome Home Program

Innovative Residential Inc. initiated on a trial basis the Welcome Home Program in 2010 in partnership with Affinity Credit Union. Under this program, homebuyers whose income is just above the limits for the Mortgage Flexibilities Support Program can receive a partial down payment grant (3 %) from the developer towards the purchase of a home. Four homes were available under the Welcome Home Program in 2010.

The administration has received interest from other home builders who are interested in providing their own developer-sponsored incentives to assist affordable and entry level homebuyers. The City welcomes these programs as complementary to the existing supports which are currently available.

Community Based Organizations

There are many community-based organizations in Saskatoon that are involved in various aspects of affordable housing. The City of Saskatoon has partnered with many in the past and will continue these partnerships in the future to meet our community's housing needs.

Some of the organizations that the City of Saskatoon has partnered with that are previously mentioned in this business plan include:

- Quint Development Corporation;
- Habitat for Humanity;
- Saskatoon Tribal Council – Cress Housing;
- Central Urban Metis Nation Inc. (CUMFI);
- Sask. Native Rentals;
- Saskatoon Downtown Youth Centre (EGADZ);
- Affordable New Home Development Foundation (ANHDF);
- Saskatoon Regional Homebuilders;
- Saskatoon Housing Coalition.

Research and Monitoring Function

This function within the plan is intended to increase knowledge and disseminate data and policy research about housing in Saskatoon. Policy makers and program providers use this information to make their work more effective. The City of Saskatoon has participated in or authored the following reports on housing.

2009 Saskatoon HIFIS Report on Homelessness (released in 2010)

The Homeless Individuals and Families Information System (HIFIS) is an electronic database developed for shelters and service providers as part of the national Homelessness Partnering Strategy (HPS). The database is administered in Saskatoon by the Community University Institute for Social Research (CUISR) and provides standardized information on homeless individuals and families. The report provides information on the number and type of individuals using emergency shelters and transitional housing in Saskatoon. This report was prepared by the Community University Institute for Social Research (CUISR) and was released in December 2010.

The report indicated that 1,083 individuals and 456 family members stayed in Saskatoon emergency shelters in 2009 for a total of 32,415 bed-nights during the year. Shelter use is higher when outside temperatures are low. The busiest months for Saskatoon shelters are March and April – perhaps indicating that homeless individuals have out stayed their welcome by the end of the winter. Seventy percent of shelter users are male according to this report.

The Saskatoon Community Plan for Homelessness and Housing (2007)

This plan identifies the priorities of the community around housing issues and was prepared in the fall of 2007. It was developed by the Homelessness Partnering Strategy (HPS) through consultations with 200 individuals and a number of Saskatoon based organizations including the City of Saskatoon. The Plan is used extensively by the Homelessness Partnering Strategy (HPS) Committee to evaluate funding requests. Research is currently being conducted under the direction of the HPS (Homelessness Partnering Strategy) Community Advisory Board (CAB). This research will provide an update on the priorities established in the 2007 Community Plan for Homelessness and

Housing. The report will be released by March 2011 and will assist the advisory board in making decisions on how to best invest the HPS funding over the next three years. This research is funded by the federal government and the City of Saskatoon.

The State of Saskatoon Housing Report (2006)

The State of Saskatoon Housing report was commissioned by the City of Saskatoon in 2004 and updated in 2006 to develop and report on a series of nine housing indicators that measure the **safety, stability, adequacy, and affordability** of Saskatoon Housing. There are no plans to update this report, as many of the indicators are included in the Community Plan for Homelessness and Housing.

Other Recent Reports

- Affordable Housing: An Investment (Ted Merriman and Bob Pringle, 2008)
- A Roof Over Our Heads (Canada West Foundation, 2008)
- Saskatoon Homelessness Count (CUISR 2008)
- Documentation of Perceptions of Creating Affordable Housing (Fast Consulting, 2008)

Education and Awareness Function

The City plays a role in helping to increase awareness about housing issues in Saskatoon.

National Housing Day

National Housing Day (formerly Affordable Housing Week) is an annual event hosted by CMHC in which the City of Saskatoon participates and sponsors. The event raises awareness of the need for affordable housing and focuses on current issues and the many support programs and resources that are available in the city.

Housing Handbook



The City of Saskatoon publishes a Housing Handbook that includes information for renters, landlords and first-time homebuyers. Approximately 10,000 copies are distributed annually by over seventy agencies in the city. The Housing Handbook is updated on a regular basis.

Appendix 1 - The Housing Situation in Saskatoon - Key Issues

1. Deficit of Affordable Housing Units

The last in depth research reports into Saskatoon's need for affordable housing were the State of Saskatoon Housing Report (2006 update) and the 2007 Community Plan for Homelessness and Housing. These reports indicated a great need for additional emergency, transitional and affordable housing in Saskatoon. Since these reports the price of housing has continued to climb causing speculation that the deficit of affordable housing units is even higher than the 3,500 unit deficit estimated in 2006.

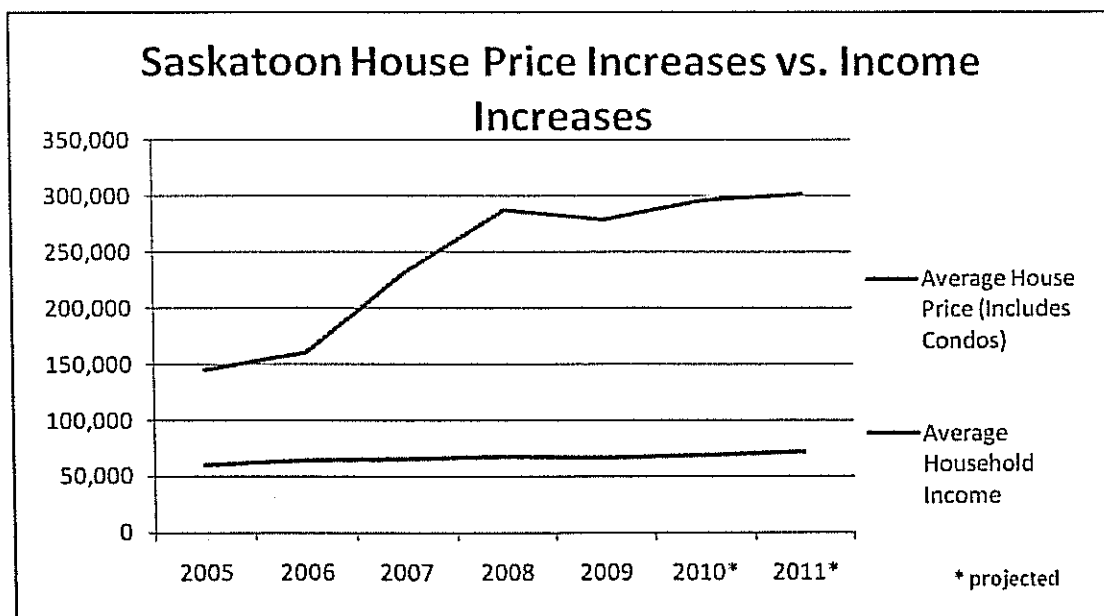
New planning research scheduled to be released in March 2011 will serve to update these plans and will document Saskatoon's current needs in terms of affordable housing supports for those at risk of homelessness.

2. Segments of Population in Greatest Need

In Saskatoon, the ability to afford decent and suitable housing is continuing to be problematic, especially among lone parent families, working families, Aboriginal people, and single persons. Other groups that were identified as being more likely to have difficulty in accessing suitable housing or to be at risk of homelessness were persons with special needs, such as women fleeing violence and persons with mental illness or addictions. An emerging issue is finding adequate housing choices for new immigrants.

3. Sudden and Rapid Rise in Prices

Saskatoon has been experiencing greater demands for appropriately priced housing for the City's lowest income groups and most vulnerable population as a result of the discrepancy between increases in housing costs and increases in income.



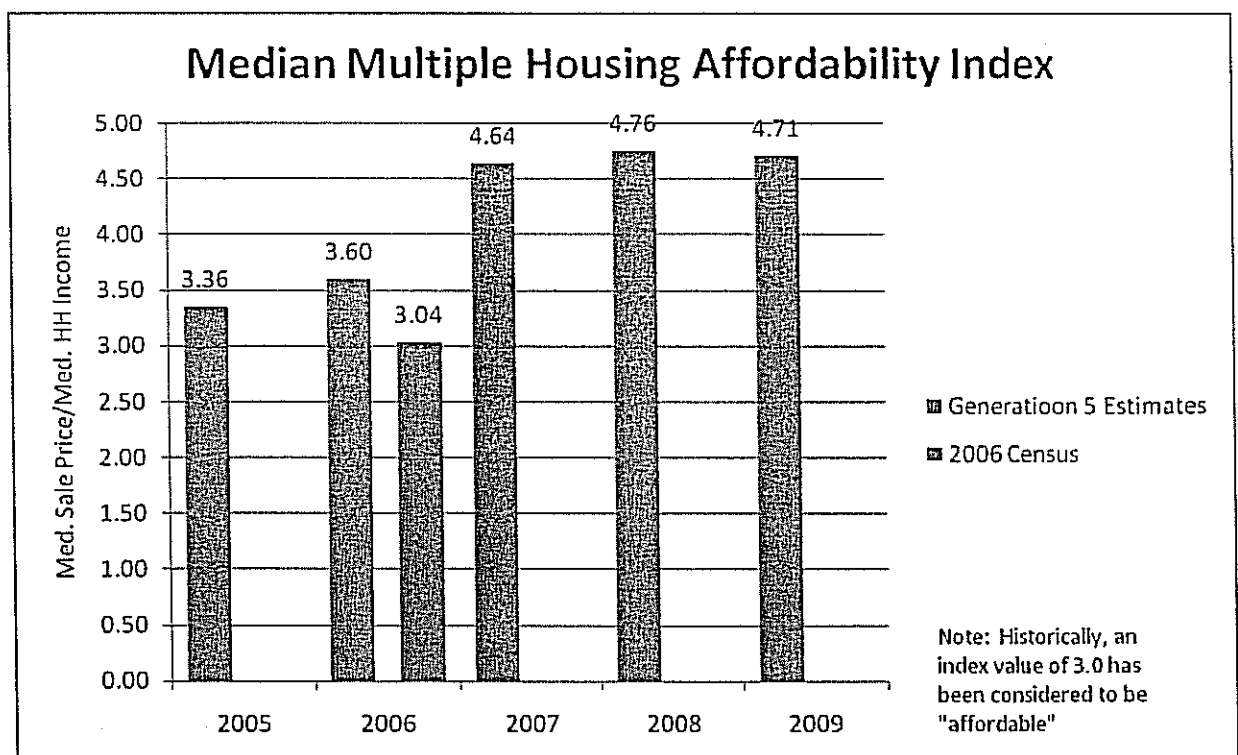
As the chart above illustrates, Saskatoon experienced a very stable real estate market until the end of 2005. In 2006, average prices began rapidly rising and had almost doubled by 2008. The market has levelled off since 2008 with average prices remaining just under \$300,000. In 2010 the average price of a Saskatoon home was \$296,378. CMHC is predicting modest price increases of about 2 percent in 2011 which will bring the average price of a Saskatoon home to about \$302,000.

Household incomes in Saskatoon have seen only modest annual increases in recent years as shown on the bottom line of the chart.

Just before house price started to escalate in August 2006, about \$48,000 in household income was required to purchase the average Saskatoon home. This figure rose to \$75,000 in 2008 and has levelled off at around \$70,000. With the average Saskatoon household income estimated to be about \$69,000 and the median household income estimated be below \$60,000 it is evident that many Saskatoon households have been squeezed out of the ownership market.

4. Affordability

The median multiple is the ratio of the median price of a home to the median household income. Using medians instead of averages may provide a more accurate measure of affordability since averages can be skewed by a few very high and very low incomes and house prices.



Traditionally, housing has been considered affordable if this ratio is 3.0 or less. The median multiple for Saskatoon was around 3.0 in 2006 according to census information, but according to recent estimates it has been around 4.7 for the last few years.

Families, earning just above the provincial Maximum Income Limits (for housing assistance programs) can only afford to spend about \$200,000 to purchase a home. Choices are very limited in this price range.

5. The Effect of Interest Rates and Mortgage Lending Rules on Affordability

Historically low interest rates throughout 2009 and 2010 clearly helped many households purchase their first home. Five year mortgage rates have been as low as 4 percent. Interest rates are unlikely to go any lower than they are right now and may begin to rise in response to large debt loads and record spending on housing.

An increase of 1 percent on mortgage rates raises the monthly payment on the average Saskatoon home by \$150 per month. An additional \$5,000 in annual household income would be needed to carry this additional cost. Even modest increases in mortgage rates will make Saskatoon homes much less affordable.

In April 2010 and again in January 2011, the federal government changed borrowing rules in order to slow down the rise in household debt and discourage borrowing against home equity. Homebuyers must now qualify for a mortgage at the five-year posted rates (not special rates) and the maximum amortization period on insured hi-ratio mortgages is being reduced from 35 years to 30 years. As a result of these changes, households need additional annual income of \$5,000 - \$7,000 to qualify for a mortgage on a \$200,000 home.

6. Condition of Existing Dwellings

Older neighbourhoods, typically, are those that contain housing in need of major repairs, and they are often located in or near the centre of the city. An examination of changes in housing conditions among Saskatoon neighbourhoods has shown that increases in the number of dwellings needing significant improvement are no longer confined to pre-1970's housing. The Saskatoon Fire and Preventive Services Department has renewed its agreement with Saskatchewan Housing Corporation to continue inspections of existing homes.

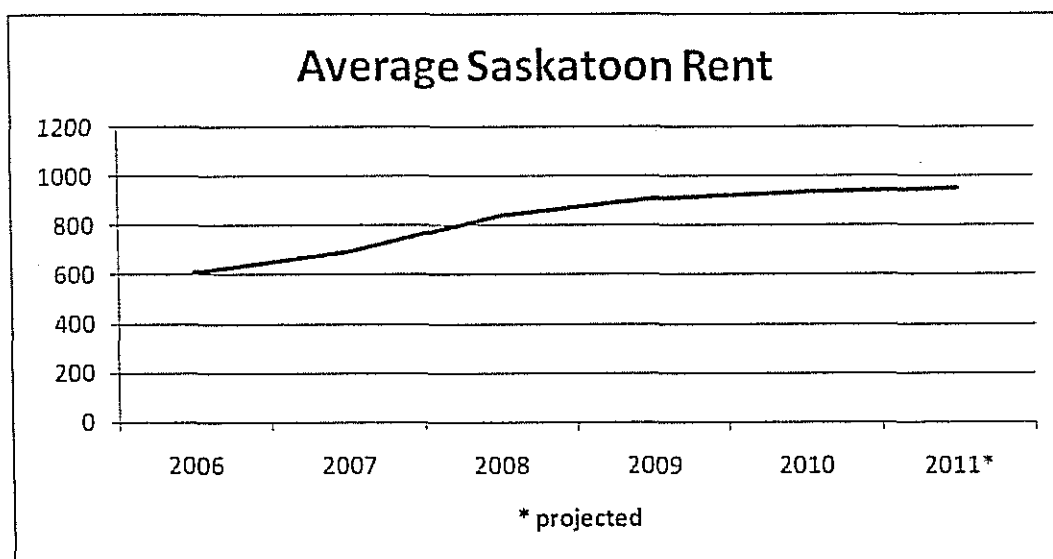
7. Availability of Builders/Contractors

This issue received a lot of attention in 2007 and 2008. Although the shortage has eased somewhat, construction costs have remained very high and construction timelines have lengthened. This situation has prompted some builders to consider using modular construction in 2010 which significantly reduces the reliance on traditional local labour for affordable housing.

8. Rising Rental Rates

The chart below shows that the cost of renting an average two bedroom apartment has increased significantly since 2006, following a similar trend to the rising cost of homeownership. The same apartment that could be rented for \$609 in October 2006 rented for \$935 per month in October 2010 increasing 54 percent over three years. CMHC is predicting only modest increases of about 1.6 percent in 2011 also indicating that the supply and demand are balancing out.

However, this balancing of the market is happening at historically high rental rates. Household incomes have not kept pace with rent increases requiring many people to move to smaller units, share suites or seek subsidized housing because they can no longer afford market rent.



9. Vacancy Rates for Rental Accommodations

In spite of the rising rental rates, there has been a rapid fall in the vacancy rate for rental apartments. In 2004, Saskatoon had one of the highest vacancy rates in Canada. However, the rate began falling in 2004 and dipped below one percent in 2007 and 2008. The vacancy rate has been rising since 2009 and was at 2.6% in October 2010 indicating that the Saskatoon rental market is becoming balanced at historically high rental rates.

Appendix 2 - The Housing Continuum

The list below describes the Housing Continuum:

1. **Social Housing (at Risk of Homelessness)**
 - a) Shelters and Crisis/intervention housing,
 - b) Subsidized housing (operating), and
 - c) Supported-living,
 - i) Low income,
 - ii) Long-term disabilities and Addictions.
2. **Affordable Housing (Low Income)**
Supported Home Ownership and Low-Income Rental Housing
 - a) Capital Grants and loans to landlords – public programs,
 - i) Secondary Suites assistance, and
 - ii) Rental capital assistance programs.
 - b) Publicly operated rental units – protected against market swings in rental rates,
 - c) Faith-based – capital support,
 - d) Volunteer sector (e.g. Habitat for Humanity) – labour equity support, and
 - e) Land Trusts and Housing Co-ops,
 - i) Private or public source of capital funds applied to dwelling units,
 - ii) Removes this housing stock from influence of open market, and
 - iii) Bridge between renting and owning. Residents build equity.
3. **Entry Level Housing (Moderate Income)**
 - a) Programs and incentives designed to ensure an adequate supply of entry-level homes in both the rental and homeownership markets,
 - b) Down Payment Grants and Mortgage Flexibilities Support Program,
 - c) Equity Building Program
4. **Market Housing (Medium to High Income)**
 - a) Variety of dwelling accommodation choice and price points (no assistance).

Individuals and families requiring emergency shelters, transitional housing, and social housing are served primarily by the Province of Saskatchewan through the Ministry of Social Services. Land developers and the housing industry are providing a variety of market housing at price points for those individuals and families with medium to high household income levels.

In between are households who do not qualify for government support but who cannot afford what the conventional housing market is able or willing to offer. Municipal governments need to be involved in encouraging and supporting the supply of appropriate housing for this middle group.

Appendix 3 - Definitions

Affordable Housing: CMHC defines housing as affordable if a household spends 30 percent or less of gross income on housing. Housing costs include rent or mortgage payments, property taxes, utilities and half of condo fees. In this document, affordable housing is defined as housing that families earning less than the provincially set MIL (Maximum Income Limits), can afford when spending less than 30 percent of their gross income.

Generally speaking, affordable housing is supported (subsidized) in one way or another by government, charitable, or private funding.

Maximum Income Limits (MIL): These are the income limits used and set by the Province of Saskatchewan in 2007 for their supported housing programs. At the date of this report, the annual income limits are \$44,500 for a household without dependents and \$52,000 for a household with dependents.

Entry-level Housing: Entry-level homes are homes that are modest in size with basic features that are typical of what first time home-buyers would purchase. Entry-level homes are often owner occupied but there is a need for entry-level rental units as well. Entry-level homes come in a variety of forms including detached, semi-detached, townhouses and apartments.

Unfortunately, entry-level homes are not always affordable for Saskatoon families earning just above the Maximum Income Limits up to about \$70,000 annually. Some families in this group are forced to spend up to 40 percent of their income to secure entry-level housing, especially when the supply is limited.

Appendix 4 - Maintaining the Condition of Existing Housing Stock

The City of Saskatoon has initiated a number of programs over the years aimed at ensuring that various forms of accommodations meet minimum living conditions.

Saskatoon Fire and Protective Services, under the Fire and Protective Services Bylaw No. 7990, performs annual inspections of all buildings, structures, and properties that according to the National Building Code of Canada, 1995, are categorized as Assembly, Institutional, and Residential (four dwelling units or greater) for fire and life safety.

In addition, City Council passed the Property Maintenance and Nuisance Abatement Bylaw No. 8175 to provide the Fire and Protective Services Department with the mandate to undertake scheduled and complaint-driven inspections of all properties in all areas of the City. These inspections include the conditions of yards, properties, and the exterior of all buildings and structures including single family dwellings.

Saskatoon Fire and Protective Services regularly receive complaints about property and living conditions, fire, and life safety concerns within dwelling units and rental properties including multi-unit or apartment-style complexes. In accordance with the provisions of the Property Maintenance and Nuisance Abatement Bylaw, a Fire Inspector will follow-up the complaint within the specified property, identify the deficiencies, and issue an order to remediate, as required.

Saskatoon Fire and Protective Services is beginning the fifth year of a partnership with the Saskatchewan Housing Corporation through their Home First Program. Social Assistance clients renting a property and seeking an increase in their rental income supplement are required to have an inspection by the Fire Department. Remedial action is requested of the landlord, if warranted, under the requirements of the Home First Program and the Property Maintenance and Nuisance Abatement Bylaw. If the property meets the basic requirements the individual or family qualifies for an increase in their monthly income.

The agreement calls for up to 1040 inspections annually with a fee of \$80 paid to the Fire Department. What makes this agreement unique is that these inspections are mostly in single-family rental properties that without this collaborative effort would not otherwise have occurred.

C4

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 16, 2011
SUBJECT: Arbor Creek Neighbourhood Concept Plan Amendment
FILE NO: PL 4131-11-1

RECOMMENDATION: that a report be submitted to City Council recommending that the proposed amendment to the Arbor Creek Neighbourhood Concept Plan, as shown on Attachment 1 of the attached report, be approved.

BACKGROUND

Attached is a report concerning an amendment to the Arbor Creek Neighbourhood Concept Plan which has been prepared by the Community Services Department.

This report has been considered by the Municipal Planning Commission.

Staff from the Planning and Development Branch, Community Services Department, will be in attendance at the Planning and Operations Committee meeting to answer questions related to this Concept Plan.

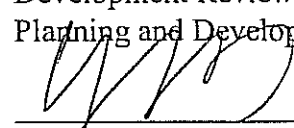
PUBLIC NOTICE

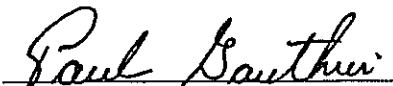
Public Notice is required for consideration of this matter, pursuant to Section 11(f) of Public Notice Policy No. C01-021. A notice of the matter will be published in The StarPhoenix at least seven days prior to the date on which the matter will be considered by City Council.

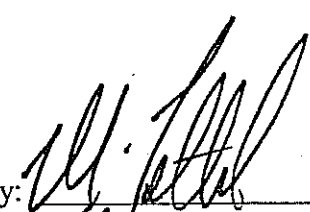
ATTACHMENT

1. Community Services Department Report – Arbor Creek Neighbourhood Concept Plan Amendment

Written by: Tim Steuart, MCIP, Manager
Development Review Section
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 17, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 17/11

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that the application to amend the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A Block 331 and Lot A Block 339, Plan 96S28729 from "School Sites" to "Residential", be approved.

B. PROPOSAL

An application has been submitted by Dundee Realty Corporation requesting an amendment to the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A Block 331 and Lot A Block 339, Plan 96S28729 from "School Sites" to "Residential". Please refer to Attachment 1 – Proposed Arbor Creek Neighbourhood Concept Plan Amendment.

C. REASON FOR PROPOSAL (BY APPLICANTS)

The School Boards have determined that schools will not be constructed in Arbor Creek. As such, the owner of these sites now wishes to develop them for single family residential purposes, in accordance with the underlying R1A Zoning District. Dundee Realty Corporation will be the developer of the sites.

D. BACKGROUND INFORMATION

Developers are required to set aside sites for elementary schools in the planning of new residential neighbourhoods. Typically, the sites are sold and the schools are constructed when the respective School Boards identify the need for elementary schools in a neighbourhood.

In 1985, City Council approved the Neighbourhood Concept Plan for the Arbor Creek neighbourhood (originally named Erindale South Sketch Plan), and a number of minor revisions have been made since this time. This plan identified sites for both public and separate elementary schools.

In December 2010, Greater Saskatoon Catholic Schools and Saskatoon Public Schools concluded that current and future school age populations of Arbor Creek would not be large enough to sustain elementary schools. As such, both School Boards formally determined that elementary schools would not be built in Arbor Creek and that the lands which had been identified for schools would not be purchased.

The owner of these sites requested the approval of the City of Saskatoon (City) to amend the Neighbourhood Concept Plan to enable these sites to be developed for residential use.

E. JUSTIFICATION

1. Community Services Department Comments

a) Policy Context

Section 11.1.2 of the Official Community Plan Bylaw No. 8769 outlines the policy context for undeveloped school sites:

“In the event that the Boards of Education decide that a vacant school site is not required, the standards of the underlying zoning district shall normally apply for future land use, after appropriate community consultation. In the event an acceptable land use cannot be found within the existing zoning district, the land owner may seek a new zoning designation by applying to amend the Zoning Bylaw, subject to Rezoning by Agreement.”

In this situation, the current zoning of the site is R1A – One-Unit Residential District. The owners are not requesting a zoning change. Their intention is to subdivide the property to facilitate the construction of 43 one-unit dwellings on the two sites.

b) Proposed Land Use Concept

Lot A Block 331 comprises 1.2 hectares (2.97 acres) and is bound on the east by Horlick Crescent, on the south by Kenderdine Road, and on the west and north by park Arbor Creek Park. Dundee Realty Corporation proposes to subdivide this parcel into 18 lots.

Lot A Block 339 comprises 2.0 hectares (4.94 acres) and is bound on the west by Wright Crescent, on the south by Kenderdine Road, and on the west and north by Arbor Creek Park. Dundee Realty Corporation proposes to subdivide this parcel into 25 lots.

Fencing, which is compatible with that provided throughout the neighbourhood, will be constructed around the perimeter of each of the subdivisions. The dimensions (width and area) of the proposed lots are compatible with the prevalent development pattern in Arbor Creek and comply with all requirements of the R1A Zoning District.

Issues related to site servicing, drainage, and grade levels will be

specifically addressed through a Servicing Agreement as part of the subdivision process.

c) Park Allocation

The Arbor Creek neighbourhood has been developed in a manner consistent with the City of Saskatoon (City's) Park Development Guidelines, and the existing Arbor Creek Park will not be impacted by the proposed development.

d) Neighbourhood Planning Section – Crime Prevention Through Environmental Design (CPTED) Comments

The City's CPTED Committee has reviewed this proposal and offers the following comments:

- i) With respect to both sites, the corner lots, backing on to the park space, be chamfered on the corners to improve sightlines and that wrought iron type open fencing be applied on all lots directly adjacent to the park.
- ii) The fencing on the flankage of the lots on Kenderdine Road and Wright Crescent is stepped down from the back to the front of the lots, as identified in their submission compatible with similar fencing on the street.
- iii) The depth of Lots 1, 2, 3, and 4 on the west parcel be reduced to ensure a minimum 8.0 metres linear-type park entrance off of Wright Crescent.
- iv) The existing asphalt pathways leading from the main park pathways to Parcels 331 and 339 be removed and, if needed, existing planting reassessed in these areas.

These issues will be addressed as part of the City's review of the forthcoming subdivision application.

e) Future Growth Section

They Future Growth Section has no concerns with the amendment.

f) Community Consultation

The Community Services Department has undertaken a public consultation process on this project with the residents of Arbor Creek.

A Public Information Meeting was held October 27th, 2010. Approximately 55 people attended the meeting. Notice of the meeting was sent to the entire Arbor Creek neighbourhood. In addition, a Public Service Announcement (PSA) was prepared for the meeting.

The following issues were noted by those attending the meeting:

- Expectations that schools would be provided in this neighbourhood as they have in other neighbourhoods and the loss of additional open space which results from school yards not being provided;
- Impacts on immediately adjacent neighbours who purchased lots in the belief they would be adjacent to open space;
- The potential inconsistencies between the existing dwellings and the proposed dwellings, regarding minimum building requirements and lots sizes;
- The process by which the new lots would become available for purchase; and
- Concerns regarding the increase in traffic.

Following the formal decision by the Saskatoon Public Schools and the Greater Saskatoon Catholic Schools in December 2010 not to construct schools in Arbor Creek, a second Public Information Meeting was scheduled by your Administration on January 11, 2011. Approximately 25 residents attended this meeting.

Dundee Realty Corporation responded to the concerns expressed at the initial meeting by reducing the overall number of lots in the proposed development from 45 to 43, increasing lot width on those lots backing the park. Further, it was explained that building form and materials would also be consistent with the existing neighbourhood.

The response by the attendees at the meeting was very positive, and the proposal was well received.

In addition to the above noted meetings, Community Services Department staff met with the Community Association executive to discuss the process involved in processing this proposal.

2. Comments by Others

a) Transit Services Branch, Utility Services Department

Saskatoon Transit Services Branch has no easement requirements

regarding the proposed amendment.

b) Environmental Services Branch, Utility Services Department

There are no concerns regarding this redesignation.

c) Leisure Services Branch, Community Services Department

Leisure Services Branch requests that residents who purchase or develop lots adjacent to the ball diamond be advised that the City will not be doing any adjustments in regards to moving the diamond, raising backstop nets, stopping balls from entering yards, or taking any other such measures.

Note: The developer has been requested to advise lot purchasers of this comment.

d) Infrastructure Services Department

CPTED design standards shall be met with regard to development backing green space and walkway.

e) Parks Branch, Infrastructure Services Department

The Parks Branch offers the following comments:

- i) Builders must be cognizant of landscaped park property when house construction is occurring. Builders will be responsible for damage repairs and associated costs.
- ii) There is potential for drainage impact on park property. All designs and any work to remediate drainage issues will be discussed with Parks Branch, and all work would be at the cost of the developer.

Note: This issue will be addressed as part of the Servicing Agreement.

f) SaskTel

SaskTel has no concerns with this proposal; however, in addition to the Joint-Use Easements required along the rear of the lots, they may require additional easements.

g) SaskPower

SaskPower has facilities which will be affected. Detailed requirements will be addressed at the time of subdivision.

h) SaskEnergy

SaskEnergy approves the amendment on condition that it receives easement approvals during the subdivision submissions.

i) Shaw Cable

Shaw Cable has no objections or concerns.

F. COMMUNICATION PLAN

Public Notice, pursuant to Section 12.3 of Public Notice Policy C01-021, will be provided by publishing a notice of this matter in The Saskatoon StarPhoenix at least seven days prior to the date on which this matter will be considered by City Council.

In addition, the Arbor Creek Community Association and those individuals who attended the Public Information Meetings will be advised, in writing, prior to the consideration of this matter by City Council.

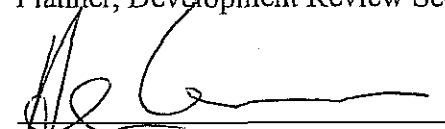
G. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications associated with the proposed Concept Plan Amendment.

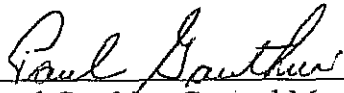
H. ATTACHMENT

1. Proposed Arbor Creek Concept Plan Amendment Site Plan

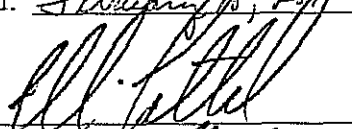
Written by: Nikki Newenham-Kahindi, MCIP,
Planner, Development Review Section

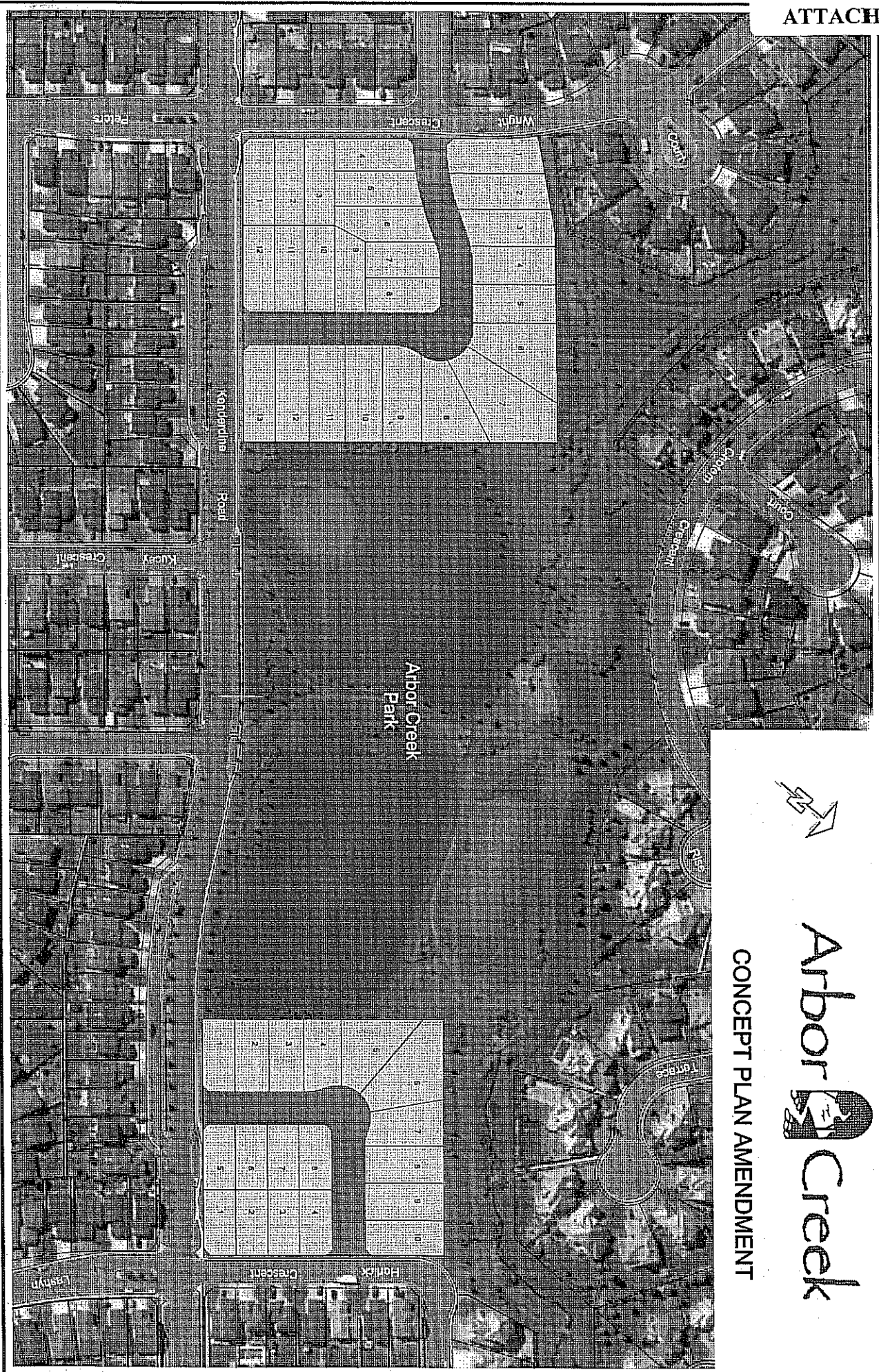
Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:


Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by:


Murray Totland, City Manager
Dated: Feb 11, 11



C5

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 16, 2011
SUBJECT: Rosewood Neighbourhood Concept Plan Amendment
FILE NO: PL 4131-33

RECOMMENDATION: that a report be submitted to City Council recommending that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1 of the attached report, be approved.

BACKGROUND

Attached is a report concerning an amendment to the Rosewood Neighbourhood Concept Plan which has been prepared by the Community Services Department.

This report has been considered by the Municipal Planning Commission.

Staff from Stantec Consulting and the Planning and Development Branch, Community Services Department, will be in attendance at the Planning and Operations Committee meeting to answer questions related to this Concept Plan.

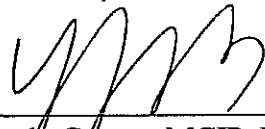
PUBLIC NOTICE

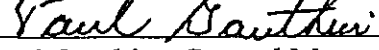
Public Notice is required for consideration of this matter, pursuant to Section 11(f) of Public Notice Policy No. C01-021. A notice of the matter will be published in The StarPhoenix at least seven days prior to the date on which the matter will be considered by City Council.

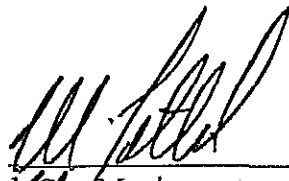
ATTACHMENT

1. Community Services Department Report – Rosewood Neighbourhood Concept Plan Amendment

Written by: Shall Lam, Planner 16

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

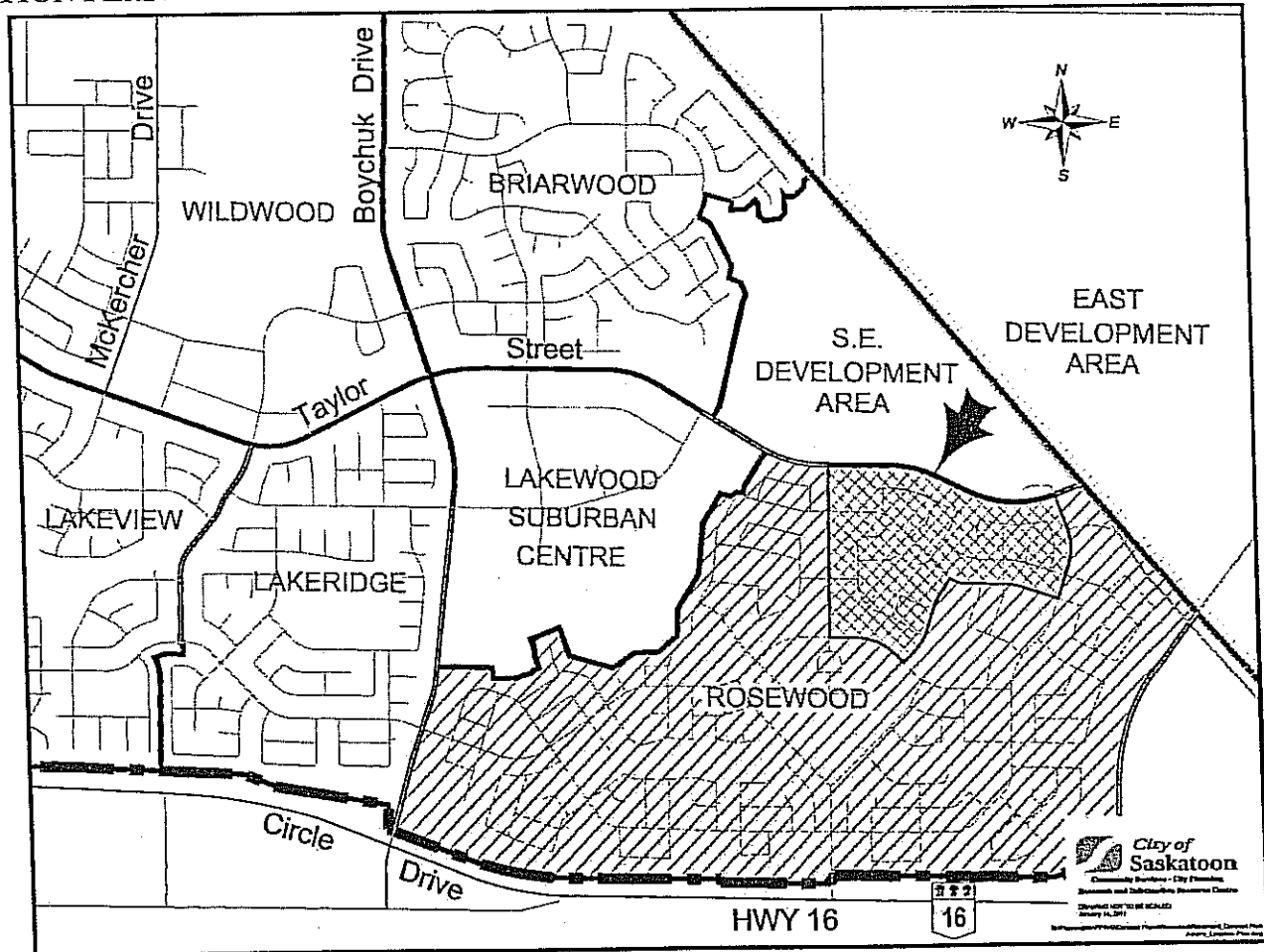
Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 17, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 17/11

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4131-33	PROPOSAL Proposed Amendment to Rosewood Neighbourhood Concept Plan	EXISTING ZONING N/A
LEGAL DESCRIPTION		CIVIC ADDRESS
		NEIGHBOURHOOD Rosewood
DATE February 7, 2011	APPLICANT Arbutus Meadows Partnership c/o Jeff Drexel Suite G, 136 Cambrai Avenue SW Calgary AB T2T 6K2	OWNER Casablanca Holdings Inc. 1529 West 6 th Avenue, Unit 204 Vancouver BC V6J 1R1

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1, be approved subject to the following conditions:

- 1) the population density of the development must stay at or below the target density of 42 people per hectare (Daryl Schmidt, Infrastructure Services Department);
- 2) the developer must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon's piped and overland systems (Daryl Schmidt, Infrastructure Services Department); and
- 3) the areas of this proposal, outside of Phase 1, will remain zoned as a Future Urban Development District (FUD), until an appropriate Concept Plan Amendment is reviewed by the Administration and approved by City Council.

B. PROPOSAL

An application has been submitted by New Urban Consulting on behalf of Casablanca Holdings Inc. requesting that the Rosewood Neighbourhood Concept Plan be amended. The proposed changes are shown in detail on Attachment 1 and are as follows:

- a refocus on neo-traditional subdivision design by realigning single-family lots to front onto the main collector, Rosewood Street;
- the incorporation of rear lanes to provide for rear garage access on narrower and deeper lots;
- the reconfiguration of residential lots to encourage a house design with front porches or verandas;
- the reduction in the number of cul-de-sacs;
- the extension of Linear Park East No. 1 through to Rosewood Gate North;
- the relocation of the multi-unit townhouse sites from the interior of the neighbourhood to the northeast entry point of the neighbourhood;
- the redesign of Linear Park East No. 1 (1.90 hectares) to provide opportunities for recreation activities; and
- the creation of additional access points connecting residential areas to Linear Park East No. 1.

C. REASON FOR PROPOSAL (By Applicant)

Please refer to Attachment 3 – Rosewood Concept Plan Amendment Letter dated February 3, 2011, from Jeff Drexel, Arbutus Meadows Partnership.

D. BACKGROUND INFORMATION

The Rosewood Neighbourhood Concept Plan was originally approved by City Council in May, 2008 (See Attachment 2). Rosewood is the final neighbourhood to be developed in the Lakewood Suburban Development Area.

The Rosewood neighbourhood is 293 hectares (724 acres) in area. The five owners in this neighbourhood include Lakewood Estates Inc., City of Saskatoon, Boychuk Investments Ltd., Rosewood Land Inc., and Casablanca Holdings Inc. Casablanca Holdings Inc. and Lakewood Estates Inc. land ownership is comprised of 147.50 hectares (364.48 acres) in total. Casablanca Holdings Inc. and Lakewood Estates Inc. control the eastern half of Rosewood. Casablanca Holdings Inc. is requesting a Concept Plan Amendment to their lands as shown in Attachment 1 (Phase 1 Map). In order to rebalance the Concept Plan, future application proposals will amend the east half of Rosewood.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770

The Rosewood Concept Plan Amendments complies with the criteria contained in the Official Community Plan Bylaw No. 8769 related to the design and development of new neighbourhoods. More specifically, this plan exceeds the minimum neighbourhood population and density requirements. In addition, the location and variety of housing forms, densities, and lot sizes are appropriate.

Section 5.1 – Neighbourhood Design and Development of the Official Community Plan Bylaw No. 8769 states:

- i) Neighbourhood Density - An overall density objective of at least five dwelling units per gross acre shall be encouraged in the review of neighbourhood concept plans and other major proposals for residential development, recognizing that infrastructure

considerations, market forces, and other factors may call for alternative density levels.

- ii) Housing Variety - A variety of housing forms, density, and lot sizes, necessary to meet the needs of a range of household types and household incomes, shall be encouraged with each neighbourhood.
- iii) Location of Multi-Unit Dwellings (MUDs) - Medium and low density multiple-unit dwellings are appropriate in neighbourhood locations, provided they are:
 - located with satisfactory access to neighbourhood entry points and collector or arterial streets;
 - located with satisfactory access to public transit, parks, and other public amenities;
 - situated such that residential zoning districts of varying density provide a compatible gradation within the neighbourhood; and
 - in the case of medium density multiple-unit dwellings, they shall be clustered in a limited number of areas.

The lands are designated "Residential" and "Urban Holding Area" in the Official Community Plan Bylaw No. 8769 and zoned FUD - Future Urban Development District in the Zoning Bylaw. Amendments to the Official Community Plan and Zoning Bylaw maps will be required to accommodate the proposed land uses (within Phase 1).

b) Development Review Section

The proposed amendments to the Rosewood Neighbourhood Concept Plan comply with the requirements of Zoning Bylaw No. 8770 and Land Subdivision Bylaw No. 6537.

The approved Rosewood Neighbourhood Concept Plan has a set density of 5.9 dwelling units per gross acre for the entire neighbourhood. The relocation of a 2.57 hectare (6.35 acres) and a 2.03 hectare (5.01 acres) multi-unit townhouse site into Phase 1 has increased the density for this area. Although the developer has increased the density within Phase 1 of their proposed amendment, they have indicated that it will be rebalanced within residual lands in later phases in order to maintain the prescribed 5.9 dwelling units per acre.

c) Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the information provided regarding the proposed Concept Plan Amendment and has no concerns or objections.

d) Future Growth Section Comments

The Future Growth Section is in support of the Rosewood Concept Plan Amendment as long as the changes addressed in the response letter dated January 21, 2011, are shown on the final Concept Plan layout.

e) Crime Prevention Through Environmental Design (CPTED) Comments

The proposed Concept Plan Amendments have been reviewed and approved by the CPTED Review Committee.

2. Comments by Others

a) Infrastructure Services Department

The proposed Concept Plan Amendment is acceptable to the Infrastructure Services Department subject to the following conditions:

- i) The developer must adhere to the agreed-upon maximum sanitary and storm water discharge rates into the City of Saskatoon's (City's) piped and overland systems. A requirement of this Concept Plan Amendment is that the developer must adhere to predetermined sanitary and storm discharge flows at the intersections along Rosewood Gate North.
- ii) The population density of the development must stay at or below the target density of 42 people per hectare.

Certain portions of Rosewood will produce lower or higher flow rates. The neighbourhood was approved first with a discharge rate of 42 persons per hectare. In the beginning, the Phase 1 area was probably much less than 42 people per hectare, and therefore, even though the developer is indicating this phase will be less than 42 people per hectare after the revisions, the increase in the multi family lands will increase the neighbourhood density. Therefore, the remainder of the Casablanca lands must be reduced in density

to equal what the original density for the entire Casablanca area was. We do not have records of what the original Casablanca property density was, and therefore, to properly analyze this area they should be providing a before and after density calculation of their entire land holdings. If this calculation verifies that the new revision is higher than the original persons per hectare, we need them to guarantee that density will be reduced in the other areas. Once this current Concept Plan is approved, overall densities will probably be above standard.

Comment: The applicant has been advised of this and will work with Infrastructure Services Department to ensure the flow rates meet the requirement standards. The final Concept Plan Amendment will be reviewed in conformity with the target density of 42 people per hectare as previously approved in the original Rosewood Neighbourhood Concept Plan.

b) Parks Branch, Infrastructure Services Department

Parks Branch has reviewed the proposed amendments and provides the following comments:

- i) access point widths and quantities have been increased;
- ii) the linear park now terminates at an intersection, eliminating a mid-block crossing issue; and
- iii) we are still concerned with the shape of the park space - creating large spaces that do not provide effective, usable, linear green-space. These excess areas not only have limited value, they also use up considerable Municipal Reserve (MR) that would be better allocated in a secondary core site for passive or active recreation purposes.

Comment: The applicant has made several revisions to the linear park design based on park development guidelines and recommendations. The applicant recognizes the importance of usable recreation space within parks and will incorporate those elements in future Concept Plan Amendments.

c) Environmental Services Branch, Utility Services Department

The Environmental Services Branch has reviewed the proposal, particularly from the perspective of residential waste collection. The R1A and R1B sites will be serviced from the front street. Street townhouses continue to prove somewhat challenging for waste collection services; however, our intent would still be to collect on the front street. If, for technical reasons, this proves unworkable, the Environmental Services Branch may consider serving them from the rear lane if the lanes are paved and built to acceptable standard. Alternatively, each street townhouse complex could be serviced by a common bin, located on the complex property.

d) Transit Services Branch, Utility Services Department

Transit Services Branch has no concerns with the proposed Concept Plan Amendment.

e) Saskatoon Light and Power, Utility Services Department

This neighbourhood is not within the City's franchise area. Saskatoon Light and Power will provide the roadway lighting along with park and pathway lighting. At this time, no easements are anticipated. Several street light control pedestals will be required. At this time, the locations have not been located except that the preferred location is the boulevard within the road allowance.

f) Leisure Services Branch, Community Services Department

In follow up to your memo dated December 6, 2010, requesting comments on the Rosewood Neighbourhood Concept Plan Amendment, Leisure Services Branch (Leisure Services) has the following comments:

Rosewood Neighbourhood Concept Plan Amendment – Phase 1

- There is an under dedication of 0.51 acres or 1 percent of MR Land dedication in Phase 1 of the Concept Plan. Leisure Services will support this under dedication as long as the full 10 percent of MR Land is properly allocated throughout the remaining neighbourhood.
- The revised Concept Plan illustrates that the shape of the linear park in Phase 1 has changed. Development of the

linear park in Phase 1 should be designed in a way to provide recreational activities as outlined in the City's Park Development Guidelines.

Leisure Services would appreciate that all future amendments to the Rosewood Neighbourhood Concept Plan be presented as one larger amendment versus a number of smaller independent phases.

Comment: The applicant has been advised of these comments and will comply with the MR Land dedication in future Concept Plan proposals.

g) Community Development Branch, Community Services Department

The Community Development Branch has the following comments:

- i) We are pleased to see they have adjusted the width of the linear park that was previously not meeting our standards within the Park Development Guidelines; and
- ii) They have addressed the issue of access points and connectivity of the park system.

h) Fire and Protective Services Department

The Fire and Protective Services Department has no concerns with the proposed Concept Plan Amendment.

i) Saskatoon Police Services

The Saskatoon Police Services has no concerns with the proposed Concept Plan Amendment.

j) Saskatoon Public School Division

The Saskatoon Public School Division has no comments with the proposed Concept Plan Amendment.

k) Greater Saskatoon Catholic Schools

The Greater Saskatoon Catholic School Division has no comments with the proposed Concept Plan Amendment.

l) SaskEnergy

SaskEnergy's requirements are:

- i) provide information showing the change in number of units from the old Concept Plan to the new Concept Plan; and
- ii) email the updated AutoCad plan to SaskEnergy for their planning purposes.

Overall, SaskEnergy approves the plan in principle.

m) SaskPower

SaskPower will initiate the process of rerouting the existing three-phase 138 kilovolt overhead line from the Rosewood neighbourhood to the road allowance for the proposed perimeter highway.

SaskPower presently has enough feeder capability adjacent to this subdivision to provide service but will be requiring a new substation to be constructed to service Stonebridge and Rosewood.

n) SaskTel

SaskTel has no concerns with this Concept Plan Amendment.

o) Canada Post

CanadaPost has no objections with the proposed Concept Plan Amendment.

p) Shaw Cable Systems

Shaw Cable Systems has no concerns with the proposed Concept Plan Amendment.

F. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

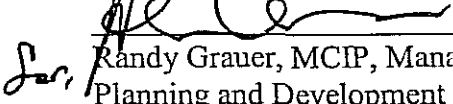
G. PUBLIC NOTICE


Once this Concept Plan Amendment has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. A notice will be placed in The StarPhoenix seven days prior to the date on which the matter will be considered by City Council.

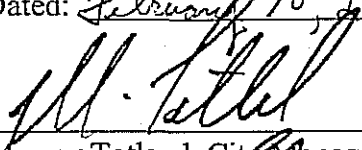
H. ATTACHMENTS

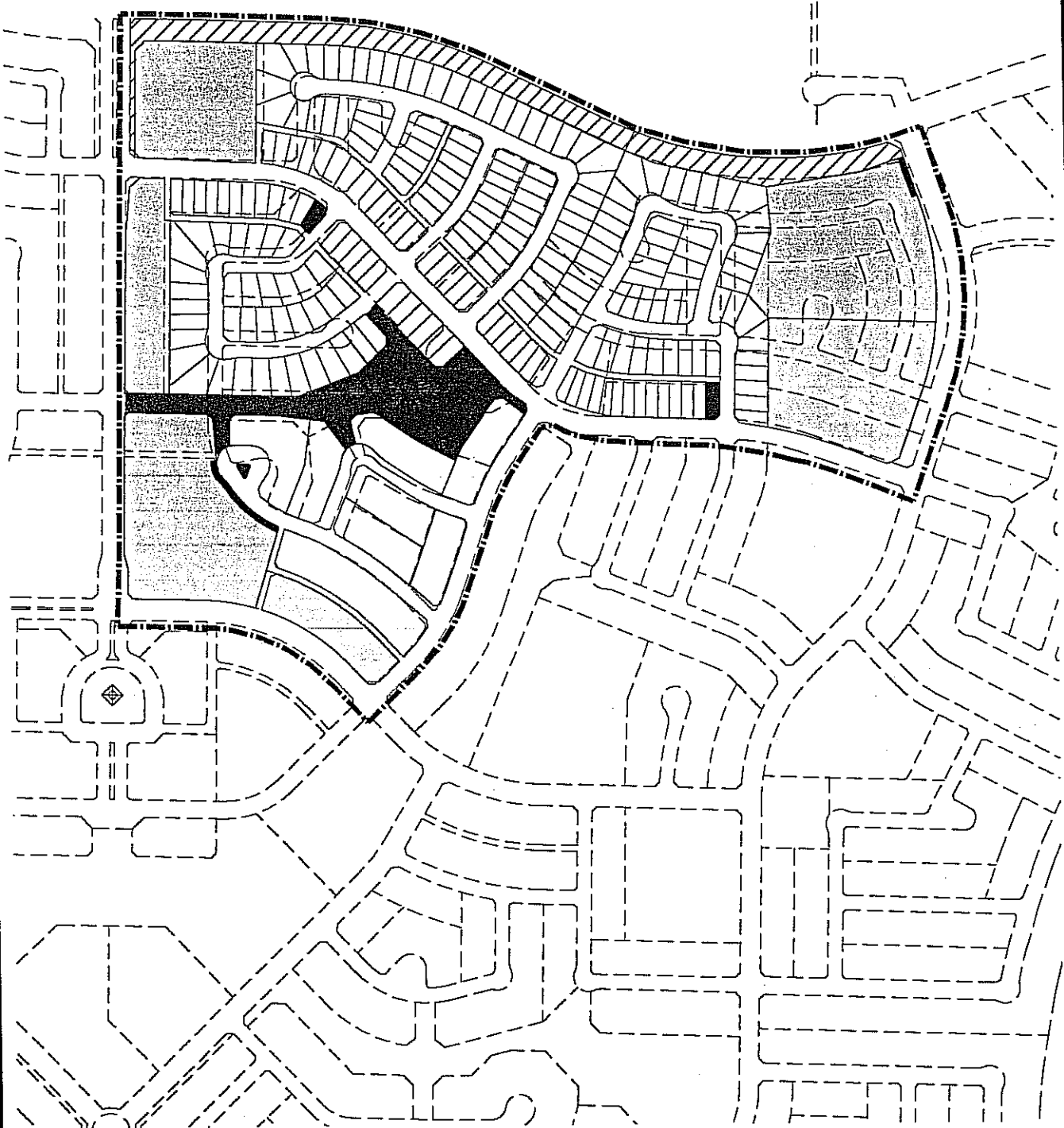
1. Detailed Plan of Proposed Rosewood Concept Plan Amendments (Phase 1 Map)
2. Detailed Plan of Existing Rosewood Concept Plan
3. Rosewood Concept Plan Amendment Letter Dated February 3, 2011, from Jeff Drexel, Arbutus Meadows Partnership
4. Density Calculations

Written by: Shall Lam, Planner 16
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 16, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 11/11



LEGEND

- | | |
|-----------------------------|--|
| Single Family (R1A) | Phase 1 Boundary
(Phase 1 based on Revised Concept Plan) |
| Multi-Family (RMTN) | Original Neighbourhood Concept Plan
submitted by Boychuk Investments Ltd. |
| Municipal Reserve (MR) | |
| Residential Care Home (RCH) | |
| Perimeter Berm | |
| Buffer Strip | |



Land Use Concept Plan

The Meadows at Rosewood
Arbutus Meadows Partnership

Prepared for:



DRAWN BY: JH
CHECKED BY: DC
SCALE: 1:2000
PROJECT #: 113134423

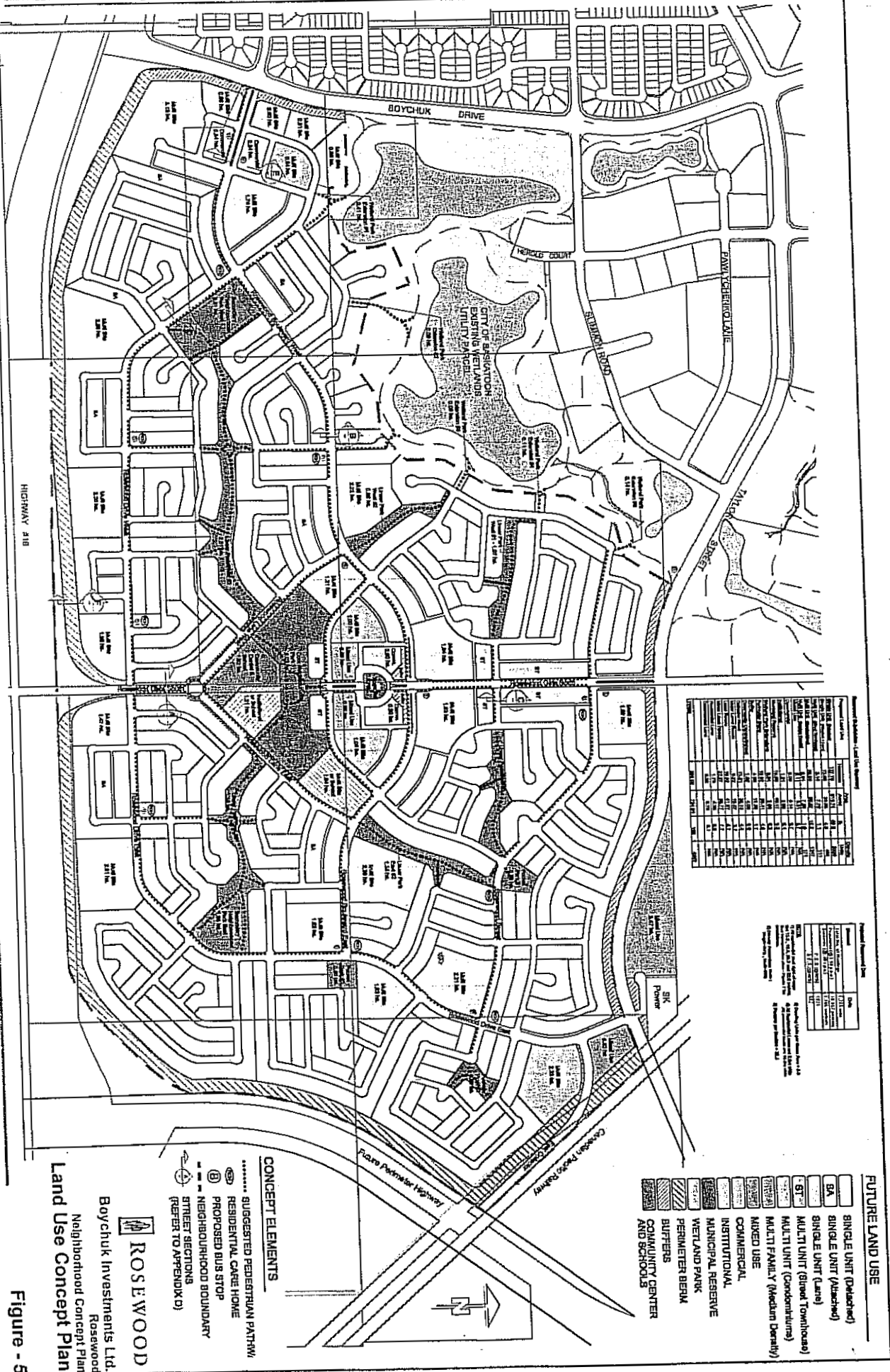
October, 2010
Revised—February, 2011

ISS/REV: G
UMA FILE NAME: 8623-117-00_02-CPF005_RX.dwg Saved By: bshawcross

PLOT: 10/17/2007 10:44:08 AM

B SIZE 11" x 17" (279.4mm x 431.8mm)

UMA AECOM




Stantec

Stantec Consulting
100-75 24th Street East
Saskatoon SK S7K 0K3

Rosewood Concept Amendment – Parcel # 11851742

Registered Owner: Casablanca Holdings Ltd.

Design Rationale and Planning Criteria

The proposed amendments in the attached Rosewood land use concept plan are within the blue boundary. The purpose of the amendment is to incorporate lanes and architectural guidelines in order to create a sense of community by refocusing the neighbourhood to traditional family values through a commitment to front porch living, which is characteristic of prairie living and traditional Saskatoon communities. The houses will all be designed to encourage front porches or verandas and, where possible, the neighbourhood architectural guidelines will encourage garages at the rear of the houses. Furthermore, the guidelines will persuade home builders to focus on innovative planning such that homes are built to the quality and tradition of prairie homes.

The unit mix of the amended concept plan will align with the existing land use concept plan such that the neighbourhood will continue to offer a desirable mix of single-family homes and multi-townhomes meeting all demands of the City's varied socio-economic demands and lifestyle choices. The developer is also reformatting the multi-family townhouse sites to the perimeters of the neighbourhood so as to carefully balance an appropriate mixture of townhomes and single-family homes and access to public transit whilst also trying to marginalize traffic to the periphery and preserve single family orientated "quieter" streets in the core.

The proposed amendment is attempting to improve the links of the parkway paths by eliminating a street that severed as a connection between the park pathways. The Rosewood neighbourhood should have a continuous park pathway with minimal road crossings and/or street linkages. The elimination of the street connecting the parkway system also improves the overland flow system as it reduces the length of an extended underground storm sewer trunk to connect the overland flow systems during major events (1 in 100 year storm). The design rationale also serves to reduce maintenance costs associated with underground sewer trunks as opposed to overland flow systems.

The proposed amendment addresses issues with the Linear Park previously identified by the City of Saskatoon. The west side strip, previously at 17.5m wide, has been expanded to 20m wide as outlined in the City of Saskatoon Park Development Guidelines Section 3.7 (c). An additional access point has been added in between the multi-family parcel and single family block south of the Linear Park, as the previous proposed plan violated the 200m maximum segment between access points. The access points to the Linear Park have been widened to eliminate isolation issues. Finally, the east access point to the Linear Park has been relocated adjacent to the intersection, which satisfies Parks recommendations and also increases connectivity to the Linear Park to the east. The configuration of the park allows good visibility, and also provides for an inclusive, programmable pocket park.

Reference: "The Meadows" at Rosewood

The proposed amendment entails an expanded Multi-Family Site in the south part of phase 1. This amendment conforms to the Multi-Family site on the west side of Rosewood Gate North. As a result, the Street Townhouse parcel east (previously south) of the Multi-Family site is reduced accordingly.

The attached density chart identifies the density calculation of the new concept area. The density is slightly higher (6.5 dwelling units per acre) than the proposed Rosewood neighbourhood concept plan as the amended concept area has a higher concentration of multi-family townhouse sites. The higher concentration of multi-family sites will be rebalanced in the land owner's residual lands with a proportionate reduction of multi-family sites in later phases, such as to maintain the prescribed 5.9 dwelling units per acre.

c. Jeffrey Drexel, Arbutus Meadows Partnership

Phase One Density Calculations (Approved Concept Plan)									
*Based on 2.5 people per unit									
	Area	Population	Density						
Proposed Land Use	Hectares	Acres	%	Units	Population	Population Density/Ha	Per/Hectare	Per/Acre	
Single Unit Detached (detached garage)	1.35	3.34	3.4%	25	63	46.95	18.75	7.59	
Single Unit Detached (attached garage)	19.49	48.16	49.5%	355	889	45.59	18.22	7.38	
Multi Unit Street Townhouse	1.85	4.57	4.7%	65	163	88.31	35.15	14.3	
Multi Unit Condo	3.53	8.72	9.0%	114	284	80.41	32.06	13.02	
Roads and Lanes	9.63	23.8	24.4%						
Municipal Reserve	1.68	4.15	4.3%						
Perimeter Berm	1.88	4.64	4.8%						
Total	39.41	97.38	100%	560	1399	35.50	14.20	5.75	

Phase One Density Calculations (Proposed Concept Plan Amendment)									
*Based on 2.5 people per unit									
	Area	Population	Density						
Proposed Land Use	Hectares	Acres	%	Units	Population	Population Density/Ha	Per/Hectare	Per/Acre	
Single Unit Detached (detached garage)	4.41	10.89	11.3%	83	207	46.86	18.75	7.59	
Single Unit Detached (attached garage)	11.90	29.40	30.5%	217	542	45.58	18.22	7.38	
Multi Unit Street Townhouse	1.55	3.83	4.0%	55	137	88.34	35.15	14.3	
Multi Unit Condo	8.49	20.98	21.7%	273	683	80.44	32.06	13.02	
Roads and Lanes	8.91	22.02	22.8%						
Municipal Reserve	1.90	4.70	4.9%						
Perimeter Berm	1.90	4.70	4.9%						
Total	39.06	96.52	100%	628	1569	40.17	16.07	6.50	

C6

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 11, 2011
SUBJECT: 2010 Saskatoon Forestry Farm Park and Zoo Annual Report
FILE NO: LS 4206-FO-12

RECOMMENDATION: that the following report be received as information.

BACKGROUND

The Saskatoon Forestry Farm Park and Zoo (SFFPZ) is a 58.27 hectare site owned and operated by the City of Saskatoon (City), which provides an annual budget to cover operating costs and infrastructure maintenance. The SFFPZ contains a variety of native Saskatchewan mammals, birds, trees and shrubs, as well as non-native ornamental and fruit trees. It also provides a setting for recreational activities such as picnics, fishing, walking, and other unstructured activities. Rental facilities include a hall, one booth with ball diamond, gazebo (semi-private picnic site), wedding garden, outdoor stage, and the Forestry Farm House.

The SFFPZ experienced a successful year in 2010. The 2010 Annual Report (Attachment 1) will highlight the year's accomplishments as well as the accomplishments of our partner organizations.

REPORT

In 2010, Saskatoon experienced near record precipitation levels, however, the SFFPZ still had a good year with an attendance of 111,831 people visiting the zoo between April 1 and October 31. The total attendance to the entire facility in 2010 is estimated at 227,317 visitors. The contributing factors to the SFFPZ attendance were as follows:

- the installation of the "McDonald's Natural Place to Play" playground unit in the Park,
- the improved perception and visibility of the facility throughout the Province of Saskatchewan, which was achieved through our marketing and billboard campaigns over the last four years,
- the recently added new exhibits and animals such as the Kinsmen Bear exhibit featuring Grizzly bears and the PotashCorp Ark exhibit featuring Lions, and
- the continuation of our branding initiatives, including banners on Attridge Drive and improved directional signage throughout the City.

Table 1 provides an attendance comparison to the zoo over the past four years.

Table 1: Zoo Attendance Comparison

	2010	2009	2008	2007
Zoo Attendance	111,831	122,030	132,730	88,049
Preschool Children Entering Free	26,582	27,329	23,865	17,525

Attached is the SFFPZ Annual Report that highlights the 2010 programs and initiatives. This report will summarize the facility attendance, fund raising initiatives, reserves, and opportunities and challenges in 2011.

Facility Attendance

Total use in 2010 is estimated at 227,317 people visiting the facility to participate in a variety of activities, such as picnics, family reunions, wedding, visiting the zoo, fishing, attending fundraising events or participating in our education programs. Below, Chart 2 summarizes the total facility attendance in 2010.

Chart 2 SFFPZ Total Attendance for 2010

Zoo Attendance (April 1 to October 31)	111,831
Zoo Winter Attendance (January 1 to March 31 and November 1 to December 31)	18,444
Enchanted Forest	62,000
Zoogala	500
Zoo Society Programs (November 1 through March 31)	1,217
Perennial Society Programs (estimate)	250
Front Gate (May 1 to September 7)	27,075
Park and Rental Guests	6,000
Total Attendance	227,317

Through the efforts of the Saskatoon Zoo Society, the SFFPZ hosted 338 education programs. As outlined on page 24 of the Annual Report, 15,618 adult and youth participated in programs at the SFFPZ. The Friends of the Forestry Farm House also offered Heritage-Based Education Programs and attracted 224 students and adults. The heritage tours focused on the history of the site, the Sutherland Forest Nursery Station, and on the first generation buildings. The Enchanted Forest Holiday Light Tour, presented by BHP Billiton, is an exciting attraction held at the SFFPZ, and in 2010 approximately 62,000 people enjoyed this beautiful display of lights.

Fund Raising Initiatives (Community Support)

The SFFPZ has received great public support for many of our programs and fundraising initiatives through the efforts of our partner organizations. This support has contributed to the completion of many projects at the SFFPZ, including the "McDonald's Natural Place to Play", which was funded through the federal Recreation Infrastructure Canada (RInC program), the Province of Saskatchewan, and the Saskatoon Zoo Foundation (SZF). Two more projects are planned for completion during 2011 with funding from the SZF, Phase Two of the PotashCorp Ark exhibit and a Flight Rehabilitation Conservation Centre. From 2002 through 2010,

community fund raising efforts by the SZF totalled close to \$3,000,000. In addition, the Saskatoon Zoo Society also receives public support to help fund the education programs at the SFFPZ. In 2010, the Zoo Society received \$43,000 through public donations.

SFFPZ Reserves

The SFFPZ has five Reserves approved by City Council to address specific issues: the Animal Trading Reserve, the Forestry Farm Development Reserve, the Auditorium Reserve, the Forestry Farm Capital Reserve, and the Superintendents Residence Reserve.

All the reserves have a healthy balance going into 2011, as outlined on pages 13 through 16 of the Annual Report. Funds from the reserves were allocated to many initiatives in 2010 including the installation of six solar panels and LED lighting in animal buildings at the zoo. The funds accruing in the Forestry Farm Capital Reserve will be dedicated to completing two major infrastructure projects planned for 2011 and 2013: A new parking area for our visitors and a new zoo entrance and gift shop. This capital expenditure will position the facility for continued growth in the future.

2011 Opportunities and Challenges

It is with a sense of excitement that SFFPZ staff enters into 2011. With planned capital projects for 2011, going forward, the SFFPZ truly will be "A Natural Place to Be" for all residents of Saskatoon and Saskatchewan tourists. The SFFPZ remains committed to providing cost effective family entertainment and educational opportunities through a variety of initiatives. The opportunities and challenges we face in 2011 are as follows:

1. the implementation of the recommendations from the Facility Interpretive Plan under the direction of the City Heritage Coordinator, with direct input from the Community Services Marketing Section, Facility staff, Friends of the Forestry Farm House, Saskatchewan Perennial Society, Saskatoon Zoo Society, and the Heritage Society. This is a long-term project that each phase is dependent on securing funding for,
2. the hosting of a Grand Opening of the Affinity Learning Centre in the spring of 2011. Funds for this project have been raised by the Saskatoon Zoo Foundation (SZF) through the Cameco Whoo's Who at the Zoo Capital Campaign and from the City of Saskatoon Capital Plan. Title sponsors of this project are: Affinity Credit Union for the building, Catholic and Public School Boards for the class rooms, Knights of Columbus for the Discovery Room, Sask Energy for some of our equipment, and SaskTel for the resource room,
3. the redevelopment of the park entry gate into the facility to make it more welcoming to our guests,

4. the attendance of a zookeeper to the annual CAZA Conference scheduled for Kicking Horse Grizzly Bear Refuge in British Columbia in the beginning of October 2011,
5. the planning and construction of a new facility parking lot,
6. the planning for a new zoo entrance and Gift Shop for construction in 2013,
7. the construction on Phase Two of the Potash Corp Ark Exhibit with funding from the SZF,
8. the construction of the flight rehabilitation pens with funding from the SZF,
9. the planning of the construction of the North American Carnivore Exhibit, a new home for our wolves, cougars, and potentially for our arctic fox and wolverines, which will be financed through a fundraising initiative of the Saskatoon Zoo Foundation, and
10. to address additional and aging facility infrastructure requirements (e.g. roadway improvement, pedestrian pathways, waste water distribution network) funded through the Forestry Farm Capital Reserve.

The attached 2010 SFFPZ Annual Report provides further detail on facility revenue and operating expenses, zoo attendance, special events, and the Administration's plans to maintain this increased level of use in 2011, weather permitting.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

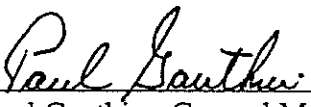
Public Notice pursuant to Section 3 of Policy No C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. Saskatoon Forestry Farm Park and Zoo 2010 Annual Report

Written by: John Moran, Manager
Saskatoon Forestry Farm Park and Zoo

Reviewed by: 
Cary Humphrey, Manager
Leisure Services Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 15, 2011

cc: Murray Totland, City Manager

S:\Reports\LS\2011\2011 Committee- P&O - 2010 Saskatoon Forestry Farm Park and Zoo Annual Report\jk

Saskatoon Forestry Farm Park and Zoo 2010 Annual Report

TABLE OF CONTENTS

MISSION STATEMENT	2
MANAGER'S REPORT	3
Overview	3
2010 Highlights	4
2011 Opportunities and Challenges	5
CAZA Membership	7
• CAZA Conference 2010	7
• CAZA Conservation Initiative	7
• 2010 CAZA Accreditation Inspection of Forestry Farm Park and Zoo	7
• CAZA Award	8
Staff Professional Development	8
OPERATING BUDGET	9
Overview	9
Budget Trends	9
Revenues	10
Admissions	10
Cost Comparison	11
Saskatoon Forestry Farm and Park Zoo Facility Use	12
Saskatoon Forestry Farm and Park Zoo Reserves	13
ANIMAL CARE	17
Animal Collection	17
Notable Births	18
Veterinary Services	18
Animal Inventory	19
COMMUNITY SUPPORT	21
Saskatoon Zoo Foundation	21
• Enchanted Forest Holiday Light Tour	22
• Zoogala 2010	22
Saskatoon Zoo Society	23
• 2010 Highlights	23
• Forestry Farm Gate and Kinsmen Express	24
• Concession and Gift Shop	25
Friends of the Forestry Farm House	26
Saskatchewan Perennial Society	27
DONOR SUPPORT	30

All photos taken at the Saskatoon Forestry Farm Park and Zoo courtesy of Ernie Husulak

MISSION STATEMENT

To provide diversified recreational and educational programs to the citizens of Saskatoon and Saskatchewan by means of a zoological, horticultural, and heritage park that focuses on Western Canadian animals, Saskatoon and Saskatchewan's horticultural heritage, and the history of the Sutherland Forest Nursery Station National Historic Site.

FACILITY & PROGRAM OBJECTIVES

1. To provide educational, recreational, and conservational horticultural programming focusing on living plant displays and artefacts in cooperation with other organizations such as the Saskatchewan Perennial Society, Saskatoon Heritage Society, and Friends of the Forestry Farm House.
2. To provide educational, recreational, and conservational zoological programming focusing on live animal displays and artefacts in cooperation with the Saskatoon Zoo Society.
3. To provide educational, recreational, and conservational heritage programming focusing on preserving and interpreting the historical landscape and structures of the Sutherland Forest Nursery Station in cooperation with the Saskatchewan Perennial Society, Heritage Society, and Friends of the Forestry Farm House.
4. To give visitors the opportunity to learn about the interdependency of plants and animals, and the effects humans have on them, by ensuring that displays of horticultural and zoological species demonstrate the interdependency of species.
5. To serve present and future generations of Saskatchewan citizens by interpreting and preserving their heritage.
6. To preserve the heritage of the Sutherland Forest Nursery Station by continuing to provide horticultural research on hardy plant species.
7. To enable individuals, families, and organizations to passively enjoy the natural environment and to enjoy active recreational and cultural pursuits in a natural setting.
8. To enhance visitors' enjoyment and comfort by providing appropriate support services and amenities.
9. To increase awareness among potential visitors and encourage them to both visit and more fully experience the site.

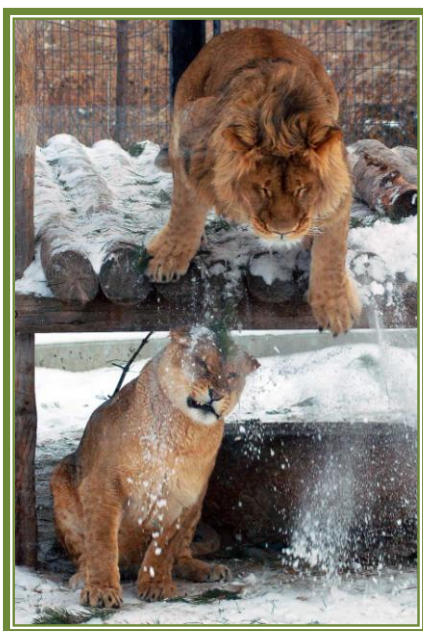
MANAGER'S REPORT

OVERVIEW

The Saskatoon Forestry Farm Park and Zoo (SFFP&Z) is a 58.27 hectare site owned and operated by the City of Saskatoon, which provides an annual budget to cover operating costs and infrastructure maintenance. The SFFP&Z contains a variety of native Saskatchewan mammals, birds, trees and shrubs as well as non-native ornamentals and fruit trees. It also provides a setting for recreational activities such as picnics, fishing, walking, and other unstructured recreational activities. Rental facilities include a hall, booth with ball diamond, gazebo (semi-private picnic site), wedding garden, outdoor stage and the Forestry Farm House.

The 2010 summer season was one of the most challenging seasons in recent history due to the amount of rain. The City of Saskatoon and the Province experienced near record rainfalls throughout the summer. From April 1 through Labour Day, we endured 82 days with precipitation or very cool windy days.

Although the weather impacted on our ability to complete some projects it did not have near the unfavourable impact on our attendance that it could have. The recent addition of the African lions in PotAshCorp Ark Exhibit, the Kinsmen Bear Exhibit, improved direction signs



throughout the City, a strong commitment to branding, improved programs and an improved public perception of the site throughout the province all contributed to counteract the poor weather. From April 1 through October 31, we attracted 111,831 visitors to the Zoo. This is the third year in a row that we have exceeded 100,000 people visiting the zoo during the summer season. The installation of the “McDonald’s Natural Place to Play” accessible playground in the Park also contributed to attracting more people to the Park, especially during the evening hours.

As a result of the record precipitation levels, the SFFP&Z expects water damage to both its trees and lawn areas as

they endured weeks on end of being under water. Our road network may also be compromised because of the amount of rainfall that occurred in 2010. We will monitor this situation in 2011 and rectify any issues as they develop in consultation with the City's Parks Branch and Facilities Branch.

2010 HIGHLIGHTS

Our facility is extremely proud of the following accomplishments:

- We incorporated a food drive to benefit the Saskatoon Food Bank in conjunction with the Kinsmen Day activities held on June 25, 2010, our annual free access day to the facility.
- A zookeeper attended the Canadian Association of Zoos and Aquariums (CAZA) Annual Conference in Montreal, October 6 through 9, 2010. Conferences are a great learning experience and an opportunity for our keeper staff to share their experiences and learn different methods of animal care from their peers in the profession.
- The first phase of the "Changing Prairie Landscapes" interpretive exhibit, based on the almost 100-year history of the SFFP&Z site, was installed in November in the Knights of Columbus Discovery Centre, a part of the Affinity Learning Centre. This project took almost nine months of research, writing and discovering appropriate photo material.
- We installed our McDonald's Natural Place to Play, playground unit with accessible components, in the Park. With one third funding from the Saskatoon Zoo Foundation, one third from Western Economic Diversification and one third from the Province, this \$250,000 project was totally funded through public fundraising activities. The playground unit was installed in early June and we received many compliments from our guests who enjoyed the family time in the Park.
- The staff was constantly challenged to deliver extraordinary service to large numbers of people every day this year. The parking lot, concession and Zoo were taxed at times, but the staff consistently rose to the challenge. The installation of recycled rubber parking curbs greatly improved our guest's ability to park their vehicles and the light weight of the parking dividers was a bonus for our staff.
- We hosted an animal behaviour training and environmental enrichment workshop for our staff, Zoo Society staff and keepers from other facilities from October 20 through October 22, 2010. We had a total of five people attend this workshop from out of Province. The facilitator for this workshop was Margaret Whittaker

from Active Environments out of the United States. Animal behaviour training and environmental enrichment are both important tools for improving the daily lives of the animals we maintain and present to the public. These activities improve the animals social interactions with exhibit mates, keepers and visitors while also improving their psychological well being.

- We installed solar panels to supply our electrical needs on six animal shelters.
- We were granted accreditation by the Canadian Association of Zoos and Aquariums (CAZA) during the Montreal Conference. This was the result of almost nine months of work in preparing for the accreditation process.
- At the Montreal CAZA Conference the SFFP&Z was presented the Eleanore Oakes Award for our Zoo School Program. This week-long educational initiative was developed by the Zoo Society program staff and is aimed at a grade four level.
- Purchased energy efficient electric hand dryers for the concession public washrooms. This initiative will reduce our waste paper production; reduce waste to the landfill and save staff time in maintaining the washrooms.

2011 OPPORTUNITIES AND CHALLENGES

The SFFP&Z remains committed to providing cost-effective family entertainment and educational opportunities through a variety of initiatives, including the following:

- Continued habitat improvements and guest enhancements throughout the Zoo. In 2011, we plan to upgrade a climbing hill in a sheep exhibit and landscape an aviary.
- Educational interpretation provided by the Saskatoon Zoo Society, Saskatchewan Perennial Society, and Friends of the Forestry Farm House will continue to be a priority. The Saskatoon Zoo Society is striving to find ways of improving weekend educational initiatives on site while the other organizations are expanding existing initiatives.
- Continued implementation of some of the recommendations from the Facility Interpretive Plan under the direction of the City Heritage Coordinator with direct input from the Community Services Marketing Section, Facility staff, Friends of the Forestry Farm House, Saskatchewan Perennial Society, Saskatoon Zoo Society, and the Heritage Society. This is a long term project that proceeds as funds are available.

- Redevelop the park gate into the facility to make it more welcoming to our guests. This project had to be deferred from 2010.
- Register a zookeeper to attend the annual CAZA Conference scheduled for Kicking Horse Grizzly Bear Refuge in British Columbia in the beginning of October, 2011.
- Start planning and construction of a new facility parking lot.
- Start planning for a new Zoo entrance and Gift Shop for construction in 2013.
- Finish construction on Phase 2 of the Potash Corp Ark Exhibit.
- Construct the Lions Flight Rehabilitation and Conservation Centre.
- Start planning for the construction of the North American Carnivore Exhibit, a new home for our wolves, cougars and potentially arctic fox and wolverines.
- A key challenge that we are faced with is addressing aging and additional facility infrastructure. Examples are: upgrading existing road network, adding and maintaining pedestrian pathways, developing a secondary exit to the site, new water and waste water distribution network to our animal displays and maintaining our lawns and trees. The SFFP&Z Master Plan has identified many of these projects and the Administration plans to address many of these issues with funding through the Forestry Farm Capital Reserve and emergency replacement through existing facility maintenance programs.

The Saskatoon Zoo Foundation continues to develop partnerships with businesses, individuals and all levels of government to help fund capital projects at the SFFP&Z. (see *Community Support, page 21*).



CAZA MEMBERSHIP

The Saskatoon Forestry Farm Park and Zoo has been a member of Canadian Association of Zoos and Aquariums (CAZA) since 1991 and manages its animal collection according to an established code of ethics and recognized industry husbandry standards. The 2010 membership fee was \$2,350.

Through CAZA, the SFFP&Z has fostered relationships with other CAZA Institutional members, including zoos in Toronto, Calgary, and Winnipeg. This has given the SFFP&Z access to educational materials, operational information, animals and shared ideas it could not otherwise afford. These inter-zoo relationships will continue to be a valuable asset as the Zoo portion of the facility expands and improves its exhibits.

CAZA Conference 2010

The 2010 CAZA Conference was held October 6 through 9 in Montreal, Quebec. The SFFP&Z Manager and a Zookeeper attended this conference. Over 50 percent of our permanent zookeepers have now attended a CAZA National Conference.

The conference in Montreal was a great learning experience as well as an opportunity for our staff to expand their network of professional contacts throughout Canada. The theme of this conference was “Biodiversity in Jeopardy, Where do we Fit”? Major topics were conservation initiatives in Canadian Zoos, Arctic biodiversity issues, and new programs to promote connecting people to nature.

CAZA Conservation Initiative

The SFFP&Z has participated in CAZA sponsored national promotions the last three years. A direct benefit that we derived from participating in a national promotion was an elevation in the public perception of our site and an increased awareness of the Forestry Farm throughout Saskatchewan.

CAZA initiative in 2010 was an advertising campaign promoting Arctic Biodiversity. We participated by installing banners in the Discovery Centre and distributing a brochure to our guests.

2010 CAZA Accreditation of the Forestry Farm Park and Zoo

The Forestry Farm Park and Zoo was accredited by CAZA in 2010. To name a few of the areas that an inspection team of Zoo Professionals looks into when they do the site

inspection, the accreditation process is a rigorous review of our animal care policies, practices, record keeping, safety initiatives, veterinary protocols, and physical facility.

CAZA Award

The Saskatoon Forestry Farm Park and Zoo was awarded the Eleanore Oakes Award for the Zoo School Program developed by the Saskatoon Zoo Society program staff at the Montreal CAZA Conference. Zoo School is a unique educational initiative based on the new Canadian science curriculum and is focused on a grade four level. This one week program could not have been envisioned without having the Affinity Learning Centre. This is a prime example of how our partner organisations, working together, advance the facility.

STAFF PROFESSIONAL DEVELOPMENT

The majority of our staff participated in the Excellence within Us training offered by the City of Saskatoon.

We also had all our zookeepers, program staff, and five participants from out of town attend a three-day workshop on Animal Behaviour and Environmental Enrichment Training. This workshop was hosted by the Forestry Farm on October 20 through 22, 2010. Margaret Whitaker from Active Environments came from Huston Texas to moderate this workshop.

- Animal behaviour training and environmental enrichment are both important tools for improving the daily lives of the animals we maintain and present to the public.
- These activities improve the animal's social interactions with exhibit mates, keepers, and visitors.
- Animal behaviour training and environmental enrichment also improves an animal's physiological and psychological well being.
- Animal behaviour training is a tool to improve animal health by making veterinary assessments easier to perform.
- Animal behaviour training and environmental enrichment helps to eliminate stereotypical behaviours such as fence pacing, repetitive movements, or star gazing.
- These activities also help our keepers to moderate and monitor food consumption of each animal that we maintain.

OPERATING BUDGET

OVERVIEW

The SFFP&Z's operating expenditures for 2010 were \$2,083,100. Significant expenditures for the year included salary and payroll costs of \$937,000; Infrastructure Services maintenance charges of \$336,500, and utility charges of \$192,200 – for a total of \$1,467,700.

FOUR-YEAR OPERATING BUDGET COMPARISON

	2010	2009	2008	2007
Operating Budget	\$2,127,700	\$2,071,000	\$1,925,600	\$1,671,700
Major Expenditures				
Salary & Payroll	\$937,000	\$910,200	\$815,200	\$750,400
Infrastructure Services Maintenance	\$336,500	\$302,400	\$292,400	\$277,400
Utility Costs	\$194,200	\$237,000	\$213,200	\$214,100
SUBTOTAL	\$1,467,700	\$1,449,600	\$1,320,800	\$1,241,900

BUDGET TRENDS

Admissions: Our 2010 admissions success can be partially attributed to the successful promotion of the African Lions exhibited in the PotashCorp Ark, improved public awareness of the facility through our branding initiatives and visual identity plan, the slowed economy which influenced people to vacation or seek leisure activities closer to home, and general enhancements to the site including the installation of the playground equipment in the Park, the “McDonald’s Natural Place to Play”.

Staffing: 2010 was a challenge to keep a full compliment of staff. Our Zookeeper staff was consistent as we filled one available part-time position this year. It was difficult to attract and keep custodial staff, and it was also difficult for the Zoo Society to attract concession, front gate, and Kinsmen Express staff.

Utilities: The SFFP&Z continues to explore ways to lower its utilities consumption. The Enchanted Forest has been changing many of their light displays to LED lights and has already seen a 30 percent reduction in electrical costs over the last two years. We also installed six solar panel and LED lighting in some of our animal holding buildings. This initiative will supply our electrical needs for these buildings.

REVENUES

The SFFP&Z generated \$623,800 in total revenue in 2010. Zoo admissions accounted for approximately 72.8 percent of this figure, with the remaining revenue coming from front gate admissions to the Forestry Farm Park and facility rentals.

FOUR-YEAR REVENUE COMPARISON

2010	2009	2008	2007
\$623,800	\$638,200	\$680,200	\$427,900

ADMISSIONS

2010 Zoo attendance, April 1 to October 31, was 111,831 guests (including 26,582 pre-school children). Admission rates increased from \$7.90 to \$8.50 adults; from \$4.75 to \$5.00 youth; from \$15.80 to \$17.00 family; free for preschool children (5 years and under).

FOUR-YEAR ZOO ADMISSIONS REVENUE COMPARISON

2010	2009	2008	2007
\$454,083	\$469,060	\$506,260	\$295,500

- 2010 admissions recovered 21.8 percent of gross operating costs, a slight decrease from 23.1 percent in 2009

FOUR-YEAR COMPARISON OF OTHER SOURCES OF SFFP&Z REVENUE

	2010	2009	2008	2007
Front Gate	\$77,700	\$82,703	\$86,903	\$60,961
Train	Included in zoo admission	Included in admission	included in admission	included in admission
Fishing Permits	\$4,625	\$4,193	\$3,787	\$3,735
Rentals	\$60,430	\$56,837	\$57,928	\$48,020
Stroller Rentals	\$9,900	\$9,481	\$10,522	\$7,548
Feed Machines	\$9,570	\$11,150	\$10,055	\$7,540
Concession	\$4,900	\$4,725	\$4,725	\$4,600
TOTAL	\$167,125	\$169,089	\$173,920	\$132,404

COST COMPARISON

The following table provides a four-year comparison of Zoo attendance figures, admission revenues, and costs.

FOUR-YEAR COST COMPARISON

	2010	2009	2008	2007
Zoo Attendance <i>(not including special events, Zoo Society programs or Enchanted Forest) April 1 to October 31 only</i> <i>(includes pre-school children entering free)</i>	111,831	122,030	132,730	88,049
	26,582	27,329	23,865	17,525
Admission Revenue <i>Collected April 1-October 31</i>	\$454,100	\$469,100	\$506,200	\$295,500
Gross Operating Budget <i>City Contribution</i>	\$2,083,100	\$2,037,500	\$1,925,200	\$1,671,700
Revenues (all)	\$623,800	\$638,200	\$680,200	\$427,900
Net Cost to Operate	\$1,459,300	1,399,300	\$1,245,000	\$1,243,800
Admissions as % of Gross Budget	21.8%	23.1%	26.3%	17.7%
Hours of Operation	2946	2946	2946	2946
Net Cost per Operating Hour <i>Net costs ÷ hours of operation</i>	\$495.34	\$474.96	\$422.60	\$422.20
Net Cost per Visit (does not include winter attendance) <i>Net operating cost ÷ attendance</i>	\$13.04	\$11.46	\$9.37	\$14.12
Population (city)	224,300	218,900	209,400	208,300
Attendance as % of City Pop	49.8%	55.8%	63.4%	42.3%
Number of Dwellings	95,845	95,516	94,189	92,867
Net cost per Dwelling	\$15.22	\$14.64	\$13.22	\$13.39
Net cost per Resident	\$6.50	\$6.39	\$5.95	\$5.97

SASKATOON FORESTRY FARM PARK AND ZOO FACILITY USE

In 2005, we started to keep track of winter attendance at this facility by using a voluntary sign in sheet. Although not 100 percent accurate, we are able to conservatively estimate our winter attendance by multiplying the number of people who signed in by three. This represented 18,444 Zoo visits during the winter season as 6,148 people indicated their winter visit. Combining all attendance figures for the various events held at the facility during 2010 gives us an estimated total facility usage of 227,317 people, or more than the estimated population of the City of Saskatoon.



2010 Facility Usage	Attendance
Zoo Attendance April 1 – October 31	111,831
Zoo Winter Attendance January 1 to March 31 and November 1 to December 31	18,444 est.
Enchanted Forest	62,000
Zoogala	500
Zoo Society Programs January 1 to April 14 and November 1 to December 31	1217
Perennial Society Programs	250 est.
Front Gate - May 1 to September 7 (park and rental guests)	27,075
Rentals and Park Guests September 1 to December 31	6000 est.
TOTAL FACILITY USAGE	227,317 est.

We also tracked our attendance after 7 p.m. throughout the season. The following chart shows that 2,774 people or 2.5 percent of our total Zoo attendance came in after 7 p.m. This time period represents 8.6 percent of our hours of operation. We experienced 56 days of rain during the summer season or 43.4 percent.

2010 Facility Usage After 7 p.m.							
Attendance After 7 p.m.	Cars	Attendance			Rain Days		
		Week Day	Week End	Total	Week Day	Week End	Total
May	117	180	121	301	5	6	11
June	469	834	282	1116	10	2	12
July	302	351	285	636	15	2	17
August	319	446	154	600	10	5	15
Sept. (6 days)	56	57	64	121	1	0	1
TOTALS	1263	1868	906	2774	13	8	56

SASKATOON FORESTRY FARM PARK AND ZOO RESERVES

The Saskatoon Forestry Farm Park and Zoo has five reserves approved by City Council to address specific issues: the Animal Trading Reserve, Forestry Farm Development Reserve, Auditorium Reserve, Forestry Farm Capital Reserve, and Superintendents Residence Reserve.

Animal Trading Reserve

The principle behind the Animal Trading Reserve is to self-insure the Zoo's largest animal population (hoofed stock), to use the reserve for animal acquisitions, and to accept funds from the sale of surplus animals. With the recent concerns over West Nile Virus, Chronic Wasting Disease and Hoof & Mouth Disease, the value of the Zoo's indigenous hoof stock has decreased



dramatically. In 1992, the present compliment of hoofed stock was valued at \$135,000 for self-insurance purposes; today it is \$25,000 for replacement purposes.

ANIMAL TRADING RESERVE

2010	2009	2008	2007
\$53,599	\$50,457	\$51,183	\$63,761

Auditorium Reserve

Funds generated by the \$20 per hour levy on auditorium rentals go into the Auditorium Reserve, where they are used to make program improvements to the auditorium.

- Auditorium rentals generated \$5,740 for the reserve in 2010.

AUDITORIUM RESERVE (BALANCE AS OF DECEMBER 31)

2010	2009	2008	2007
\$20,889	\$15,150	\$13,417	\$6,547

Forestry Farm Development Reserve

Sixty per cent of front gate revenues, after expenses, are directed to the Forestry Farm Development Reserve and used for improvements to the Zoo and Park. These revenues are derived primarily from the \$2 parking fee collected from May 1 through the September long weekend at the Saskatoon Forestry Farm Park and Zoo park gate. The sale of Zoo Poo and winter donations at the Zoo admissions gate also account for modest contributions.

In 2010, the Forestry Farm Development Reserve allocated \$29,123 for various projects including the purchase of butterflies, parking lot dividers, hand dryers for the concession washrooms, and the installation of solar panels and lighting in six animal buildings.

FORESTRY FARM PARK DEVELOPMENT RESERVE

	2010	2009	2008	2007
Gross Revenues \$2 parking fee & other	\$73,816	\$79,758	\$86,902	\$60,866
Net to Reserve includes 60% of parking revenue, donations and Zoo Poo sales	\$36,484	\$40,254	\$47,179	\$31,256
Project Expenditures	\$29,123	\$10,192	\$14,860	\$18,792
Balance of Reserve - December 31	\$102,722	\$95,336	\$65,233	\$32,914

Forestry Farm Capital Reserve

City Council approved the creation of the Forestry Farm Capital Reserve on January 9, 2006. This reserve is funded through an annual provision in the facility operating budget with the aim of funding future capital projects at the site as identified in the Master Plan.

In 2010 The Forestry Farm Capital Reserve budgeted:

- \$50,000 to improve the Park Gate by moving the ticket kiosk. This work was postponed to 2011 as we could not get a contractor to bid on it.

As of December 31, 2010, the Forestry Farm Capital Reserve has a balance of \$210,000 and a balance of \$101,483 in our Master Plan Implementation cost centre account. We have a total of \$311,483 available for future identified projects.

The table below identifies the current status of the Forestry Farm Capital Reserve along with the proposed Capital Projects which will be funded from this reserve as well as the proposed time frame to implement the projects.

	2010 Budget	2010 Actual Expenditures	2011	2012	2013	2014	2015	2016
Capital Reserve carry-over from previous year	161,000		311,000	151,500	241,500	41,500	91,500	171,500
Transfer to Capital Reserve Operating Budget provision	150,000		150,000	150,000	150,000	150,000	150,000	150,000
Capital projects funded in current year	50,000		309,500	60,000	350,000	100,000	70,000	150,000
Carry –over to next year	261,000	311,000	151,500	241,500	41,500	91,500	171,500	171,500
Capital Projects Funded through the Forestry farm Capital Reserve								
Front Gate Improvements			50,000					
New Parking Lot			240,000					
Pathways to connect parking lot and park				60,000				
New Zoo Entrance and Gift shop					350,000			
Install year round water to selected animal exhibits						60,000		
Asphalt repairs in Zoo						40,000		
Public Weather shelter in Zoo							30,000	
Asphalt repairs			19,500				40,000	150,000

NOTE: Projects planned for 2012 and 2013 may change priority if funding is available as we plan for the centennial of the site in 2013.

Superintendents Residence Reserve

This Reserve was approved by Council on March 21, 2005, and was created to distribute, over several years, the cost of expanding, improving, leasing, or developing heritage-based program opportunities that directly service the public. Source of funds for this reserve is derived from 30 percent of all funds generated by special event or retreat, rentals of the first floor of the Superintendents Residence. The 2010 contribution to this Reserve totalled \$1,560, and we have a balance \$5,120 as of December 31, 2010.



ANIMAL CARE

ANIMAL COLLECTION

The SFFP&Z is home to 73 species of mammals, birds, reptiles, and fish. The animal collection includes several exotic species, such as the popular Capuchin monkeys, but is largely comprised of indigenous Canadian species, including black tailed prairie dogs, badgers, elk, antelope, lynx, swift fox, and wolf.



TWO-YEAR COMPARISON OF ANIMAL COLLECTION

Number of:	Mammals		Birds		Reptiles/ Amphibians		Fish	
	2010	2009	2010	2009	2010	2009	2010	2009
Species	32	32	26	27	12	12	3	1
Specimens	119	105	94	100	34	32	6	3
Orphans Received	0	3	0	7	0	2	0	0
Births	19	33	0	8	0	0	0	0
Deaths	8	14	7	20	1	3	1	1

NOTABLE BIRTHS

In 2010, the majority of our mammals reproduced with the highlight being the birth of twin Rocky Mountain Goats.



VETERINARY SERVICES

In 2010, the SFFP&Z contract for veterinary services with the Western College of Veterinary Medicine (WCVM) was \$21,200, which includes salary, drugs, hospital, and laboratory charges. The alliance gives the SFFP&Z access to the expertise and resources of a modern veterinary hospital and specialists, without the capital costs. The WCVM benefits by being able to offer staff and students first-hand experience with a variety of wild animals.

FOUR-YEAR VETERINARY SERVICES COMPARISON

	2010	2009	2008	2007
Cost of Services	\$21,200	\$21,200	\$21,200	\$21,200

ANIMAL INVENTORY

CLASS - AVES

Common Name	Number	Common Name	Number
Bald Eagle	2	Long Eared Owl	3
Bare-Eyed Cockatoo	2	Mallard Duck	1
Canada Goose	2	Pacific White Fronted Goose	1
Domestic Chickens	some	Red Tailed Hawk	2
Ferruginous Hawk	1	Mute Swans	4
Great Horned Owl	5	Blue Fronted Amazon	1
Green Finch	1	Short Eared Owl	6
Helmeted Guinea Fowl	1	Snow Goose	4
Indian Blue Peafowl	35	Snowy Owl	2
Kestrel	3	Zebra Finch	2
Java Finch	3	Swainsons Hawk	2
Orange Weaver Finch	1	Tundra Swan	1
Ring-necked Doves	6	Burrowing Owl	2

CLASS - AMPHIBIA

Common Name	Number	Common Name	Number
Tiger Salamander	5	Madagascar Golden Frog	4
Leopard Frog	1		
Green and black Poison Arrow Frog	6	Parker's Golden Frog	4



CLASS – ARTHROPODS

Common Name	Number
Whiteknee Tarantula	1

**CLASS - MAMMALIA**

Common Name	Number	Common Name	Number
Badger	2	Mouflon Sheep	6
Bighorn Sheep	5	Mule Deer	3
Black Tailed Prairie Dogs	some	Plains Bison	4
Capuchin Monkey	2	Pronghorn	4
Cougar	2	Pygmy Goats	10
Dall Sheep	3	Red Fox	4
Domestic Rabbit	some	Rocky Mountain Goats	4
Fallow Deer	7	Sika Deer	3
Lynx	2	Stone Sheep	2
Miniature Horse	3	Swift Fox	3
Pere David Deer	4	Timber Wolf	2
Suri Alpaca	2	Wapiti	5
African Lion	2	Whitetailed Deer	3
Black footed Ferret	1	Woodland Caribou	4
North American Porcupine	1	Yak	4
		Domestic Ferret	4
		Grizzly Bear	2

CLASS – OSTEICHTHYES (FISH)

Common Name	Number
Rainbow Trout	6
Atlantic Salmon	4
Sturgeon	2

CLASS – REPTILIA

Common Name	Number
Eastern Corn Snake	1
Tokay Gecko	2
Red Eared Slider Turtle	2
Green Anole	6
Schneider's Skink	1
Bearded Dragon	2
Common Garter Snake	1
Royal Ball Python	1



Community Support

The Saskatoon Forestry Farm Park and Zoo is fortunate to have the support of four volunteer organizations interested in improving both Park and Zoo facilities and services.

SASKATOON ZOO FOUNDATION



The Saskatoon Zoo Foundation is a non-profit organization operated by a volunteer Board of Directors. Its mission is to raise capital funds for new animal exhibits and improvements at the SFFP&Z. The Saskatoon Zoo Foundation bases its fundraising goals on needs identified by the Administration and requests for capital support from the Saskatoon Zoo Society (SZS) Board. The Manager of the Saskatoon Forestry Farm Park and Zoo is the spokesperson for the facility.

Between 2002 to 2010, through the generosity of the community, business and government, the Saskatoon Zoo Foundation has raised close to \$3 million for capital improvements at the Saskatoon Forestry Farm Park and Zoo.

Two major projects that the Saskatoon Zoo Foundation actively fundraised for are scheduled to be completed in 2011, Phase 2 of the Potash Corp Ark Exhibit and the Lion's Flight Rehabilitation and Conservation Centre.

In 2011, the Saskatoon Zoo Foundation will kick off a new fundraising initiative with a goal of \$2 million for the design and construction of a new North American Carnivore Exhibit, a new home for our wolves and cougars. This area will also allow us to display a couple of new species when completed.

The Saskatoon Zoo Foundation has also embarked upon a Planned Giving Program where contributions can support future development through endowments and legacy gifts to education, conservation, capital improvements, and heritage/horticulture projects.

The Saskatoon Zoo Foundation's administration office is located in the Superintendent's Residence (Forestry Farm House). The phone number is 975-2241, the email address is saskatoonzoofoundation@sasktel.net, and the website is www.saskatoonzoofoundation.ca.

Enchanted Forest Holiday Light Tour

presented by BHP Billiton

The Saskatoon Zoo Foundation's major fundraising initiative is its partnership with Saskatoon City Hospital Foundation in the annual Enchanted Forest Holiday Light Tour presented by BHP Billiton, which is held at the Saskatoon Forestry Farm Park and Zoo.

The Enchanted Forest tracked the town of origin of all the guests this year. The guests visited from 165 different municipalities, 103 municipalities in Saskatchewan, the remainder primarily from Western Canada. This broke down to 65 percent visited from the greater Saskatoon census area and 35 percent were out of town visitors. Of note, we received 8,258 visitors from Regina and 1,209 visitors from Calgary.

The 12th Annual Enchanted Forest Holiday Light Tour was held at the Saskatoon Forestry Farm Park from November 19, 2010 to January 09, 2011. The Enchanted Forest hosted 62,000 visitors who enjoyed the bright lights. Net proceeds of approximately \$100,000 will be shared by both Foundations. The Saskatoon Zoo Foundation directs its share of the proceeds to capital improvements at the Facility.

Zoogala 2010

ZOOGALA 2010 was another major success raising over \$32,000 for the Saskatoon Zoo Foundation. Guests enjoyed a fabulous evening under our big top consisting of a delicious array of food prepared and served by a line-up of Saskatoon's best chefs, an exciting silent and live auction, raffle and door prizes, great entertainment and a thrilling evening visit to the zoo.

A huge thank you goes out to all of the generous sponsors led by Areva Resources Canada Inc., the event's title sponsor and all the dedicated volunteers that make this fundraising event so successful.

Zoogala 2011 will take place on Friday, June 17th, so buy your tickets early by calling the Zoo Foundation office at 975-2250. This event will sell out.

SASKATOON ZOO SOCIETY



Founded in 1976, the Saskatoon Zoo Society (SZS) is a non-profit organization dedicated to stimulating interest in animals, wildlife, and environmental conservation. Through a long-term partnership with the SFFP&Z, the Saskatoon Zoo Society provides quality educational, interpretive, environmental, and zoological programs as well as other visitor services.

The Saskatoon Zoo Society coordinates educational programs at the Saskatoon Forestry Farm Park and Zoo, along with outreach programs around Saskatoon. These programs include Zoo Tours, Investigation Stations, Biofact Boxes, Children's Zoo activities, Summer Camp, Special Events, Zoo Fun Run, Young Naturalists (in conjunction with the Saskatoon Nature Society), Zoo School and the Adopt-a-Critter program. Support for the Saskatoon Zoo Society programs and projects depend on public donations, membership fees, and grants from outside agencies. The success of many of these programs is attributed to a very dedicated group of volunteers guided by dedicated staff.

2010 Highlights

- In 2010, the Saskatoon Zoo Society was paid a contract fee of \$43,000 for the delivery of educational programs on behalf of the Zoo, and another \$13,000 for the collection of admissions at the Zoo gate.
- In 2010 the Saskatoon Zoo Society had 3 full time programming/education staff and a part-time office support person.
- Various grants helped to cover seasonal staff for the summer Zoo Camp Programs.
- Many programs were carried out utilizing the Affinity Learning Centre.
- A novel program, Zoo School, was developed by the program staff of the Saskatoon Zoo Society. Through unique experiences provided only at Zoo School, students will learn that all living things, including themselves, depend on the interrelationships between plants and animals. Students will see themselves as not being separate, but rather part of their natural community and will realize that their lifestyle choices have an impact on their environment. This week-long, curriculum-based education program focused on a grade four level was very successful with two pilot classes held in 2010. This program won the Eleanor Oakes Award from the Canadian Association of Zoos and Aquariums and is currently in need of a full-time sponsor.

- Special events were the Zoo Fun Run with 150 participating, the Star Phoenix Family Day with 1,300 participating, and LobsterFest with 200 people attending.
- Education continues to be the focus of Saskatoon Zoo Society efforts. During the year, the Saskatoon Zoo Society invested 7,913 hours of staff and volunteer time in organizing and delivering 338 educational programs and special events to 15,618 children and adults.
- The Saskatoon Zoo Society continues to be an active member of the SFFP&Z Advisory Committee which is focused on the creation of interpretive signage for the whole site and providing input on the development of Discovery Centre interpretive elements.

PROGRAM HIGHLIGHTS

	# of Programs	# of Participants
Outreach Program	88	2,405
Children's Zoo Interpretive Program	24	2,160
Summer Zoo Camps	7	528
Animal Antics Preschool Program	32	512
Grade One Tours	63	1,608
General Tours	110	2,751
Zoo School	2	265
Informal programs	12	5,389

Forestry Farm Gate and Kinsmen Express

The Saskatoon Zoo Society is paid an administrative fee for managing the Saskatoon Forestry Farm Park and Zoo park gate booth and Kinsmen Express Zoo Train. Park gate costs are paid out of revenues generated by the \$2 parking fee, while facility operations cover costs for the Kinsmen Express. The SZS staffed the Zoo Train with four drivers in 2010.



KINSMEN EXPRESS ZOO TRAIN (MONTHLY RIDERS, ANNUAL TOTALS)

	2010	2009	2008	2007
May	1,580	2,053	2169	1,443 (162 heritage Tours)
June	11,558	9,900	9,776	8,901 (184 Heritage Tours)
July	10,775	10,250	10,450	7,926 (889 Heritage Tour)
August	9,634	8,579	10,566	7,125 (811 Heritage tour)
September	1,514	1,287	845	1,997 (104 Heritage Tour)
Heritage Tour TOTAL	We did not offer Heritage Tours	We did not offer heritage tours	We did not offer Heritage tours overcrowded all year	2,150
Zoo tour TOTAL	35,061	32,069	33,806	27,392

Note: We did not offer Heritage Tours in 2010 as the parking lot was always filled to capacity and it would have been dangerous for our guests. We plan to offer this tour in 2011.

Concession and Gift

The SFFP&Z contracts with the Saskatoon Zoo Society to provide concession services for an annual fee of \$4,900 plus GST. This essentially pays for utility and maintenance costs. The SZS retains profits to offset their costs of delivering programming and special events. It has been a struggle for the Saskatoon Zoo Society to generate profits because the existing concession is too small to adequately serve a facility of the SFFP&Z size. To compensate for this, two soft drink vending machines are on site and a satellite ice cream cart is utilised on summer weekends, weather permitting. New exhibits and a continued increase in attendance will compound this problem.

FRIENDS OF THE FORESTRY FARM HOUSE



The Friends of the Forestry Farm House is a non-profit corporation established in 1996 to increase awareness of the park's history as the Sutherland Forest Nursery Station, which played a significant role in the settlement of the Prairie Provinces, and by preserving the Superintendent's Residence and encouraging interpretation of the site. The 1913 residence was declared a site of National Significance in 1991.

The Superintendent's Residence is now maintained and operated by the Saskatoon Forestry Farm Park and Zoo Administration and continues to be offered for rent as a retreat for special events and workshops. The building was rented 35 times in 2010, and groups appreciate the location, history, and self-catering options available.

The Friends of the Forestry Farm House continues to modify and provide heritage-based educational programs on site, usually to a grade 3 level. The program can be modified to be inclusive of more ages. In 2010, nine school tours from four different schools for a total of 224 students, teachers, and parents. New to the 2010 heritage tour of the Superintendent's Residence was "Flora's bedroom" an opportunity for today's youth to see what children had in 1914.

On the last Sunday of each summer month the Superintendent's Residence was open to the public, and a walking tour was provided. This year, four walking tours and open houses hosted 28 participants for the walking tour and 69 participants for the house tour. This is a significant increase from previous years and can be attributed to an improved on site promotion a handout flyer at the park entrance gate. The public is very appreciative of being able to tour the house and learn more about the site.

The Friends of the Forestry Farm House hosted two very successful fundraising events during 2010. The annual Valentine's Supper and the annual Fall Supper were extremely well attended. The money raised from these events is used to finance interpretation of the House as well as debt reduction for the organization.

SASKATCHEWAN PERENNIAL SOCIETY



The Saskatchewan Perennial Society (SPS) is a non-profit organization with approximately 250 members. The SPS has promoted horticultural programs and projects at the SFFP&Z since its inception in 1988 and continues to play a role in park development. The SPS is responsible for the development and maintenance of the Perennial Border as well as the Robin Smith Meditation and Heritage Rose Gardens.

The Saskatchewan Perennial Society is many things to many people and perhaps therein lies its strength. 2010 was a stellar year for sharing perennial experience and expertise.

In 2010, we had our regular action-packed program of events. The information meetings featured guests who were greeted by an average of about 45 avid gardeners anxious to share in the colourful, thoughtful, and informative presentations. We thank Jackie Bantle, who gave us a tour of Mongolia as seen from a gardener's perspective. Brenda Korchinski took us to the shady corners of her yard, and we learned about Alan Weninger's horticultural obsession. In the fall Sara Williams presented us with "Monet the Man and his Garden" and Sharon Lanigan shared her garden annuals, bulbs, and tender perennials with us.

A full slate of volunteers manned the Saskatchewan Perennial Society's booth at Gardenscape. This is a busy time for membership renewals and an opportunity for us to showcase our Society and the gardens at the Saskatoon Forestry Farm Park to the public.

The gardening season started with the spring plant exchange which also featured a perennial plant sale. The spring plant sale is fast becoming a tradition with many of our members looking forward to access different perennials that may otherwise not be available to them. From our standpoint, the sale was very successful, since every last plant brought in was sold. The fall plant exchange was a little more subdued; I think everyone was a little "under the weather", so to speak, with tomatoes and potatoes suffering from late blight and other plants sporting mildew and rust due to our very wet summer. I believe the only ones loving all this rain were the weeds.

Speaking of the weather, we had quite a bit of die back on our roses at the Heritage Rose Garden this spring, with some varieties disappearing all together. The past winter and spring with its fluctuating temperatures and little snow cover resulted in some losses for most gardeners. Those of us who did not immediately dig up apparently dead plants, were

pleasantly surprised that in late summer some of the roses showed some new shoots. We will see if those make it through the winter.

Anyway, to get back to the Heritage Rose Garden, we planted four new rose bushes, as a demonstration to and with the help of 4H students who were learning about the history of the park and tree planting on the prairies. We also added some peonies in the spring. Because of the very wet weather, the roses are all starting to suffer from iron deficiency. This is especially a problem for this area, which has very heavy clay soil and tends to retain the moisture. Hopefully next year things will dry up a little.

The Meditation Garden showed well this year; we had an extremely good showing of Martigon lilies. The upkeep was easier because of having mulched last year. The only drawback is that some biennials that usually self-seeded will probably disappear over time. I would like to thank all the volunteers who showed up for the labour and learn sessions. Some members have commented that Saturday mornings or Tuesday evenings are not convenient times for them to help out. Although those are the times suggested on our Calendar of Events, feel free to organize a work bee of your very own, and come out with your friends to spend some quality time together.

We have now completed our fourth year of writing a column for the Saskatoon Sun and other weekly newspapers in Saskatchewan. It gives our organization and other non-profit organizations like the Friends of the Forestry Farm House an opportunity of advertising upcoming events to the public. We thank the writers who have made contributions in the past and encourage anyone who likes to write to send your garden articles to either Erl "erl_svendsen@hotmail.com" or Sara "sara.williams@usask.ca".

As you all know, we have enjoyed the hospitality of Augustana Lutheran Church for many years. Augustana Lutheran has joined with St Timothy's and are thus hosting two congregations in their building. As a result, they are no longer able to house our library because of space restrictions. Library books are heavy to lug around so we looked around for another location to have our meetings.

We have found a new home. St James Church will be storing our books, and we will be meeting in the basement of the church at the corner of 12th Street and Dufferin Avenue. Our meetings will be held on the fourth Wednesday of the month, giving those people who cannot make it on Tuesday, an opportunity to attend.

We have an exciting program planned for 2011. To keep informed, please check our weekly column, or become a member and get monthly reminders about events planned by our society.



2010 DONOR SUPPORT

SASKATOON ZOO FOUNDATION

The Saskatoon Zoo Foundation and the SFFP&Z benefit from the generous support of the following businesses and corporate community, individuals and families.

Providers Category \$5,000 - \$24,999 (Cougar)

- PotashCorp Zoo Society Daycamp Sponsorship
- PotashCorp Billboard Sponsorship

Partners Category \$1,000 - 4,999 (Wolf)

- Keith Tallon

Supporters \$100 - \$999

- Betty Reynolds
- Hergott Duvall Jeans Day Donation
- Ann Gray
- Canada Helps
- United Way of Ottawa
- Lois Unger
- Vern Ratzlaff
- Investors Matching Gift Program
- Affinity Credit Union Toonie Box Program

Exhibit Sponsorship Program

Each sponsor pays \$3,000. A sign, recognizing the family/business, is displayed at the exhibit for five years. Funds are used to support projects at the SFFP&Z. Nordic Industries renewed their exhibit sponsorship in 2010.

SASKATOON ZOO SOCIETY

Donors contributed over \$43,000 to the Saskatoon Zoo Society in 2010. The funds were used to support the many programs offered by the Saskatoon Zoo Society. This amount of contributions includes \$5,000 from PotashCorp to help fund the Summer Zoo Camp Program.