



**REVISED PUBLIC AGENDA
STANDING POLICY COMMITTEE ON
PLANNING, DEVELOPMENT
AND COMMUNITY SERVICES**

Wednesday, February 8, 2023, 9:30 a.m.

Council Chamber, City Hall

Committee Members:

**Councillor T. Davies, Chair, Councillor Z. Jeffries, Vice-Chair, Councillor C. Block,
Councillor H. Gough, Councillor M. Loewen, His Worship, Mayor C. Clark (Ex-Officio)**

Pages

1. CALL TO ORDER

The Chair will call the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirm roll call.

2. CONFIRMATION OF AGENDA

1 - 72

Recommendation

1. That the following letters be added to Item 7.2.3:
 - Requesting to Speak:
 - Jan Norris, dated February 5, 2023;
 - Sara Bryson, Saskatoon Nature Society, dated February 5, 2023;
 - Mike Velonas, Meewasin Valley Authority, dated February 6, 2023;
 - Frank Long, Saskatoon Land, dated February 6, 2023;
 - Submitting comments:
 - Stewart Coles, Saskatchewan Chapter of Canadian Parks and Wilderness Society, dated February 2, 2023;
 - Mike Winter, Walking Saskatoon, dated February 5, 2023;

- Meghan Mickelson and Candace Savage, Swale Watchers, dated February 5, 2023;
 - Jody Busch, dated February 5, 2023;
 - Carmen Gilmore, dated February 6, 2023;
 - Joanne Blythe and Chad Hammond, Wild About Saskatoon, dated February 6, 2023;
 - John Krowina, dated February 6, 2023;
 - James Dynes, dated February 6, 2023;
 - Megan Van Buskirk, Saskatchewan Environmental Society, dated February 6, 2023;
 - David Maxwell Abraham, dated February 6, 2023;
 - Patricia Albers, dated February 6, 2023;
2. That the following letters be added to Item 7.3.3:
- Submitting Comments:
 - Jackie Bantle, dated February 5, 2023;
 - Del McKenzie, dated February 6, 2023;
 - Brenda Nokleby, dated February 6, 2023;
 - Bernadette Vangool, Saskatchewan Perennial Society, dated February 6, 2023;
 - Joan MacDougall, dated February 6, 2023;
 - Heather Jensen, dated February 6, 2023;
 - Peggy Sarjeant, Saskatoon Heritage Society, dated February 6, 2023;
3. That the Items with speakers be considered immediately following Unfinished Business:
- 7.2.3
 - Jan Norris;
 - Sara Bryson, Saskatoon Nature Society;
 - Mike Velonas, Meewasin Valley Authority;
 - Frank Long, Saskatoon Land;
4. That the agenda be confirmed as amended.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

73 - 80

Recommendation

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on January 11, 2023 be approved.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS (requiring the direction of the Committee)

6.1 Requests to Speak (new matters)

6.2 Delegated Authority Matters

6.3 Matters Requiring Direction

6.3.1 Development Appeals Board 2022 Annual Report [CK 430-30]

81 - 82

The 2022 Annual Report for the Development Appeals Board is provided.

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend that the Development Appeals Board 2022 Annual Report be referred to City Council for information.

7. REPORTS FROM ADMINISTRATION

7.1 Decision Reports

7.2 Approval Reports

7.2.1 Innovative Housing Incentives – Additional Tax Abatement for National Affordable Housing Corporation, Aspen Heights [PDCS2023-0203]

83 - 86

A report of the Community Services Division is provided.

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. A five-year incremental tax abatement for the additional

affordable housing units at 345 Feheregyhazi Boulevard, developed by the National Affordable Housing Corporation (NAHC), be approved; and

2. That the City Solicitor be requested to prepare the necessary incentive agreement and that His Worship the Mayor and the City Clerk be authorized to execute the amended agreement under the Corporate Seal.

7.2.2 Repeal and Replacement of Bylaw No. 6583, The Plumbing Permits Bylaw [PDCS2023-0204]

87 - 88

A report of the Community Services Division is provided.

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the proposed redraft of Bylaw No. 6583, The Plumbing Permits Bylaw as outlined within the February 8, 2023 report of the General Manager, Community Services, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw to repeal and replace existing Bylaw No. 6583, The Plumbing Permits Bylaw.

7.2.3 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

89 - 168

The following documents are provided:

- Report of the General Manager, Community Services dated February 8, 2023;
- Letters
 - Requesting to Speak:
 - Jan Norris, dated February 5, 2023;
 - Sara Bryson, Saskatoon Nature Society, dated February 5, 2023;
 - Mike Velonas, Meewasin Valley Authority, dated February 6, 2023;
 - Frank Long, Saskatoon Land, dated February 6, 2023;
 - Submitting comments:
 - Stewart Coles, Saskatchewan Chapter of Canadian Parks and Wilderness Society,

dated February 2, 2023;

- Mike Winter, Walking Saskatoon, dated February 5, 2023;
- Meghan Mickelson and Candace Savage, Swale Watchers, dated February 5, 2023;
- Jody Busch, dated February 5, 2023;
- Carmen Gilmore, dated February 6, 2023;
- Joanne Blythe and Chad Hammond, Wild About Saskatoon, dated February 6, 2023;
- John Krowina, dated February 6, 2023;
- James Dynes, dated February 6, 2023;
- Megan Van Buskirk, Saskatchewan Environmental Society, dated February 6, 2023;
- David Maxwell Abraham, dated February 6, 2023;
- Patricia Albers, dated February 6, 2023.

Recommendation

That the Standing Policy Committee on Planning, Development and Community Services, recommend to City Council that the boundaries for the Northeast and Small Swales, as outlined in Option 2, be endorsed.

7.2.4 Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request [PDCS2023-0208]

169 - 176

The following documents are provided:

- Report of the General Manager, Community Services dated January 24, 2023; and
- Letter from the Municipal Heritage Advisory Committee dated January 30, 2023.

Recommendation

1. That funding be approved through the Heritage Conservation Program, up to a maximum of \$119,304.70, amortized over 10 years, for the repair of the roof at 305 Idylwyld Drive North, and that the General Manager, Community Services Division be

authorized to remit payment of the grant following completion of the project; and

2. That the City Solicitor be requested to prepare the appropriate agreement and that his Worship the Mayor and the City Clerk be authorized to execute the agreement, under the Corporate Seal.

7.3 Information Reports

Recommendation

That the reports contained in items 7.3.1 to 7.3.3 be received as information.

7.3.1	Inquiry – Councillor Davies – Outdoor Music at Licensed Establishments [PDCS2023-0201]	177 - 179
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A report of the Community Services Division is provided.

7.3.2	B6 – Downtown Commercial District Review – Project Update [PDCS2023-0205]	180 - 187
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A report of the Community Services Division is provided.

7.3.3	City Greenhouse Operating Model Update [PDCS2023-0206]	188 - 208
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The following documents are provided:

- Report of the General Manager, Community Services Division dated February 8, 2023; and
- Letters submitting comments:
 - Jackie Bantle, dated February 5, 2023;
 - Del McKenzie, dated February 6, 2023;
 - Brenda Nokleby, dated February 6, 2023;
 - Bernadette Vangool, Saskatchewan Perennial Society, dated February 6, 2023;
 - Joan MacDougall, dated February 6, 2023;
 - Heather Jensen, dated February 6, 2023;
 - Peggy Sarjeant, Saskatoon Heritage Society, dated February 6, 2023.

8. MOTIONS (notice previously given)

9. URGENT BUSINESS

10. GIVING NOTICE
11. IN CAMERA SESSION (if required)
12. ADJOURNMENT

Lasby, Mary

Subject: Email - Communication - Jan Norris - Swale Boundries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 4:56 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jan Norris - Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 16:55

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jan

Last Name: Norris

Phonetic spelling of first and/or last name: Jan Norris

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 10th St. E

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known): Standing Policy Committee on Planning Development and Community Services

What agenda item do you wish to comment on?: 7.2.3

Comments:

I am concerned about the development boundaries around the Swales. These are uniquely precious grassland and wetland habitat, something we need to preserve.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Request to Speak - Sara Bryson - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 11:26 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Sara Bryson - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 23:25

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Sara

Last Name: Bryson

Email: [REDACTED]

Address: [REDACTED] Tait Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatoon Nature Society

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

The Saskatoon Nature Society supports the Swale Watchers' proposed Swale Boundaries.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Request to Speak - Mike Velonas - Swale Boundaries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 10:30 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Mike Velonas - Swale Boundaries - CK 4205-40

--- Replies to this email will go to mvelonas@meewasin.com ---

Submitted on Monday, February 6, 2023 - 10:30

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Mike

Last Name: Velonas

Email: mvelonas@meewasin.com

Address: 402 3rd Ave S

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K 3G5

Name of the organization or agency you are representing (if applicable): Meewasin Valley Authority

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: PDCS

What agenda item do you wish to comment on ?: swale boundaries

Comments:

Mike Velonas, Manager of Planning and Conservation with the Meewasin Valley Authority, requests to speak to the PDCS agenda item regarding swale boundaries to represent Meewasin's recommendation and its ongoing work with City administration on this project.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Saskatoon Land comments on Swale Boundary Endorsement_Item 7.2.3_PDCS Feb 8 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:43 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to frank.long@saskatoon.ca ---

Submitted on Monday, February 6, 2023 - 16:32

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Frank

Last Name: Long

Phone Number : [1-306-975-3278](tel:1-306-975-3278)

Email: frank.long@saskatoon.ca

Address: 201 - 3rd Avenue North

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K 2H7

Name of the organization or agency you are representing (if applicable): Saskatoon Land

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: February 8, 2023 SPC on PD&CS

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement

Comments:

As per our letter as the landowner representative and lead developer of University Heights #3 Frank Long would like to speak to the report.

Attachments:

- [Saskatoon Land comments on Swale Boundary Endorsement Item 7.2.3_PDCS Feb 8 2023.pdf](#)165.91 KB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6, 2023

Councillor T. Davies, Chair
Standing Policy Committee on Planning Development and Community Services
222 3rd Avenue N
Saskatoon, SK
S7K 0J5

**Re: February 8, 2023 Standing Policy Committee on Planning Development
&Community Services - Item 7.2.3: Northeast Swale and Small Swale Boundary
Endorsement
Our File No.: 4131-47**

Dear Mr. Davies:

As the landowner representative and lead developer of the University Heights #3 (UH3) development area, Saskatoon Land is providing this correspondence for Committee consideration in response to the City Administration's recommendation for a boundary endorsement adjacent to the Northeast Swale and Small Swale.

Saskatoon Land recognizes the ecological importance of the Northeast and Small Swales. Throughout the development of previous Neighbourhood Concept Plan designs in the University Heights area for Evergreen and Aspen Ridge we have worked closely with City Administration and Meewasin to ensure a balance between human use and the natural environment by identifying over 1000 acres of land in this growth sector which will support conservation, education and passive recreation opportunities in the future. Achieving a balance between urban growth and these important natural areas is a primary goal of the UH3 Neighbourhood Concept Plan which has been demonstrated in the early stages of the project with the completion of the most comprehensive [Natural Area Screening](#) and Field Study Report ever provided to the City by a developer. Based on the field work study, the consultant provided several key recommendations and a proposed boundary for an Ecological Zone identified in Option 1 of the administrations report. Saskatoon Land has been using this consultant provided alignment as a starting point with further refinements expected as more of the required information for the plan is assembled and a final submission of the plan through the Concept Plan application process is made to City Administration.

Upon review of the current report and the past resolutions from Committee, Saskatoon Land understands there is a desire to formally endorse a boundary for the planning area prior to submission of a Concept Plan by the developer and that the City Administration is recommending Option 2 in response to the Committee resolutions. In its consideration of this recommendation, Saskatoon Land wishes to advise Committee that the planning and research for this development area is ongoing and not complete. Several technical studies and further information that could inform the final boundary have not been submitted to the City Administration for review as outlined by City concept planning guidelines and requirements.

Should Committee decide to endorse the boundary being recommended in the report it would be doing so without the benefit of receiving a complete Concept Plan submission, which is a requirement of all developers before any Concept Plan application is deemed complete.

The following list identifies some examples of information yet to be submitted to City Administration, and considered in the final boundary analysis:

- Detailed hydraulic modeling and analysis of the water, sanitary, and storm water.
- Environmental Site Assessment Phase 2 (Small Swale).
- Wetland Mitigation Plan- (if required).
- Transportation Impact Assessment.
- Preliminary land Use Plan.
- Detailed Sanitary Trunk Sewer Analysis (river crossing study).
- Small Swale Natural Areas Management Plan (Pilot).
- Public Engagement report.

As noted by the Administration in the report, “delineating boundaries within a neighbourhood area in advance of the submission of a Concept Plan is very atypical”. In light of this fact, Saskatoon Land is suggesting all relevant information be received by the City before any endorsement of a boundary is made by City Council. The primary concern with a preliminary endorsement is that it would be done with incomplete information and that it may be difficult to influence change to the boundary in the future as further information and technical studies inform the final Concept Plan submission.

While our planning team currently sees option 1 as the most workable solution moving forward, regardless of which option may be endorsed, Saskatoon Land will require the certainty and flexibility to adjust the boundary as all of the required information is assembled and a completed concept plan documentation package is submitted to City Administration for review by all relevant stakeholders, including, but not limited to the public and the Meewasin.

Saskatoon Land is excited about the rare and unique opportunity to design a neighbourhood that interfaces with these important natural areas creating a complete community which will provide the variety of housing opportunities Saskatoon will require in the coming decades. We look forward to continuing our work with City Administration, Meewasin and public stakeholder groups interested in this area to achieve a balance while also incorporating various policy requirements outlined in the [City of Saskatoon's Official Community Plan](#) and the land development [Design and Development Standards](#).

Sincerely,



Frank Long, Director of Saskatoon Land

306.975.3278

Lasby, Mary

Subject: Email - Communcation - Stewart Coles - Northeast Swale and Small Swale Boundry - CK 4205-40
Attachments: CPAWS-SK - SPC-Planning Development Community Services - written submission to agenda Item 7.2.3 - Feb 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, February 3, 2023 4:46 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communcation - Stewart Coles - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to scoles@cpaws.org ---

Submitted on Friday, February 3, 2023 - 16:44

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Thursday, February 02, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Stewart

Last Name: Coles

Email: scoles@cpaws.org

Address: 201 226 20th Street West

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M 0W9

Name of the organization or agency you are representing (if applicable): Canadian Parks and Wilderness Society - Saskatchewan Chapter

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES Wednesday, February 8, 2023, 9:30 a.m

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

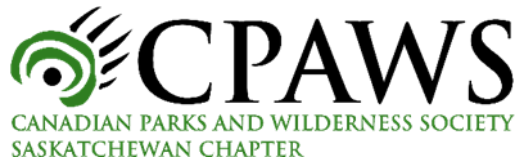
Comments:

See attached written comments.

Attachments:

- [CPAWS-SK - SPC-Planning Development Community Services - written submission to agenda Item 7.2.3 - Feb 2023.pdf](#)182.29 KB

Will you be submitting a video to be vetted prior to council meeting?: No



Suite 201, 226 20th Street West, Saskatoon S7M 0W9
www.cpaws-sask.org

3rd February 2023

His Worship the Mayor and Members of City Council,

The Canadian Parks and Wilderness Society – Saskatchewan Chapter (CPAWS-SK) wishes to express, in writing, our support for the submission of the Swale Watchers '*Vision Statement*' in respect of agenda item 7.2.3 '*Northeast Swale and Small Swale Boundary Endorsement*' of the Standing Policy Committee on Planning, Development, and Community Services. We also wish to express our support for the broader context of protection, restoration, and connectivity across this region of the city.

In reference to the '*Vision Statement*', we support the comprehensive visual perspectives these maps provide. They highlight the need to manage this area effectively for conservation and lays a foundation by which the city can work towards a sustainable residential community, while ensuring protection, restoration and connectivity play a critical and central role.

Protecting, restoring, and connecting our most prized and fragile ecological and cultural landscapes is critical to halting and reversing biodiversity loss, creating resiliency (inc., providing ecological services, i.e., flood mitigation, cooling cities, sequestering and storing carbon, etc.), and to supporting and maintaining space for people to access the land for the betterment of their wellbeing and cultural needs.

The City of Saskatoon has an incredibly important and responsible role to play in effectively managing land for conservation – especially as we continue to witness biodiversity loss and species extinction at unprecedented levels globally – as do many other municipalities across Canada. The prospect of a National Urban Park in the region presents the ideal opportunity for the city to be part of the solution in halting and reversing biodiversity loss and using this designation process to support greater conservation measures across the city. The Meewasin Valley Authority has taken great strides over the decades to protect, restore, enhance, and manage many important areas of the city. With this greater opportunity and at such a time when action to halt and reverse biodiversity loss is critical, the city is well placed to take on this leadership role and show Canada and the world that protecting, restoring, and connecting urban ecosystems - like the Small and NE Swale - makes ecological, cultural, and economic sense.

Therefore, the decisions you attempt to make at this committee meeting on boundary endorsements for the Small and NE Swale complexes will undoubtedly pave the way for the level of commitment the city places on prioritizing ecological and cultural conservation in some of our most important landscapes. The reward for such leadership goes beyond the protection afforded such habitats and species. It goes towards inspiring future generations to learn about the value of protecting critical ecosystems and species, adding to the great work already entrenched in Meewasin's mandate. It also provides access to nature in ways many urban citizens are not always afforded, with many of our province's prized landscapes some distance from urban centres and out of reach for many. This is an

opportunity to ensure our important ecosystems remain connected, ecologically functional and, where possible, intact, accessible, and a source of rich and flourishing biodiversity.

Recent national polling¹ by CPAWS has shown that a strong majority of Canadians (over 80%) support further government commitments to protecting land and sea in Canada, coupled with 90% of Canadians believing protected areas play an important role in addressing climate change, help prevent biodiversity loss, support a healthy sustainable economy, and support human well-being.

The recent agreements made at the United Nations Biodiversity conference (COP15) further support our national polling findings adding a requirement to protect areas of ecological importance, and ensure these areas are well-connected, effectively managed and equitably governed. This was presented under *Goal A of the Global Biodiversity Framework (GBF) stating, "The integrity, connectivity and resilience of all ecosystems are maintained, enhanced, or restored, substantially increasing the area of natural ecosystems by 2050"*². The goals and targets of the agreement clearly present a comprehensive plan to protect and restore biodiversity.

We have welcomed the opportunity presented by this agenda item to discuss this important topic further and we hope this dialogue and all other submissions will ensure the best decision is made in the interests of ensuring the Small and NE Swale complexes and their associated and supporting ecosystems remain healthy, connected, and continue to support an abundance of biodiversity.

Yours sincerely,

Stewart Coles

Conservation Program Manager
CPAWS-Saskatchewan

¹ <https://cpaws.org/poll-shows-canadians-want-more-and-faster-government-action-on-land-and-ocean-protection/>

² <https://www.cbd.int/article/cop15-cbd-press-release-final-19dec2022>

Lasby, Mary

Subject: Email - Communication - Mike Winter - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 7:42 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Mike Winter - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to contact@walkingsaskatoon.org ---

Submitted on Sunday, February 5, 2023 - 19:42

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Mike

Last Name: Winter

Email: contact@walkingsaskatoon.org

Address: [REDACTED] 2nd Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: s7h [REDACTED]

Name of the organization or agency you are representing (if applicable): Walking Saskatoon

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Walking Saskatoon asks the committee to return the Northeast Swale and Small Swale boundary decision to administration with instructions to implement the boundaries proposed by the NE Swale Watchers (<https://swalewatchers.org/wp-content/uploads/2023/01/Swale-Watchers-Recommendation-Jan-2023.pdf>).

Developing a financially responsible and environmentally sustainable city puts an onus on councillors to make the right decision when it comes to new urban development. Saskatoon has a unique and incredible opportunity to prioritize neighbourhood development in the University Sector, putting residents and businesses close to major job, health care and education hubs while reducing the need for expensive greenfield infrastructure investments that fall on taxpayers to build and maintain.

Planning for minimal to no development in the remainder of the University Heights sector is the smart and financially responsible choice and we urge councillors to respect taxpayers and the environment by rejecting this report.

Will you be submitting a video to be vetted prior to council meeting?: No

January 23, 2023

Swale Watchers Vision Statement

Biodiversity Sensitive Urban Design and the Northeast Swales



This document is in follow-up to a recent meeting of the Northeast Swale Working Group regarding the establishment of conservation boundaries for the Northeast and Small Swales to meet the requirements of the Official Community Plan or OCP (Section E.2.5 most particularly).

Realizing the OCP objective: *'To identify and protect important ecosystems, wildlife habitats, and other natural areas and assets as part of the land development process'* has never been in clearer focus. This important local task aligns globally with the urgent [business case](#) for conservation of nature recently communicated by more than 1100 corporations across 70 countries. The case emboldened nation-states to commit to the Kunming-Montreal Global Biodiversity Framework (GBF) which includes putting 30 per cent of the planet and 30 per cent of degraded ecosystems under protection by 2030.

The nation is watching Saskatoon as consideration of our region for a National Urban Park is underway. The Northeast and Small Swales represent a significant opportunity. The benefits of capitalizing on this opportunity are well articulated in the Green Infrastructure Strategy and the area further provides an opportunity to meet the preferences outlined in that Strategy (i.e. providing contiguity, proximity and size) to ensure the maximization of these benefits.

Delineating boundaries helps guide investment – for resource management that secures the sustainability of this green infrastructure and for the surrounding urban context.

By leveraging the expertise and knowledge available within the Swale Watcher network, we have summarized the results of area studies, regulations and conservation guidance in the form of maps. The outcome is useful for the activity of boundary-setting as the minimum standards shown on the maps may provide some hope that the valuable natural assets observed within the area may be sustained.

Map 1: Swale Watchers Recommended Boundaries highlights acreage prioritized for urban development, together with recommendations for additional conservation areas beyond those currently proposed by the City.

The Swale Protected Area, shown in purple and green, includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. Minimal development would be permitted in the Protected Area.

The Swale Borders, shown in blue and orange, includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. “Soft” development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.


Map 2: Swale Watchers Sources places our recommendations in the context of science-based studies of the area that have been conducted in recent years. The sources for this map are listed in the bottom left margin of the map as well at the end of this document.

In making our recommendations, we applied the following principles:

- Conserve all documented biodiversity hot spots, including all remaining native and native-dominant grasslands. This includes areas of quality habitat identified in studies by Saskatoon Land, Meewasin and the City of Saskatoon, plus a small parcel in the northeast corner of the Small Swale previously misclassified as tame grass.
- Provide adequate protection for the sharp-tailed grouse dancing grounds in the Northeast Swale by fully and willingly complying with provincial guidelines and standard practice, i.e. a 400-meter setback measured from the perimeter of the lek.
- Meet or exceed all other recommended setbacks and standards, acknowledging that these are minimums.
- Protect the wetlands in the hydrologically sensitive Small Swale by observing the topography.
- Provide functional habitat corridors to facilitate animal movement.
- Create opportunities for habitat enhancement through restoration of previously disturbed or degraded parcels.
- Maximize the economic, cultural and environmental potential of the proposed National Urban Park.
- Identify a viable acreage for a future-oriented neighbourhood offering exceptional livability.

Map 1: Swale Watchers Recommended Boundaries

Sensitive Areas

 Species at Risk
breeding bird habitat

 Rare Plant Area

Proposed Boundaries

 City 2022/2023

Swale Protected Area

 City 2022/2023

 protection & restoration

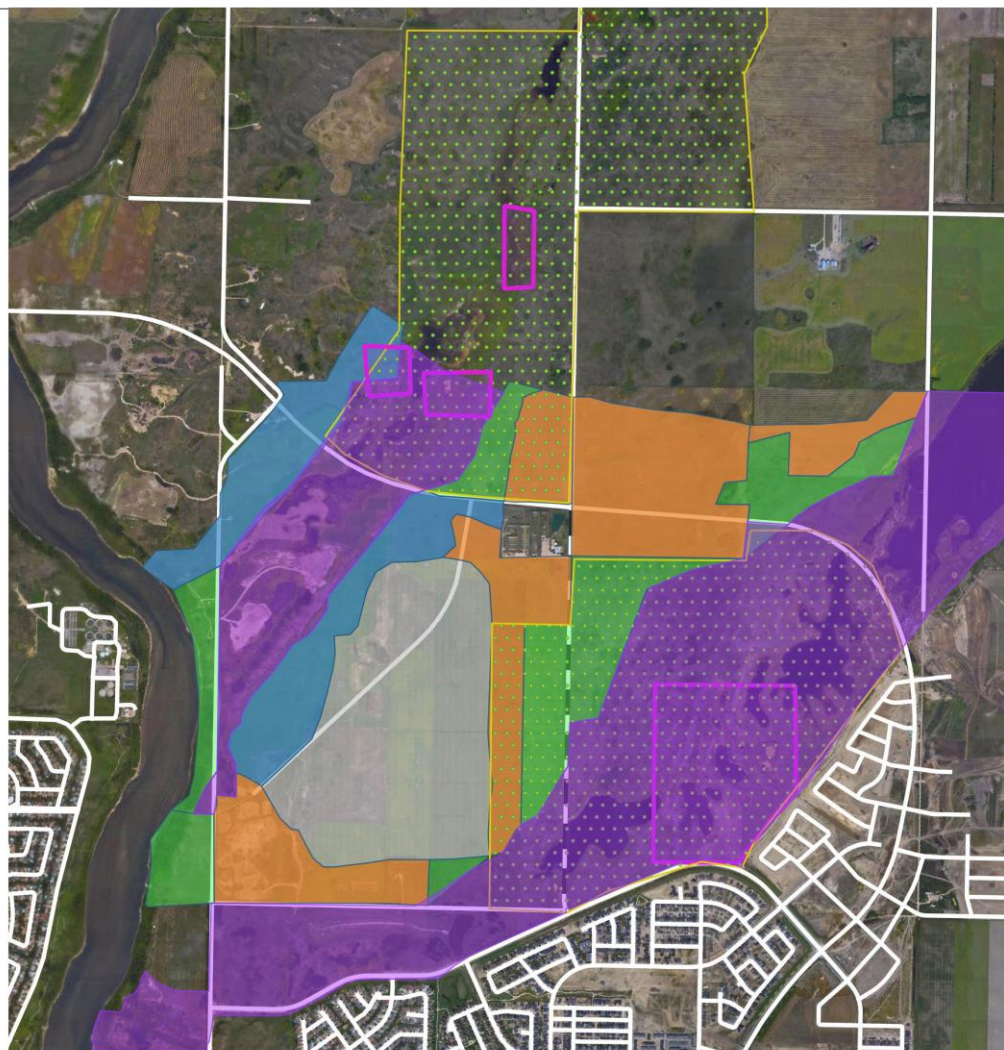
Swale Borders

 naturalized drainage buffer

 naturalized wildlife corridor

Development Area

 subdivision



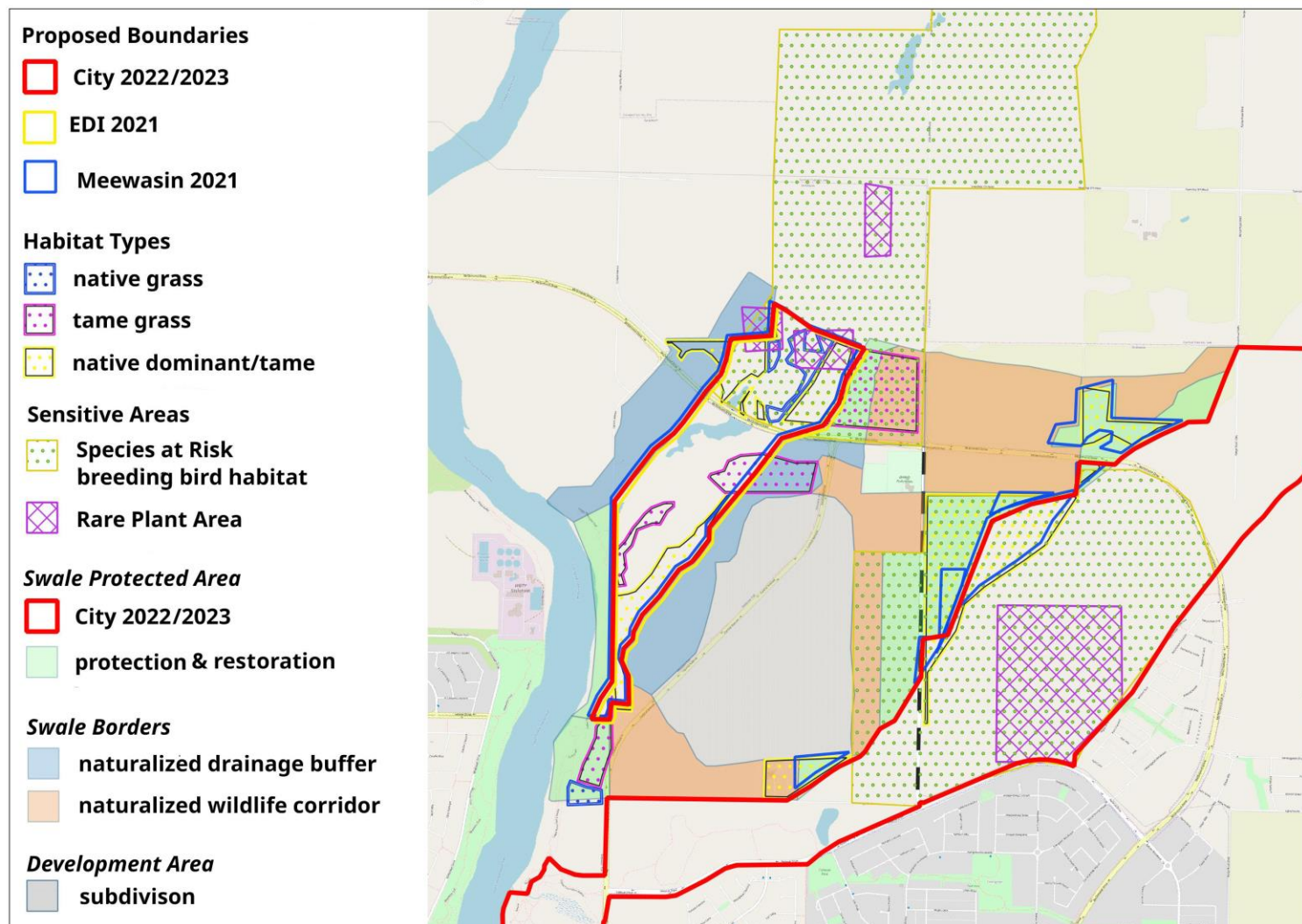
Map Sources

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 Inaturalist, https://www.inaturalist.org/observations?place_id=any&project_id=meewasin-northeast-swale&subview=map

January 2023
Swale Watchers



Map 2: Swale Boundaries, Sources



Map Sources
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 Inaturalist, https://www.inaturalist.org/observations?place_id=any&project_id=meewasin-northeast-swale&subview=map

January 2023
 Swale Watchers



It is noted that the lands that remain for potential future urban development encompass approximately 260 acres. For comparison purposes, the Riversdale neighbourhood is approximately 215 acres and Varsity View is approximately 315 acres while suburban neighbourhoods of the area are much larger at 635 (Aspen Ridge) and 655 (Evergreen) acres.

The University Heights Sector Plan anticipates a neighbourhood in this area. A unique neighbourhood, designed to fit a 260-acre footprint has the potential to meet many of the objectives set out in the OCP but sometimes described as requiring balance or trade-off. Here we wish to provide some helpful examples of urban developments that might be fit for purpose in this context.



Example of 15 du/acre (Low-mid density) development providing space for Biodiversity-sensitive urban design



Example of 34 du/acre (Medium density) development supporting at-grade retail and mixed uses



Example of a 44 du/acre (Medium-high density) development creating shorter walk distances

Communities working on similar concepts:

- Nanaimo, Canada
(<https://greenplan.ca/2019/09/20/nanaimo-to-showcase-first-sustainable-green-neighbourhood/>)
- Cambridge, UK
(<https://www.pbctoday.co.uk/news/planning-construction-news/sustainable-neighbourhood-cambridge/97710/>)
- Ecovillages across the United States
(<https://www.treehugger.com/thriving-sustainable-communities-4863872>)
- Sample checklist for Neighbourhood Plans
(<https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/planning/renewables/how-green-is-my-plan-urban-suburban.pdf>)

These examples highlight how a unique neighbourhood in the University Heights sector could:

- Use higher residential densities – particularly ranging from Low-mid (12 to 20 dwelling units [du] per acre) to Medium (20 to 35 du/acre) – to accommodate sufficient population to achieve a complete and walkable neighbourhood as well as density sufficient to support retail such as a supermarket (which may require 900+ households to be viable).

- Include [Biodiversity-Sensitive Urban Design](#) principles (see link or the attached descriptive resource).
- Incorporate other principles of livability and a low environmental footprint.

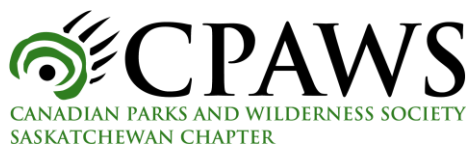
A unique neighbourhood utilizing a mix of Low-mid and Medium density development could be expected to realize a population of 6,500 (if 100% Low-mid) to 17,000 (if 50% Low-mid and 50% Medium). This assumes 30% of the developable area is allocated to utility and infrastructure requirements. This density compares to the neighbouring Evergreen neighbourhood (8,800) and projections for Aspen Ridge (12,500).

We appreciate development in this area may not occur for a while as the City's OCP, along with a number of other civic plans and strategies, highlight the criticality of encouraging a significant share of the city's overall housing development to take place within the Downtown, City Centre (including a new Entertainment District), corridors supporting Bus Rapid Transit, and other Strategic and Neighbourhood Infill areas identified in the City's Growth Plan. However, the type of development examples shown above are similar to the Low-mid and Medium density residential developments that many of these other priority development areas of our community will also desire to achieve the goals of the OCP.

As the desire for greenfield development advances to this area, Swale Watchers look forward to working with the City, Meewasin and others to develop clear biodiversity targets to guide decision-making, so that the natural assets of the Northeast and Small Swales are protected and enhanced for the benefit of future generations. In the meantime, we would welcome an opportunity to discuss our recommendations with you and answer any questions you may have.

This vision statement was researched and written by the strategy committee of the Swale Watchers, including Meghan Mickelson, Dr. Warrick Baijius, Sara Bryson, Dr. Ryan Brook, Valerie Martz, Candace Savage, et al.

This proposal is supported by:



Map Sources

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 Inaturalist, https://www.inaturalist.org/observations?place_id=any&project_id=meewasin-northeast-swale&subview=map

Lasby, Mary

Subject: Email - Communication - Meghan Mickelson - Northeast Swale and Small Swale Boundary - CK 4205-40
Attachments: Swale Watchers Recommendation Jan 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Sunday, February 5, 2023 8:35 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Meghan Mickelson - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to swalewatchers@gmail.com ---

Submitted on Sunday, February 5, 2023 - 19:41

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Meghan

Last Name: Mickelson

Email: swalewatchers@gmail.com

Address: [REDACTED] 2nd st e

City: saskatoon

Province: Saskatchewan

Postal Code: s7h [REDACTED]

Name of the organization or agency you are representing (if applicable): Swale Watchers

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Feb 8 - Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

It is a pleasure to present the Swale Watchers vision for Biodiversity Sensitive Urban Design in UH3, please read

below and view the attached document.

First, a little background: The Northeast Swale Working Group (NSWG) was established several years ago to address a slate of concerns raised by Swale Watchers. The group brings together community stakeholders with City staff to discuss issues surrounding the conservation of the Swales. Establishing the boundaries of the Swales, in advance of planning for the proposed UH3 subdivision, is the last remaining issue on the NSWG agenda.

In early December, the NSWG was called together to discuss City administration's latest proposed boundaries for the Northeast and Small Swales. In addition to representatives from Meewasin and the City, the December meeting was attended by spokespeople for the Canadian Parks and Wilderness Society (Saskatchewan), the Saskatoon Nature Society and Swale Watchers. Each of these groups expressed serious concerns about the proposal that was put on the table that day; the same proposal is currently before the Committee. Critiques of the City's plan included:

- failure to meet minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale
- failure to protect all known areas of high-quality habitat and biodiversity hotspots
- failure to address the need for functional habitat connectivity between the Northeast and Small Swales
- failure to adequately buffer the hydrologically sensitive Small Swale
- failure to reroute commuter traffic away from the Ecological Core of the Northeast Swale

The consensus among the conservation groups present was that the City's proposal, though well intended, would lead to further and potentially ruinous damage and loss to these unique natural areas. The value of ecological services provided by these areas (estimated at over \$700,000 annually for the Small Swale alone) would be put at risk.

Everyone agrees that this is not the future we want. We all want these miraculous fragments of grasslands and wetlands to thrive, for the sake of the hundreds of species that rely on them for survival. For the sake of our own well-being. For the sake of future generations.

After the December meeting, the Swale Watchers began working on our own plan that offers wins both for the conservation of these irreplaceable natural areas and for harmonious development in Saskatoon. We are proud to present an approach that foregrounds the long-term health of the Swales and, at the same time, provides an opportunity for the City of Saskatoon to fulfill its goal of growing in harmony with nature. Our plan, which is detailed in the attached document, identifies two levels of protection:

- The Swale Protected Area includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. No significant development would be permitted in the Protected Area.
- The Swale Borders includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. "Soft" development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Although the co-chairs of the Swale Watchers are unable to attend the meeting to speak to our recommendations for the swale boundaries, Sara Bryson from the Saskatoon Nature Society will be speaking on our behalf.

Meghan Mickelson and Candace Savage, co-chairs
Swale Watchers

Attachments:

- [Swale Watchers Recommendation Jan 2023.pdf](#) 1.05 MB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6, 2023

Swale Watchers Vision Statement

Biodiversity Sensitive Urban Design and the Northeast Swales



This document is in follow-up to a recent meeting of the Northeast Swale Working Group regarding the establishment of conservation boundaries for the Northeast and Small Swales to meet the requirements of the Official Community Plan or OCP (Section E.2.5 most particularly).

Realizing the OCP objective: *'To identify and protect important ecosystems, wildlife habitats, and other natural areas and assets as part of the land development process'* has never been in clearer focus. This important local task aligns globally with the urgent [business case](#) for conservation of nature recently communicated by more than 1100 corporations across 70 countries. The case emboldened nation-states to commit to the Kunming-Montreal Global Biodiversity Framework (GBF) which includes putting 30 per cent of the planet and 30 per cent of degraded ecosystems under protection by 2030.

The nation is watching Saskatoon as consideration of our region for a National Urban Park is underway. The Northeast and Small Swales represent a significant opportunity. The benefits of capitalizing on this opportunity are well articulated in the Green Infrastructure Strategy and the area further provides an opportunity to meet the preferences outlined in that Strategy (i.e. providing contiguity, proximity and size) to ensure the maximization of these benefits.

Delineating boundaries helps guide investment – for resource management that secures the sustainability of this green infrastructure and for the surrounding urban context.

By leveraging the expertise and knowledge available within the Swale Watcher network, we have summarized the results of area studies, regulations and conservation guidance in the form of maps. The outcome is useful for the activity of boundary-setting as the minimum standards shown on the maps may provide some hope that the valuable natural assets observed within the area may be sustained.

Map 1: Swale Watchers Recommended Boundaries highlights acreage prioritized for urban development, together with recommendations for additional conservation areas beyond those currently proposed by the City.

The Swale Protected Area, shown in purple and green, includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. Minimal development would be permitted in the Protected Area.

The Swale Borders, shown in blue and orange, includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. “Soft” development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Map 2: Swale Watchers Sources places our recommendations in the context of science-based studies of the area that have been conducted in recent years. The sources for this map are listed in the bottom left margin of the map as well at the end of this document.

In making our recommendations, we applied the following principles:

- Conserve all documented biodiversity hot spots, including all remaining native and native-dominant grasslands. This includes areas of quality habitat identified in studies by Saskatoon Land, Meewasin and the City of Saskatoon, plus a small parcel in the northeast corner of the Small Swale previously misclassified as tame grass.
- Provide adequate protection for the sharp-tailed grouse dancing grounds in the Northeast Swale by fully and willingly complying with provincial guidelines and standard practice, i.e. a 400-meter setback measured from the perimeter of the lek.
- Meet or exceed all other recommended setbacks and standards, acknowledging that these are minimums.
- Protect the wetlands in the hydrologically sensitive Small Swale by observing the topography.
- Provide functional habitat corridors to facilitate animal movement.
- Create opportunities for habitat enhancement through restoration of previously disturbed or degraded parcels.
- Maximize the economic, cultural and environmental potential of the proposed National Urban Park.
- Identify a viable acreage for a future-oriented neighbourhood offering exceptional livability.

Map 1: Swale Watchers Recommended Boundaries

Sensitive Areas

 Species at Risk
breeding bird habitat

 Rare Plant Area

Proposed Boundaries

 City 2022/2023


Swale Protected Area

 City 2022/2023

 protection & restoration

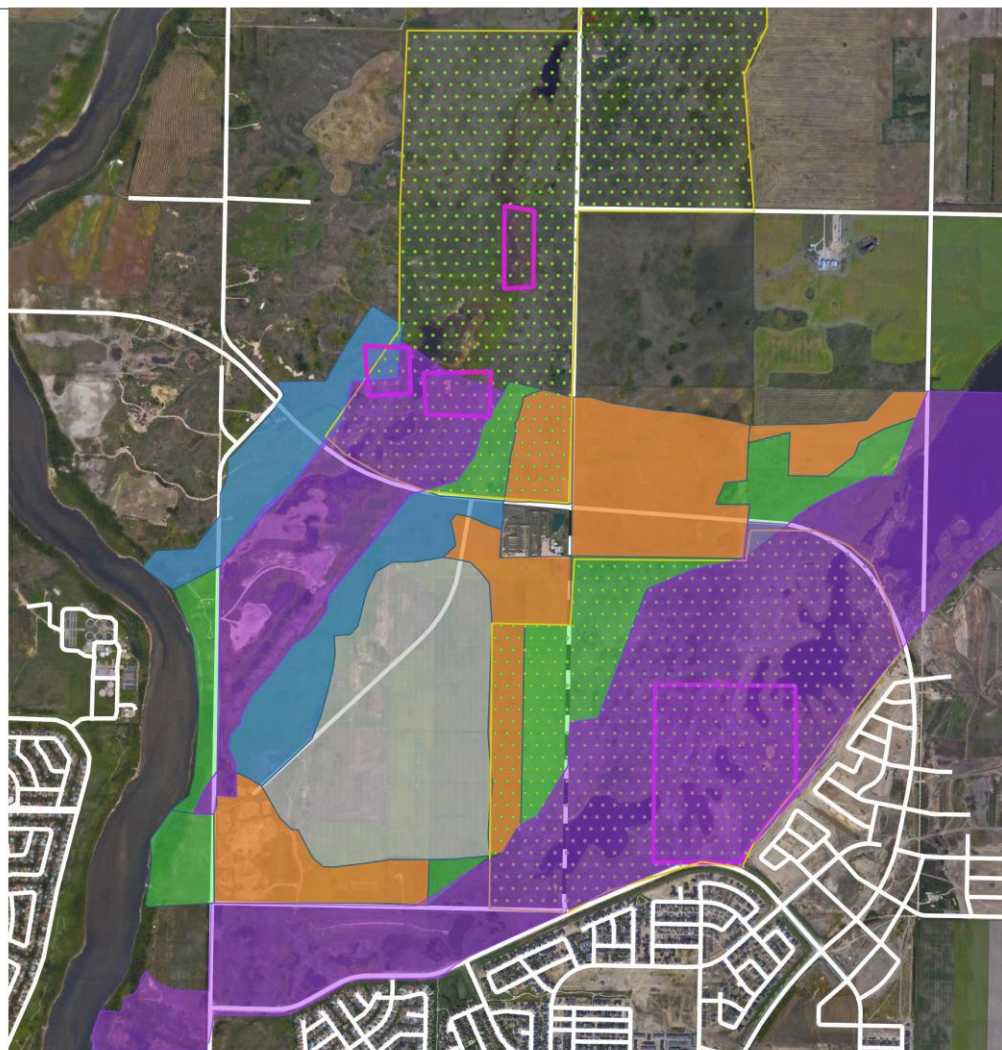
Swale Borders

 naturalized drainage buffer

 naturalized wildlife corridor

Development Area

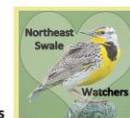
 subdivision



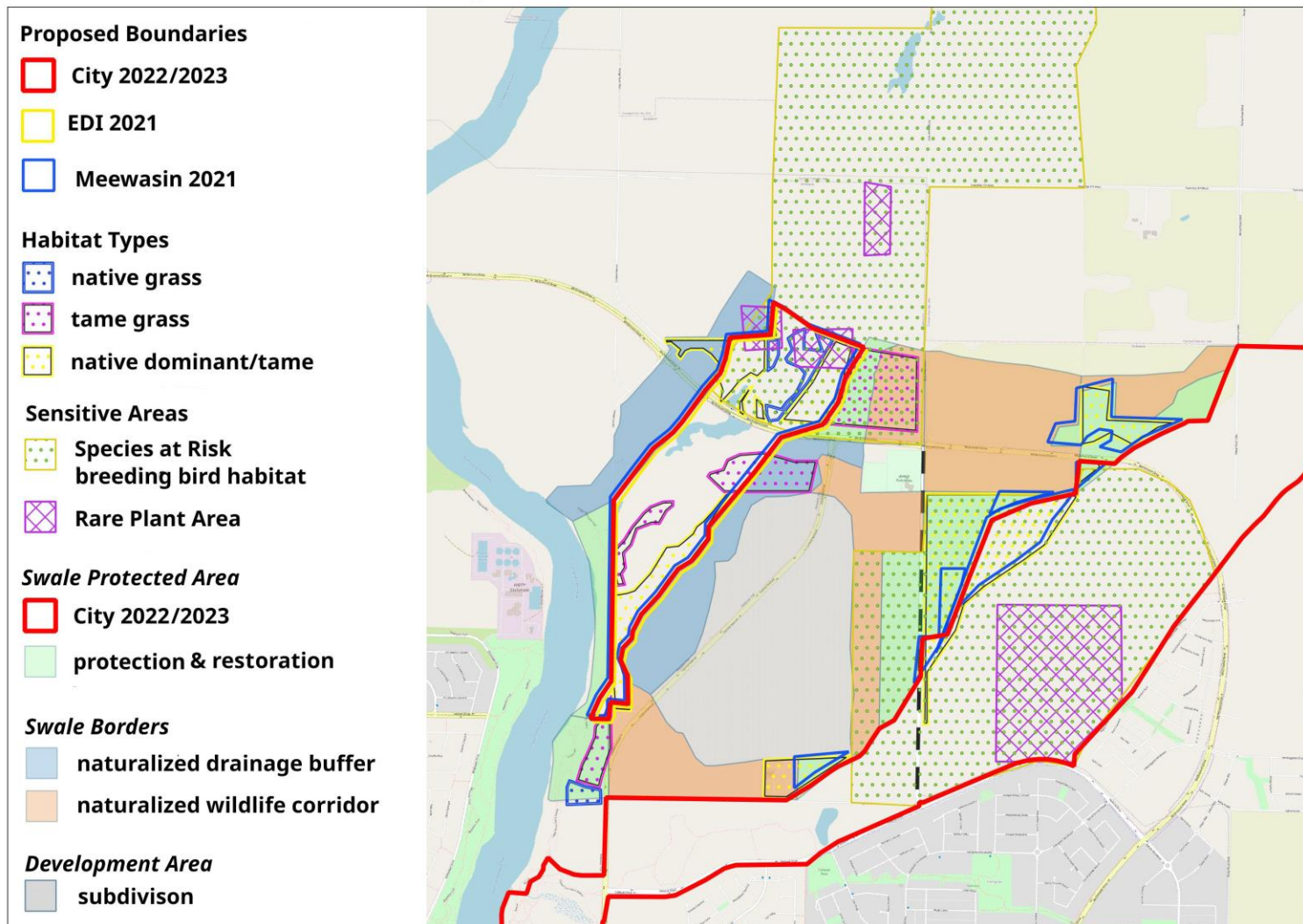
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January 2023
Swale Watchers



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January 2023
 Swale Watchers



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Example of a 44 du/acre (Medium-high density) development creating shorter walk distances

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(<https://greenplan.ca/2019/09/20/nanaimo-to-showcase-first-sustainable-green-neighbourhood/>)
- Cambridge, UK
(<https://www.pbctoday.co.uk/news/planning-construction-news/sustainable-neighbourhood-cambridge/97710/>)
- Ecovillages across the United States
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- Incorporate other principles of livability and a low environmental footprint.

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This vision statement was researched and written by the strategy committee of the Swale Watchers, including Meghan Mickelson, Dr. Warrick Baijous, Sara Bryson, Dr. Ryan Brook, Valerie Martz, Candace Savage, et al.

This proposal is supported by:



Saskatchewan
Environmental
Society

Map Sources

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Lasby, Mary

Subject: Email - Communication - Jody Busch - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 9:39 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jody Busch - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 21:38

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jody

Last Name: Busch

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Adelaide st e

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): Jody Busch

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

Comments:

The Northeast Swale and Small Swale are important and special ecosystems. They are even more important given the climate crisis.

I urge council and city administrators to do everything in their power to protect, preserve and expand the swale. Thank you for reading my comment.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Carmen Gilmore - Northeast Swale Boundaries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 1:27 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Carmen Gilmore - Northeast Swale Boundaries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:27

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Carmen

Last Name: Gilmore

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pobran Lane

City: Saskatoon

Province: Saskatchewan

Postal Code: S7S [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Feb 8 City Council Meeting: Planning Development Community Services

What agenda item do you wish to comment on ?: Proposal for NorthEast Swale Boundaries

Comments:

City staff recommendations on the North East Swale:

- fails to meet even minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale
- fails to protect all known areas of high-quality habitat and biodiversity hotspots
- fails to address the need for functional habitat connectivity between the Northeast and Small Swales
- fails to adequately buffer the hydrologically sensitive Small Swale
- fails to reroute commuter traffic away from the Ecological Core of the Northeast Swale

I support the North East Swale Watchers recommendations that:

- The Swale Protected Area includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. No significant development would be permitted in the Protected Area.
- The Swale Borders includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. "Soft" development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Joanne Blythe - Northeast Swale Boundries - CK 4205-40
Attachments: WAS Swale Boundaries Letter 6Feb23.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:14 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Joanne Blythe - Northeast Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:10

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Joanne

Last Name: Blythe

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Munroe Avenue South

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Wild About Saskatoon

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please see attached letter

Attachments:

- [WAS Swale Boundaries Letter 6Feb23.pdf](#) 117.48 KB

Will you be submitting a video to be vetted prior to council meeting?: No



February 6, 2023

To: the Standing Policy Committee on Planning, Development and Community Services.

As many of you will know, Wild about Saskatoon is a grassroots group of dedicated volunteers who advocate for nature – wild lives and wild places – in and around this city. As such, we are deeply concerned about the fate of the Swales. This concern has only been exacerbated by boundaries for the Northeast and Small Swales being presented by the city administration to the Standing Policy Committee on Planning, Development and Community Services.

We appreciate that the administration has recognized the lack of consensus in setting the Swale Boundaries and, in honour of this recognition, has presented three different options that variously incorporate recommendations from stakeholders. However, despite this range of options given, many of the stakeholders whose recommendations are supposed to be reflected in the three options are dissatisfied with the administration's depiction of these options as well as their endorsement of Option #2. This option strives only to meet the bare minimum of conservation standards and regulations (and in some regards, does not even meet them).

Nor is it consistent with the city's Official Community Plan. For example Section E (Environmental Leadership) Policy 2.1(2)(b) states "Urban development should avoid impacts to natural areas with particular consideration given to interconnected sensitive ecosystems, such as swales." Option #2 would not avoid impacts.

The Northeast Swale Watchers have ably summed up their concerns regarding probable impacts. Concerns we share. The plan put forward:

1. fails to meet even minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale;
2. fails to protect all known areas of high-quality habitat and biodiversity hotspots;
3. fails to address the need for functional habitat connectivity between the Northeast and Small Swales;
4. fails to adequately buffer the hydrologically sensitive Small Swale; and
5. fails to reroute commuter traffic away from the Ecological Core of the Northeast Swale.

In contrast to this inadequate vision for the future of the Swales, the Swale Watchers have provided a fourth option (which they have submitted to Committee members). We believe it applies a clear and forward-thinking set of principles that would better protect the integrity and life of the Swales, while allowing for future residential development through Biodiversity-Sensitive Urban Design principles.

The Swale Watchers' recommendations are more aligned with the city's own Green Infrastructure Strategy, especially the principle of ecological integrity and the goal of a protected, enhanced, and linked network of natural assets. The maps provided by both the administration and the Swale Watchers clearly show that the ecosystems of the Swales are interconnected and it is vital for their mutual survival that a sufficient flow of natural resources (e.g., water, pollination, species migration) can move between them.

In this regard, we are deeply concerned that the administration's recommendation offers an exposed, depleted, and severed design for the interconnected, sensitive ecosystems of the Swales. While it might not operate within a hasty timeline of paving paradise for a parking lot, following administration's recommendation will, over time, starve the Swales to the point they will no longer be able to sustain themselves. Death by a thousand cuts. By contrast, the recommended boundaries proposed by the Swale Watchers reaches into Saskatoon's future to help sustain both resilient grassland ecosystems and a growing urban population. These priorities need not be at odds. Indeed, the expanded boundaries and vision for the Swales will form an essential part of the National Urban Park proposed for Saskatoon, which has the stated goal of "building connections between nature and people."

We strongly endorse the Swale Watchers' recommendations toward an integrated vision of living well among all our beautiful city's inhabitants. Wild About Saskatoon therefore recommends that this committee does not recommend Option #2 to Council, but rather recommends to Council that they re-engage with the Swale Watchers to develop biodiversity and other related conservation targets to guide decision-making around the Swale boundaries; boundaries that assure the natural assets of the Northeast and Small Swales are protected and enhanced. The Swale Watchers have requested the opportunity to continue working with the city, Meewasin, and others to address their concerns and better safeguard the future of the Swales. We sincerely hope this committee will endorse their request.

For Wild About Saskatoon

Chad Hammond

Joanne Blythe

Lasby, Mary

Subject: FW: Email - Communication - John Krowina - Northeast Swale Boundries - CK 4205-40
Attachments: SwalesubstoStdCttee2023.doc

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:16 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - John Krowina - Northeast Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:10

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: John

Last Name: Krowina

Phonetic spelling of first and/or last name: Kroweena

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Adelaide St. E.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): n/a

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please see attached file SwalesubstoStdCttee2023.doc

Thank you. John Krowina

Attachments:

- [SwalesubstoStdCttee2023.doc](#) 29.5 KB

Will you be submitting a video to be vetted prior to council meeting?: No

Comments to the Standing Committee on Planning, Development and Community Services Meeting, Feb. 8, 2023

Agenda Item 7.2.3 – Swale Boundaries

1. The Northeast and Small Swales (“the Swales”) are a natural area that is rich in biodiversity, natural beauty, and amenity for the residents of Saskatoon. They constitute a very high-value natural area, situated close to an area under consideration for designation as a National Urban Park. They are also not far from Wanuskewin Heritage Park, a candidate UNESCO World Heritage Site.
2. The question for this Committee is: which of the plans proposed best achieves the dual objectives of present-day economic growth and revenue, on the one hand, and conservation of a thriving green space for the benefit of current and future generations, on the other hand. To me it is clear that the Swale Watchers’ plan stands head and shoulders above the City’s plan in both of these respects. It is professional, thorough, thoughtful and realistic.
3. Today there is growing recognition that near-urban and urban ecosystems are critically important components of Canada’s overall environmental quality and biodiversity. We know that there aren’t many such areas left. We also know that complex and established communities of plants, animals and birds can’t just pick up and move down the road.
4. Such areas, if properly established and maintained, can provide a fantastic resource and source of enjoyment, relaxation, recreation, education and general amenity for generations of Saskatonians to come. There is a new maxim: “Enjoy and bond with nature where you live, work and play! (J.M. Marzluff, *Welcome to Subirdia* (Yale Univ Press) 2014, p. 215.)
5. The decision of this Committee must be made with a generous spirit, in which any uncertainty is resolved in favour of the Swales. This is in keeping with the future-oriented perspective necessary here. The question is: **“Which plan will give us the most pride, satisfaction and confidence that we are passing the best version of the Swales that we have on to our children, their children, and their children’s children?” That plan is the one which gives the Swales the best shot at long-term surviving and thriving.**
6. The City’s plan is inadequate and pinched. It does not exhibit a generous spirit. The best example of this is the demonstrably inadequate space allotted to the sharp-tailed grouse dancing grounds. There is no point in a plan which is doomed to fail, a plan which leads to the disappearance of that which it is supposed to protect.
7. The City’s plan sacrifices known areas of high-quality habitat and biodiversity. This price

is too high to pay.

8. There is insufficient protection of the Swales from runoff and flooding under the City's plan. The Swale Watchers' plan provides for additional necessary buffering. The City's plan does not.
9. The Swale Watchers' plan takes into account the need for environmental connectivity between the Swales. The City's plan does not.
10. Sensitive ecological areas cannot exist where high-traffic roadways run too close by. Knowing this, we need to route traffic away from such areas. The Swale Watchers' plan does this. The City's plan does not.
11. The Swale Watchers' plan is not pie-in-the-sky. Realistically, it envisages residential development, and leaves space for appropriate future development. But it makes reasonable and balanced compromises that will give the Swales a much better shot at long-term survival.
12. To conclude, when our descendants look back at us today, in 100, 300 or 800 years, will they look back and say **Why didn't the City allow another 300 homes to be built there? Not likely.** Adopting the Swale Watchers' plan will not lead to a hangover. On the contrary, the Swales will be embraced with pride as a part of our living heritage, as the living jewels that they are.
13. On the other hand, disappointment and bitterness will follow if a plan is adopted which leads to the death of the Swales by the proverbial 1000 cuts.
14. If something is worth doing, it is worth doing right. The Swale Watchers' plan does it right. The City's plan does not.

John Krowina
Saskatoon
February 6, 2023

John Krowina

Lasby, Mary

Subject: FW: Email - Communication - James Dynes - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Swale Support letter City Saskatoon 230206.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:41 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - James Dynes - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:38

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: James

Last Name: Dynes

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Brown Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): N/A

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES Meeting Feb 8, 2023

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement

Comments:

I have attached a letter that with my concerns with the proposed Swale Boundary

Attachments:

- [Swale Support letter City Saskatoon 230206.docx](#)13.59 KB

Will you be submitting a video to be vetted prior to council meeting?: No

His Worship the Mayor
and City Council Members
City of Saskatoon
Saskatoon, SK, Canada

February 6, 2023

Dear Sir/Madam:

RE: February 8, 2023 Agenda item 7.2.3 Northeast Swale and Small Swale Boundary Endorsement
[PDCS2023-0207]

I understand that the Standing Policy Committee on Planning, Development and Community Services has recommended boundaries for the Northeast and Small Swales, as outlined in Option 2 of their report to the Council.

I do not endorse Option 2, finding it inadequate for even meeting the minimum of standards for protecting one of our last remaining native ecosystems and wildlife habitats in the Saskatoon area. If Option 2 is adopted, we will not have a viable functioning ecosystem, thus dooming the Swales to a slow and painful death, eventually leading to the development of the Swales and the loss of this important resource to future generations.

I am in favour of the boundaries proposed by the Swale Watchers, in their Vision Statement (Biodiversity Sensitive Urban Design and the Northeast Swales) dated January 2023 as these boundaries will protect one of our last remaining native ecosystems and wildlife habitats in the Saskatoon area for an eternity, to be enjoyed and used by future generations.

I get it, development is important and necessary, providing the means for us and our children to survive and thrive in this world. For too long, however, we have been led to believe that we do not need NATURE, that we must develop all lands for us to survive and thrive in this world. Today, we are learning that humans are products of nature and that we are totally dependent on the life support that ecosystems provide us. Moreover, we are learning that human-nature relationships are a key factor in nurturing ecological and human health and promoting successful and equitable urban communities. I implore City Council members to read Angela Loder's book "Small-Scale Urban Greening" to understand our relationship with nature.

Furthermore, development is so deeply embedded in our culture that we have lost sight that we have a responsibility to conserve life where we live or we will lose it. We cannot afford to lose it. On that account I implore City Council members to read Douglas Tallamy's book "Nature's Best Hope".

James J. Dynes, Ph.D., P. Ag.

■ Brown Crescent
Saskatoon, SK
S7J ■, Canada
■

Lasby, Mary

Subject: FW: Email - Communication - Megan Van Buskirk - Northeast Swale and Small Swale Boundary Endorsement Resubmission - CK 4205-40
Attachments: SES Letter of Support 2023 Swales Boundaries.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 5:02 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Megan Van Buskirk - Northeast Swale and Small Swale Boundary Endorsement Resubmission - CK 4205-40

--- Replies to this email will go to meganvb@environmentalsociety.ca ---

Submitted on Monday, February 6, 2023 - 17:00

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Megan

Last Name: Van Buskirk

Phone Number : [REDACTED]

Email: meganvb@environmentalsociety.ca

Address: [REDACTED] 20th St. W.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatchewan Environmental Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

PLEASE DISREGARD THE PREVIOUS SUBMISSION FROM THE SES AS IT WAS INCORRECT. Please accept this statement. Many thanks!

Attachments:

- [SES Letter of Support 2023 Swales Boundaries.pdf](#)437.32 KB

Will you be submitting a video to be vetted prior to council meeting?: No

**PRESIDENT**

M. Asmuss, MEd., B.A. Hon.

VICE PRESIDENT

R.A. Halliday, P.Eng.

TREASURER

R. Lepage, CPA, CMC, C.Dir.

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H. Carlson, MPP, B.Sc.

A. Lindgren, M.E.S., B.A. Hon.

L. Luciuk, B.A. & Sc.

P. Prebble, M. SEM, M.Ed., BBA

L. Salm, J.D., B.A.

W.J. Wardell, Q.C.

B. Weichel, M.Sc.

G. Wright, J.D., M.Sc., B.Sc., P.Eng.

T. Yee, J.D., B.A. Hon.

TELEPHONE

1.306.665.1915

EMAIL

info@environmentalsociety.ca

WEBSITE

www.environmentalsociety.ca

MAIL

PO Box 1372 Saskatoon SK S7K 3N9

OFFICE

220 20th Street West Saskatoon

February 6, 2023

City of Saskatoon
c/o Standing Policy Committee on Planning,
Development and Community Service
222 3rd Avenue North
Saskatoon SK S7K 0J5

RE: February 7, 2023; Agenda item 7.2.3

To the Standing Policy Committee on Planning, Development and Community Service:

Please accept this letter of support for the *Swale Watchers Vision Statement* and recommended boundaries of January 23, 2023.

The Saskatchewan Environmental Society recognizes the intrinsic value of the Northeast and Small Swales, as well as the ecosystem services provided to Saskatoon and area, including stormwater management, active lifestyle opportunities, and property value uplift in nearby neighbourhoods. The Swales are also home to hundreds of species of plants and animals, many that are rare, endangered and culturally significant. The Northeast and Small Swales are one of the largest surviving fragments of native prairie in this part of Saskatchewan, and one of the keys to long-term sustainability is to provide functional habitat corridors and to buffer the Swales from residential development and roadways.

Together we can conserve this incredible ecosystem for all who depend on it!

Thank you for your time.

Sincerely,

Megan Van Buskirk
Acting Executive Director

Lasby, Mary

Subject: FW: Email - Communication - David Maxwell Abraham - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:54 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - David Maxwell Abraham - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:53

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: David Maxwell

Last Name: Abraham

Phonetic spelling of first and/or last name: My names are already in phonetic form

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Comp [REDACTED] RR7

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

Name of the organization or agency you are representing (if applicable): Self

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on?: 7.2.3

Comments:

Given that the United Nations has declared that the continued loss of worldwide biodiversity is one of the two greatest threats to "life on earth" and that Saskatoon as well as all governing bodies and all individuals have to be doing their share to battle the loss of diversity.

I strongly suggest that the committee abandon their present report on the development of the Swale and adhere to the proposal presented by the Swale Watchers. The city needs to lead in our collective battle with Biodiversity Loss. Or will we be like the peoples of Easter Island who relied on their forest for survival yet they cut down the last tree in full knowledge that it was the last tree.

Saving our precious Swale now can be a turning point in the city's priorities. Why not delay any decision and open this crucial issue to a public Input process.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Pat Albers - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Letter to City Council, February 6, 2023.docx

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:55 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Pat Albers - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:54

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Pat

Last Name: Albers

Phonetic spelling of first and/or last name: Al-burrs

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pobran Cresent

City: Saskatoon

Province: Saskatchewan

Postal Code: s7s [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please find my letter attached.

Attachments:

- [Letter to City Council, February 6, 2023.docx](#)15.62 KB

Will you be submitting a video to be vetted prior to council meeting?: No

Although I am a member of many local, provincial and national nature and environmental groups, I am writing today as an individual citizen of the Silverspring neighbourhood. Walking through the natural and semi-natural areas near my home is an important part of my life. The swales, the river, and the Saskatoon Natural Grasslands are the reasons I moved to this area 17 years ago. These natural spaces and their subtle beauty were the motivation behind my joining so many local environmental groups. The native landscape, and its flora and fauna, are a vital part of my spiritual, mental and physical well-being. I am writing you in one final attempt to ask you to preserve the Northeast and Small Swales by adopting the boundary recommendations put forth by the Swalewatchers.

I am writing this with great concern and some despair. More than 60 years ago, in 1960, acclaimed writer and Pulitzer Prize winner, Wallace Stegner, wrote his famous Wilderness letter on the vital importance of protecting wild places. His deep reverence for nature came from his boyhood spent in Saskatchewan and other then-wild places. Since his famous wilderness letter, many more nature enthusiasts have followed his lead in speaking up for nature, albeit with limited success. I am one of those people.

It has been 10+ years since the Swalewatchers and other environmentally minded groups began their efforts to protect the swales. Ten years since Swalewatchers began, and over 60 since Stegner's letter, and still no one seems to be listening. The province isn't listening. If it were, it wouldn't be pushing a highway through the swale. Nor is the City listening; if it were, they would endorse, as I strongly do, the Swale boundary recommendations put forth by the Swalewatchers. Their very sensible recommendations are generally being overlooked. Hence, my despair.

Not only does the City's option 2 totally ignore the Swalewatchers' recommendations, but it is as though they have plugged their ears and minds. Not even space for the lekking grounds? What is the point of having a provincial bird at all if we aren't protecting its breeding grounds? Perhaps we should change our provincial bird from the sharp-tailed grouse to the common grackle, the European starling or the common sparrow as they better represent the kind of invasive and evasive opportunism displayed by our elected officials.

Not only has the City developed a reputation for not seriously conserving the natural areas we do have, but this is another example of abuse piled on top of neglect. The underfunding of Meewasin is just one example of how our existing areas are not being properly managed or conserved. Invasive species have been allowed to take over once-pristine areas. And now, there is the final coup de grace: a slap in the face to all the environmental groups and citizens who have tirelessly supported the protection of the swales, the ecosystems they support, and the carbon capture they provide. As I already said, no one is listening. Wallace Stegner and W.O Mitchell must be turning in their graves.

In conclusion, please reconsider the boundaries put forth by the Swalewatchers and protect what is a quickly vanishing resource, that is, the once great plains of North America. We know

much about the grasslands' many practical uses, but we must also consider nature for her own sake.

What Stegner wrote so long ago is still relevant today: "Being an intangible and spiritual resource, it (wilderness) will seem mystical to the practical minded--but then anything that cannot be moved by a bulldozer is likely to seem mystical to them... That is the reason we need to put into effect, for its preservation, some other principle than the principles of exploitation or "usefulness" or even recreation. We simply need that wild country available to us, even if we never do more than drive to its edge and look in. For it can be a means of reassuring ourselves of our sanity as creatures, a part of the geography of hope".

With hope,

Patricia Albers

████ Pobran Crescent,

Saskatoon, SK S7S █████

Lasby, Mary

Subject: Email - Communication - Jackie Bantle - City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 6:14 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jackie Bantle - City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 18:13

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jackie

Last Name: Bantle

Phonetic spelling of first and/or last name: Jackee Ban-tell

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pembroke Road

City: Neuanlage

Province: Saskatchewan

Postal Code: S0K [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: SPC-PLANNING, DEVELOPMENT AND COMMUNITY SERVICES - PUBLIC Wednesday, Feb. 8th, 2023 at 9:30am

What agenda item do you wish to comment on ?: 7.3.3 City Greenhouse Operating Model Update [PDCS2023-0206]

Comments:

It has come to my attention that the City of Saskatoon greenhouse is in disrepair and considerations are being given not to replace the greenhouse but to have private companies carry out the city of Saskatoon flower program during the summer as well as the indoor plant care for city facilities. I have serious concerns about the suggestion that the City of Saskatoon will not replace its greenhouse.

A greenhouse is necessary for a Conservatory and the Conservatory must be replaced. For a city the size of Saskatoon not to have an indoor conservatory is embarrassing. Winnipeg just opened up their new conservatory (The Leaf), Edmonton has the Muttart Conservatory while Calgary has the Calgary Zoo Conservatory and Gardens. We cannot expect to have a conservatory in Saskatoon without a functioning greenhouse.

I have read the study that says that the quality of the plants for the outdoor flower program will not be compromised if sent to a private company - this remains to be seen. Also, if a private company is doing the flowers, they will be spending the least amount of money on the plants that they supply. The City of Saskatoon flower pots and outdoor gardens are known for their unique varieties and sometimes unusual varieties. Many local greenhouses COPY the flowers that the city has grown in a particular year when they plant the flowers in their greenhouse the following year. The City of Saskatoon greenhouse is setting the trend for new plants in the city and surrounding area. This will not happen if the program is given out to a local greenhouse grower.

The City of Saskatoon greenhouse could be so much more than it is. I work at the Agriculture Greenhouse at the U of S. We have so many requests from schools to host tours, workshops, etc for local schools. We can't keep up and as a research greenhouse, it's not really our mandate. This is something that the City of Saskatoon could look at for future ventures in a new greenhouse. For a nominal charge, school groups could come to the City of Saskatoon greenhouse for tours, learning about plants, etc. Perhaps, a company like 'Nutrien' would be willing to sponsor a program where students come to learn about growing food plants. Additionally, could partnerships with groups like Prairieland and the Western Development Museum be made so as to supply plants for events that they host? (ex. Gardenscape, Trade shows, Graduations, weddings, etc.)

It is very short sighted to suggest that the City of Saskatoon Greenhouse should not be replaced. A greenhouse will be necessary to ensure the uniqueness of plants in the conservatory, The quality of the plants in the planters, pots and flower beds in the City of Saskatoon have been second to none. I urge the mayor and counsellors to take another look at how they can make a new City of Saskatoon Greenhouse work for the city.

Thank you for taking the time to read my letter. If you would like to discuss this further, please do not hesitate to contact me.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Del McKenzie - City Greenhouse Condemnation - CK 600-1

From: Web NoReply <web-noreply@saskatoon.ca>

Sent: Monday, February 6, 2023 11:16 AM

To: City Council <City.Council@saskatoon.ca>

Subject: Email - Communication - Del McKenzie - City Greenhouse Condemnation - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 11:16

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Del

Last Name: McKenzie

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Braemar Crescent

City: saskatoon

Province: Saskatchewan

Postal Code: S7V [REDACTED]

Name of the organization or agency you are representing (if applicable): Self

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: City Council Meeting, Wednesday February 08

What agenda item do you wish to comment on ?: City Greenhouse condemnation

Comments:

I wish City Council to reconsider not replacing the City Greenhouses that are being condemned. Having our own greenhouses allows us to choose directly what we want to plant in pots around the city. To date the choice of unique and colorful plants has invigorated the landscapes of Saskatoon. In addition the City Greenhouses manage some of the unique plants in the Mendel Conservatory. This is a marvelous place to visit! Finally please consider that people will become unemployed as happens when a business closes.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 12:52 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 12:51

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Brenda

Last Name: Nokleby

Phonetic spelling of first and/or last name: Brenda NUK-el-bee

Email: [REDACTED]

Address: [REDACTED] Porteous Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Mayor and Councillors Meeting Wed. Feb.8 regarding Agenda item 8.3.4

What agenda item do you wish to comment on ?: 8.3.4 proposed closure of City of Saskatoon Greenhouse Ave. P and not rebuilding

Comments:

Re: proposed closure of City of Saskatoon Greenhouse Ave P with no plans to rebuild.

I am saddened to hear of this proposal. This is absolutely the wrong choice for a facility which is needed to improve the visual quality and beautification of our prairie city. The future of the existing plants at this facility is grim/fatal if this plan takes place. I fail to see how the plan to contract out is cost effective in the long run. I realize that the old facility has almost reached the end of it's life, but it needs replacement not program closure. Thank you for listening.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 1:18 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:17

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Brenda

Last Name: Nokleby

Phonetic spelling of first and/or last name: Brenda NUK-el-bee

Email: [REDACTED]

Address: [REDACTED] Porteous Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Re: proposed closure City Greenhouses Ave P

What agenda item do you wish to comment on ?: 8.3.4

Comments:

Addendum to my previous comments regarding closure with no plans to replace this important facility. I am very concerned for the plants from the former Mendel Conservatory. They have historical/cultural (as well as monetary) importance.

I'm sure Mr. Mendel would be appalled by the proposal to close without replacement.
We need to maintain his legacy to our city.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Bernadette Vangool - Closure of City Greenhouses - CK 600-1
Attachments: To City Council.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 1:40 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Bernadette Vangool - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:37

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Bernadette

Last Name: Vangool

Phonetic spelling of first and/or last name: Berna Dett Van Goal

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Ewart Ave

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatchewan Perennial Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Meeting on Feb 8

What agenda item do you wish to comment on?: 7.3.3

Comments:

I am concerned that City Council may opt to no longer have a green house. This is short-sighted. Farming out to other suppliers should be temporary.

Attachments:

- [To City Council.docx](#) 11.19 KB

Will you be submitting a video to be vetted prior to council meeting?: No

To City Council,

The proposed new Conservatory was approved last year in principal at a Meeting of City Council. The offspring of the much loved banana tree was discussed as safely housed in the greenhouse. Now all this is gone by the wayside, because of inaction by the City of Saskatoon at a critical time to shore up or replace the existing greenhouse in a timely manner.

We can still enjoy some green space in some of the city buildings such as City Hall. 'This service will continue in the short term but as greenhouse space becomes unavailable, adjustments to service delivery for civic plant displays will be required' per your report.

It is unacceptable that the citizens of Saskatoon in future will have to drive two and a half hours to Regina to see some indoor green space. And sure Regina has the capital commission to get plants from, we however will be paying full price for our plant material from wholesalers who may not deliver what's on order because Saskatoon is a smaller centre which often do not get priority.

If we are serious about the conservatory, we should ensure that plant material to showcase is readily available. One way to do this is to maintain at least some greenhouse space. So you are not at the whim of the supplier. Also, if the flowerpot program is to expand and continue, greenhouse space is required for this as well to ensure you have a large diversity of plants to showcase. Saskatoon is famous for its great plant pots and boulevards displays. I would hate to see them reduced to petunias only. It is better for the environment to grow your own plants that have not been inoculated with neonicotisoids that are detrimental to the insect population. Growing your own you have some control over this.

I see outsourcing as a short term solution. Perhaps the Edmonton model should be considered going forward, it is better for the Citizens of Saskatoon. Employing local people at a good wage, to grow local plants. You can call it job creation.

I urge you to consider this item carefully, as passing the problem onto someone else may well be detrimental to the social wellbeing and the beauty of the City.

Bernadette Vangool
Concerned Gardener

Lasby, Mary

Subject: FW: Email - Communication - Joan MacDougall - City Greenhouse Operating Model Update - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:33 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Joan MacDougall - City Greenhouse Operating Model Update - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:32

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Joan

Last Name: MacDougall

Email: [REDACTED]

Address: [REDACTED] Coy ave.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Planning Development and Community Services

What agenda item do you wish to comment on ?: City Greenhouse Operating Model Update

Comments:

I believe this decision requires community input for a multitude of reasons .1. The amount of dollars required to keep a city greenhouse operating is tiny in comparison to other massive projects under consideration. 2. Loss of green material in public buildings which should be increasing not decreasing. 3.The potential loss of Conservatory plants is

a likely precursor to the decision to forgo a new Conservatory. 4 There will be a major loss of knowledge, expertise and talent when greenhouse staff are let go.

If a decision is made this week it allowed very little time for public response. Surely the condition of the greenhouses was not news

Hoping for more time and community input. THANKYOU

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Heather Jensen - City Greenhouse Operating Model - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:49 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication – Heather Jensen - City Greenhouse Operating Model - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:49

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Heather

Last Name: Jensen

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Avenue K South

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

Name of the organization or agency you are representing (if applicable): none

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Wednesday February 8, 2023, SPC-PLANNING, DEVELOPMENT AND COMMUNITY SERVICES - PUBLIC

What agenda item do you wish to comment on ?: 7.3.3

Comments:

I support the continuation of greenhouses operated by the City in Saskatoon. Local, appropriate living plants are very important for our lives in the City. The quality of plants in the city planters currently appears to be much higher than anything coming out of commercial greenhouses. Also, the knowledge of the people working in the greenhouse needs to be publicly supported. Having these plants grown in the city supports the life of the city overall. Living plants are associated with better mental and physical health, higher levels of productivity, and improved well-being of residents and visitors. Now is a great time to be re-building a greenhouse. Dramatic innovations in greenhouse technology, including use of new and more sustainable and less-carbon intensive methods of heating and cooling, dramatic improvements in greenhouse glazing materials (the transparent material), and improvements in greenhouse design for cold climates mean that greenhouse technology is becoming more, not less, feasible in Saskatoon. There is a real opportunity to re-build the greenhouses following a model of sustainability, and serving as a model for local production for small businesses and communities interested in local food and flowers. The expertise of people who work in the city greenhouses is worth supporting. There are opportunities to use this as a project that strengthens the city's climate resilience. Rebuilding the greenhouses and finding a way to reopen the conservatory is the proper route forward. These initiatives also are an important counter-balance to modern alienation from our natural world. I fear that sourcing plants commercially will mean our plants come in on trucks, and are less sustainable. I also fear that commercial contracts will be less able to reflect the uniqueness of Saskatoon and the needs of our weather. Commercial suppliers do not have the same ongoing engagement throughout the growing season, and using commercial suppliers would result in a de-skilling of the city plant workers. Beauty and natural environment are important and should be accessible to everyone in the city. Support for the greenhouses provides a benefit to everyone: businesses, citizens, visitors, etc. If special-project fundraising and citizen initiatives are required to support the greenhouse renovation or rebuild, and reopening the conservatory, then a citizen working group needs to be struck, and I would like to be part of such a group. I would be happy to speak to Council to emphasize the importance of this issue and the opportunities that this situation presents our city.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Peggy Sarjeant - City Greenhouse Operating Model Update - CK 600-1
Attachments: Civic green house and Conservatory.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:59 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Peggy Sarjeant - City Greenhouse Operating Model Update - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:58

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Peggy

Last Name: Sarjeant

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] University Drive

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatoon Heritage Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Planning and Development?

What agenda item do you wish to comment on ?: City Greenhouse

Comments:

Please see attached letter

Attachments:

- [Civic green house and Conservatory.docx](#) 12.89 KB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6 2023

We were very surprised and disheartened by the report on the decommissioning of the City Greenhouses. Following a conversation with City staff in early December, we understood that, although the greenhouse structure is old and requires maintenance work it was not closed. This statement followed the latest engineering assessment of September 2022. The assessment did not call for the buildings to be condemned but did say that the risks were increasing.

This report states that the greenhouse structure is too old for renewal and therefore the Civic Buildings Maintenance funding option is not available. Has the greenhouse ever been part of the Civic Buildings Maintenance Funding programme? In the past, it was discovered that the Marr Residence and the Superintendent's Residence were not part of the program.

How was it determined that the greenhouse was too old to be maintained and renovated? Please take another look at possibilities for its renewal. This is a building that is included in the Heritage Registry. Surely that counts for something and needs to be treated carefully.

This report states clearly that the proposed closure of the greenhouse is for the short term. Any closure for the long term will probably have an adverse impact on the flowers provided for the City's public spaces. We are particularly concerned about the short and long-term impact on the current plant material from the Conservatory, which is being looked after by the City. For the short term, we would ask the City to explore the possibility of asking for help from the University's horticultural department

We worry about the future direction of the City with regard to the re-opening of the Conservatory. This report includes the phrase "If the Conservatory is to re-open ... ". This does not sound very encouraging. The City of Saskatoon subscribes to the idea of a winter city. The Conservatory used to provide a welcome respite from the depths of winter.

We would welcome an assurance that the City is diligently pursuing options to provide funding for what was once one of Saskatoon's little gems

Sincerely

Peggy Sarjeant,

President Saskatoon Heritage Society

PUBLIC MINUTES

**STANDING POLICY COMMITTEE ON PLANNING,
DEVELOPMENT AND COMMUNITY SERVICES**

**Wednesday, January 11, 2023, 9:30 a.m.
Council Chamber, City Hall**

PRESENT: Councillor T. Davies, Chair
Councillor Z. Jeffries, Vice-Chair
Councillor C. Block, via teleconference
His Worship, Mayor C. Clark (Ex-Officio)

ABSENT: Councillor H. Gough
Councillor M. Loewen

ALSO PRESENT: General Manager, Community Services L. Lacroix
Solicitor J. Manastyrski
Deputy City Clerk S. Bryant
Committee Assistant M. Lasby

1. CALL TO ORDER

The Deputy City Clerk called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. APPOINTMENT OF CHAIR AND VICE-CHAIR

City Council, at its Regular Business meeting held on September 26, 2022, made the following appointments for 2023:

Standing Policy Committee on Planning, Development and Community Services

- Councillor C. Block
- Councillor T. Davies
- Councillor M. Loewen
- Councillor H. Gough
- Councillor Z. Jeffries

The Committee was requested to appoint a Chair and Vice-Chair for 2023.
Councillor Davies was Chair and Councillor Loewen was Vice-Chair for 2022.

Moved By: Councillor Jeffries

That the Standing Policy Committee on Planning, Development and Community Services appoint Councillor Davies as Chair for 2023.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

Councillor Davies took the Chair.

Moved By: Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services appoint Councillor Jeffries as Vice-Chair for 2023.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

3. CONFIRMATION OF AGENDA

Moved By: Councillor Jeffries

1. That the letter requesting to speak from Peggy Sarjeant, Saskatoon Heritage Society, dated January 4, 2023, be added to Item 7.3.1; and
2. That the speakers be heard immediately following Unfinished Business:
 - 7.3.1
 - Peggy Sarjeant, Saskatoon Heritage Society
3. That the agenda be confirmed as amended.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

4. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

5. ADOPTION OF MINUTES

Moved By: Councillor Jeffries

That the minutes of Regular Meeting of the Standing Policy Committee on Planning, Development and Community Services held on December 6, 2022 be approved.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

Item 7.3.1 was considered next.

6. UNFINISHED BUSINESS

7. COMMUNICATIONS (requiring the direction of the Committee)

7.1 Requests to Speak (new matters)

7.2 Delegated Authority Matters

7.2.1 Civic Naming Committee – Third and Fourth Quarter Report 2022 [CK 6310-1]

A report of the Civic Naming Committee was provided.

General Manager, Community Services Lacroix presented the report.

Moved By: Councillor Jeffries

1. That the following be added to the Names Master List (preassigned):

- Michif
 - John Arcand
2. That the Science theme be applied to the Blairmore Urban Centre.
 3. That the Geology theme be applied to the Parkridge extension; and
 4. That the report be forwarded to City Council for information.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

Item 7.3.2 was considered next.

7.3 Matters Requiring Direction

7.3.1 Peggy Sarjeant - Saskatoon Heritage Society - Woodlawn Cemetery and Next-of-Kin Memorial Avenue Centennial [CK 710-1]

Letters from Peggy Sarjeant, Saskatoon Heritage Society, dated December 20, 2022 and January 4, 2023, were provided.

General Manager, Community Services Lacroix introduced the item.

Peggy Sarjeant, Saskatoon Heritage Society, presented the letters and responded to questions of the Committee, along with General Manager, Community Services Lacroix who confirmed that the Administration will work with the Heritage Society on the celebration.

Moved By: Councillor Block

That the information be received.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

Item 7.2.1 was considered next.

7.3.2 2022 Marr Residence Annual Report [CK 430-60]

The 2022 Marr Residence Annual Report was provided.

General Manager, Community Services Lacroix presented the report.

Moved By: Mayor C. Clark

That the 2022 Marr Residence Annual Report be forwarded to City Council for information.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8. REPORTS FROM ADMINISTRATION

8.1 Decision Reports

8.2 Approval Reports

8.2.1 Offer to Commission and Donate Two Artworks – The Cranes Dance and The Autumn Flight [PDCS2023-0102]

A report from the Administration was provided.

General Manager, Community Services Lacroix presented the report and responded to questions from the Committee.

Moved By: Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That acceptance to commission and donate two artworks entitled The Cranes Dance and The Autumn Flight as recommended by the Public Art Advisory Committee and Civic Administration be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement, evidencing the commissioning and

donation for signing by Dream, His Worship the Mayor and the City Clerk.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8.2.2 2023 Cultural Grant Capital Reserve Awards [PDCS2023-0101]

A report from the Administration was provided.

General Manager, Community Services Lacroix presented the report and responded to questions from the Committee.

Moved By: Mayor C. Clark

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that project funding, recommended by the Cultural Grant Capital Reserve Assessment Committee, for 2023, as outlined in the January 11, 2023 report of the General Manager, Community Services, be approved.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8.2.3 Request to Approve Pleasant Hill Rink as a Municipal Project [PDCS2023-0104]

A report from the Administration was provided.

General Manager, Community Services Lacroix presented the report and responded to questions from the Committee.

Moved By: Councillor Block

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the budget for Capital Project P.02519 be increased by \$100,000 to be funded by private donations;
2. That the installation of a community rink in Pleasant Hill Park be approved as a municipal project; and
3. That Corporate Revenue Department, Corporate Financial Services, be authorized and directed to accept donations for this project and to issue appropriate receipts to donors who contribute funds to the project.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8.2.4 Scattering of Cremated Remains Update [PDCS2023-0105]

A report from the Administration was provided.

General Manager, Community Services Lacroix presented the report and responded to questions from the Committee.

Moved By: Councillor Jeffries

That the Standing Policy Committee on Planning Development and Community Services recommend to City Council that a Capital Project, to plan and construct a dedicated scattering location at Meewasin Park for the scattering of cremated remains as outlined in the January 11, 2023 report of the General Manager, Community Services, be brought forward for consideration in the 2024/25 Multi-Year Business Plan and budget deliberation.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8.3 Information Reports

Moved By: Councillor Block

That the reports contained in items 8.3.1 to 8.3.2 be received as information.

In Favour: (4): Councillor Davies, Councillor Jeffries, Councillor Block, and Mayor C. Clark

Absent: (2): Councillor Gough, and Councillor Loewen

CARRIED UNANIMOUSLY

8.3.1 Referral List – Standing Policy Committee on Planning, Development and Community Services [PDCS2023-0103]

A report from the Administration was provided.

General Manager, Community Services Lacroix presented the report and responded to questions from the Committee.

8.3.2 Carbon Monoxide Update [PDCS2023-0106]

A report from the Administration was provided.

Assistant Fire Chief Raymer presented the report and responded to questions from the Committee, along with Solicitor Manastyrski.

9. MOTIONS (notice previously given)

10. URGENT BUSINESS

11. GIVING NOTICE

12. IN CAMERA SESSION (if required)

13. ADJOURNMENT

The meeting was adjourned at 10:25 a.m.

Councillor T. Davies, Chair

S. Bryant, Deputy City Clerk

January 23, 2023

Secretary, Standing Policy Committee on
Planning, Development & Community Services

Dear His Worship the Mayor and Members of City Council:

**Re: 2022 Annual Report - Saskatoon Development Appeals Board
[File No. CK 430-30]**

In accordance with the Development Appeals Board Policy and Procedures, as Chair of the Development Appeals Board (DAB), I hereby submit the Board's 2022 Annual Report for City Council's information.

Background

The DAB operates as a quasi-judicial body consisting of members of the public who have been appointed by City Council to serve in a neutral position on the Board. Sections 219 and 221 of *The Planning and Development Act, 2007*, (PDA) provides the Board the authority to adjudicate on appeals such as those related to minor variances, misapplication of the *Zoning Bylaw* in issuing a development permit, refusal to issue a development permit because it would contravene the Bylaw, refusal of subdivision applications and any conditions of a zoning order issued for a property. Subsection 71(7) of the PDA authorized the Board to adjudicate on an appeal of the Holding provision.

Board Membership

Membership on the Board for the year 2022 was as follows:

- Len Kowalko, Chair
- June Bold, Vice-Chair
- Jania Chilima, Member (resigned)
- Cameron Duncan, Member (no attendance and resigned)
- Lois Lamon, Member
- Nick Sackville, Member

The 2023 membership on the Board is as follows:

- Len Kowalko, Chair
- June Bold, Vice-Chair
- Lois Lamon, Member
- Cherese Reemaul, Member
- Nick Sackville, Member

Appeals and Hearings - 2022

In 2022, the Board heard 39 appeals, a decrease from 2021 when 58 appeals were heard. Decisions of the DAB can be further appealed to the Planning Appeals Committee, Saskatchewan Municipal Board (SMB). Below is a summary of appeals made to the DAB and SMB in 2022.

	Total DAB Appeals Received	DAB Appeals Withdrawn	DAB Appeals Granted	DAB Appeals Denied	DAB Appeals Revoked	DAB Appeals Rescinded	DAB Appeals Upheld and Time Extension	Total Number of DAB Appeals filed to SMB
Permit Denial	23	1	19	2	--	--	--	1
Order to Remedy Contravention	13	1	4		1	1	5	2
Sign Permit	2	--	1	1	--	--	--	1
Remove "H" Symbol	1	--	1	-	--	--	--	-
Grand Total	39	2	25	3	1	1	5	4

A number of appeals heard by the Board in 2022 dealt with a contravention of *Zoning Bylaw* regulations related to signs, hard surfacing of parking spaces, and landscaping which were considered to be of a minor nature. In 2022, the majority of appeals before the Board were regarding a denial of a permit.

The Board notes the number of appeals declined from 2021. This decline maybe attributed, in part, to text amendments that the City undertook to provide flexibility in the *Zoning Bylaw* regulations. The Board encourages the Planning and Development Department or Community Standards Department to continue to consider amendments that may provide more administrative flexibility in development review with a potential to reduce appeal applications. Minimizing the number of appeals would reduce the Board involvement and thereby, staff time of the offices of the City Clerk and Community Services Division.

As in past years, the DAB would like to express its appreciation to the Community Services staff, for the thoroughness and comprehensive manner in which appeals are presented to the Board, and to the staff of the City Clerk's Office for the administrative support.

Sincerely,


Len Kowalko
Board Chair, 2022

LK:drs

APPROVAL REPORT

Innovative Housing Incentives – Additional Tax Abatement for National Affordable Housing Corporation, Aspen Heights

ISSUE

National Affordable Housing Corporation (NAHC) has requested a five-year incremental tax abatement under the Attainable Housing Program for an additional nine affordable rental units at their Aspen Heights project located at 345 Feheregyhazi Boulevard, in Aspen Ridge.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. A five-year incremental tax abatement for the additional affordable housing units at 345 Feheregyhazi Boulevard, developed by the National Affordable Housing Corporation (NAHC), be approved; and
2. That the City Solicitor be requested to prepare the necessary incentive agreement and that His Worship the Mayor and the City Clerk be authorized to execute the amended agreement under the Corporate Seal.

BACKGROUND

In 2021, the NAHC applied for funding under the Innovative Housing Incentives program for a capital grant and tax abatement for their development at Feheregyhazi Boulevard and Fast Crescent, now known as 345 Feheregyhazi Boulevard. The Aspen Heights project was evaluated under the Innovative Housing Incentive Program and was eligible for funding.

City Council, at its Regular Business [meeting](#) on June 28, 2021, approved the following:

“That funding of 10% of the total capital cost of the construction of eight affordable rental units at Feheregyhazi Boulevard and Fast Crescent by the National Affordable Housing Corporation, estimated at \$160,000, be approved and that a five-year incremental tax abatement be approved, estimated to be \$44,130;”

The tax abatement approved in the above noted report was for eight units of affordable supportive rental housing, including six two-bedroom units and two three-bedroom units. Five of the six two-bedroom units feature full barrier-free design and NAHC partnered with Inclusion Saskatchewan and the Canadian Mental Health Association on these units.

DISCUSSION/ANALYSIS

In November 2022, NAHC requested a five-year incremental tax abatement for nine additional supportive affordable rental units at 345 Feheregyhazi Boulevard. Of the nine rental units, seven are two-bedroom units and two are three-bedroom units.

The requested support for nine affordable rental units qualifies for a five-year incremental tax abatement under Council [Policy No. C09-002](#), Innovative Housing Incentives. If this request is supported, the total number of affordable supportive rental units at this development would total 17 out of the 56 total units or thirty percent of the entire development. Of the 17 units, five units will be accessible.

Estimated Incremental Property Tax Abatement

According to the Corporate Financial Services Division, the incremental increase in property taxes (municipal, library, and education portions) for the additional nine units is estimated to be \$10,461. Based on the 2022 tax year; the incentive amount over five years would total approximately \$52,305, which includes \$33,530 in municipal and library taxes and \$18,775 in education property taxes. The calculations are based on 2022 tax rates and will change with any annual mill rate adjustments. The abatement will be based on the actual assessment value determined upon final inspection of the completed project.

The project began construction in July 2021 and will be fully completed in February 2023.

Administration Recommendation

After review of this application, Administration has concluded this request is consistent with Council Policy C09-002, Innovative Housing Incentives. Administration is recommending that City Council approve a five-year incremental property tax abatement for the nine additional units, commencing in the taxation year following completion of the project.

FINANCIAL IMPLICATIONS

The incremental property tax abatement for the project at 345 Feheregyhazi Boulevard is forgone revenue and will not require funding from the Affordable Housing Reserve. The City, including municipal and library, will forgo an estimated total of \$61,500 of tax revenue over five years for the eligible project. The province will forego the education tax, estimated at \$34,935, over five years.

	Original Approval (8 units)	Additional units (9 units)	Total (17 units)
Municipal Tax	\$ 5,071	\$ 6,080	\$11,151
Library Tax	\$ 523	\$ 626	\$ 1,149
Education Tax	\$ 3,232	\$ 3,755	\$ 6,987
1 Year Total	\$ 8,826	\$10,461	\$19,287
5 Year Total	\$44,130	\$52,305	\$96,435

NEXT STEPS

The property tax abatement, if approved, will begin the calendar year following project completion and will continue for five years. The project completion date is estimated as February 2023.

APPENDICES

1. Current Photos, Aspen Heights, 345 Feheregyhazi Boulevard

Report Approval

Written by: Blaire Prima, Senior Planner
Sarah King, Housing Analyst
Reviewed by: Melissa Austin, Neighbourhood Planning Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/PD/PDCS/Innovative Housing Incentives – Additional Tax Abatement for National Affordable Housing Corporation, Aspen Heights Project/kp

Current Photos, Apsen Heights, 345 Feheregyhazi Boulevard



Repeal and Replacement of Bylaw No. 6583, The Plumbing Permits Bylaw

ISSUE

In 2022, the Government of Saskatchewan repealed the plumbing regulations under *The Public Health Act, 1994* and passed new plumbing regulations under *The Construction Codes Act (Act)*. A review of the new legislation was undertaken and this report outlines changes that are recommended to align Bylaw No. 6583, The Plumbing Permits Bylaw (Bylaw), with the Act.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the proposed redraft of Bylaw No. 6583, The Plumbing Permits Bylaw as outlined within the report, be approved; and
2. That the City Solicitor be requested to prepare the necessary bylaw to repeal and replace existing Bylaw No. 6583, The Plumbing Permits Bylaw.

BACKGROUND

The Act governs construction standards in Saskatchewan and includes building, energy and plumbing regulations. Building owners are responsible for compliance with the Act. Local authorities are responsible for its administration and enforcement.

[Bylaw No. 6583, The Plumbing Permits Bylaw](#) was implemented in 1985, with the primary purpose to set the fee schedule to support the plumbing permit program. Requirements related to the administration of the plumbing permit program are outlined in department procedures. Under *The Public Health Act, 1994*, no enforcement tools were available to local authorities to support compliance with its plumbing regulations.

With the creation of *The Plumbing Code Regulations* (Regulations), under the Act, new tools are available to improve the administration and enforcement of construction standards for plumbing systems. To utilize the new tools, updates to the Bylaw will be needed to formalize current program requirements. Given the age of the Bylaw and the extent of the changes, it is proposed the current Bylaw be repealed and replaced.

DISCUSSION/ANALYSIS

The proposed redraft is intended to formalize the program requirements and support future enforcement of the Bylaw by reflecting current program requirements.

The proposed redraft will reflect current program requirements related to:

- Requirement for a plumbing permit;

- General application requirements, including certification of plumbing contractors and specifying drawings to support the application may be requested at the discretion of the City;
- Refusal to issue a plumbing permit;
- Permit fees, fee adjustments, cancellations, and refunds; and
- Permit terms and conditions.

The proposed redraft will also address the process of designating and appointing plumbing inspectors. The Regulations require the local authority to designate a chief plumbing administrator, who is responsible for the annual appointment of plumbing inspectors within the local authority. It is recommended that the Director of Building Standards be appointed the chief plumbing administrator responsible for appointment of plumbing inspectors, in accordance with Section 8 of the Regulations.

The Regulations now permit enforcement through the issuance of orders supported by an appeal process available to owners. With the formalization of current program requirements within the Bylaw, enforcement through an order process may be undertaken to achieve program compliance. Prior to implementing changes in program enforcement, further engagement and communication with the Mechanical Contractors Association will be undertaken.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the proposed redraft. The proposed redraft will continue to reflect the fee structure and cost-recovery model approved by City Council.

OTHER IMPLICATIONS

There is no privacy, social or environmental implications identified.

NEXT STEPS

Upon approval by City Council of the proposed recommendations, the City Solicitor will draft the necessary bylaw to repeal and replace the existing Bylaw which will be brought forward for City Council approval. Appropriate communication and engagement, with industry, will be developed around the future enforcement of the new bylaw.

REPORT APPROVAL

Written by: Kara Fagnou, Director of Building Standards
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/BS/PDCS/Repeal and Replacement of Bylaw No. 6583, The Plumbing Permits Bylaw\kp

Northeast Swale and Small Swale Boundary Endorsement

ISSUE

In advance of a Concept Plan being brought forward for the University Heights Neighbourhood #3 (UH3), Administration is providing a report recommending endorsement of a new north boundary for the Northeast Swale and new boundaries for the Small Swale, based on a review of a Natural Area Screening (NAS) completed for this area.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services, recommend to City Council that the boundaries for the Northeast and Small Swales, as outlined in Option 2, be endorsed.

BACKGROUND

The Standing Policy Committee on Environment, Utilities and Corporate Services, at its meeting on March 13, 2017, in response to a submission, regarding the “Development of the Swale – Response to Northeast Swale Watchers’ 12 Points”, [resolved](#), in part:

- “3. That the Administration bring together stakeholders in regards to the Northeast Swale (Swale) to continue the discussion about protection of the Swale. Stakeholders should include, but are not limited to, the City of Saskatoon, University of Saskatchewan, Meewasin Valley Authority, Saskatoon Environmental Advisory Committee, Municipal Heritage Advisory Committee and the Swale Watchers.”

As a result of this resolution, the Northeast Swale Working Group (NSWG) was established as an ad hoc group, with a short-term focus on current issues and policy outcomes. Eleven NSWG meetings were hosted to review and assess various issues raised. Four of these meetings included discussions on swale boundary delineation.

The Standing Policy Committee on Planning, Development and Community Services, at its meeting on March 11, 2019, received a [report](#) which provided a status update on the NSWG’s work. Since that time, all items raised have been addressed, either through an action item, a provision of information or through identification of initiatives in process of addressing the item, which completed the work of this group. A detailed summary of how each point was, or is, being addressed is provided (see Appendix 1).

The Standing Policy Committee on Planning, Development and Community Services, at its meeting on August 16, 2021, [resolved](#) that:

- “In support of ongoing work regarding the boundaries for the Small Swale and northern boundary of the Northeast Swale, that Administration work with Meewasin, as requested, to ensure that boundaries are established prior to completion of the UH3 Concept Plan.”

The Standing Policy Committee on Planning, Development and Community Services, at its meeting on September 13, 2021, received a report outlining the process for delineation of boundaries of the Northeast Swale and the Small Swale (see Appendix 2). In response to this report, it was [resolved](#):

“That Administration review the Natural Area Screening (NAS) provided by the developer and bring forward a recommendation to formally endorse the north boundary of the Northeast Swale and both boundaries of the Small Swale in advance of the University Heights 3 Concept Plan based on the recommendations of the NAS and pursue dedication as Environmental Reserve through the process outlined in the September 13, 2021 report of the General Manager, Community Services.”

DISCUSSION/ANALYSIS

Natural Area Screening

Developers are required to have a NAS completed as part of the concept planning process. The intent of this NAS is to provide a more detailed, field-based study of a development area to refine the higher-level, desktop NAS which would have been conducted as part of the development area’s relevant Sector Plan.

With development of a concept plan for UH3 on the horizon, Saskatoon Land has completed a NAS for the UH3 area. To ensure appropriate information is collected as part of this study, Administration worked with community stakeholders through the NSWG, then worked with Saskatoon Land, to confirm the scope of the NAS before the request for proposals for this work was released.

The NAS was completed by Environmental Dynamics Inc., a qualified, professional consultant. As it was developed, drafts of the NAS were reviewed by Administration to ensure the final report would reflect relevant Municipal, Provincial and Federal policies, plans and standards.

On December 17, 2021, the final NAS was formally submitted to the City of Saskatoon. Following this, Administration completed a review of the NAS. Confirmation the NAS was accepted by Administration was provided to Saskatoon Land on August 15, 2022. This means Administration has confirmed the report meets the study scope, as outlined in the request for proposals, and included information aligned with applicable policies, plans and standards. The final NAS can be viewed on the [City’s engage page](#).

Stakeholder Engagement

A summary of stakeholder engagement is provided (see Appendix 3). As outlined, four NSWG meetings occurred related to swale boundaries. A [public information meeting](#) was also hosted by Saskatoon Land on June 21, 2021. These meetings provided an opportunity for stakeholders to provide comments to ensure the scope of the NAS was appropriate, then, once complete, an opportunity to review the NAS and submit comments on the resulting document and its recommendations. Stakeholders were also provided an opportunity to review and discuss recommendations, developed by Administration, based on their submitted comments.

Swale Boundary Analysis and Review

As part of the NAS, Environmental Dynamics Inc. included a recommendation for a new north boundary of the Northeast Swale and new boundaries for the Small Swale. This is presented as Option 1 below.

Following the June 21, 2021, public information meeting, various stakeholder organizations reviewed the NAS. Comments on the NAS were received from Meewasin, the Northeast Swale Watchers, Canadian Parks and Wilderness Society, Wild About Saskatoon as well as the Saskatoon Nature Society. All comments received were subsequently reviewed and analyzed by the City's Sustainability Department and the Planning and Development Department for alignment with relevant policies, plans and standards.

This process resulted in Administration developing a recommendation to expand boundaries of the swales beyond the recommendations included in the UH3 NAS, incorporating several suggestions received during the engagement on and review of the NAS. This is presented as Option 2 below.

A final meeting of the NSWG was held on December 7, 2022, to discuss Administration's recommendation. The resulting discussion did not result in full consensus on a desired set of recommendations for new swale boundaries. As a result, three options that are deemed viable, are being provided to Council for consideration and endorsement.

Options

Option 1 – Natural Area Screening Recommended Boundaries

This option is the recommendation included in the UH3 NAS (see Appendix 4), and was the starting point for review, engagement, and consideration on the proposed swale boundaries. It proposes:

- a) An expansion of the Northeast Swale boundary, beyond what is shown in the University Heights Sector Plan, to incorporate an area known to include a Lek (a Sharp-tailed Grouse breeding ground), as well as newly identified native grasslands;
- b) The inclusion of a forebay within the Northeast Swale and another adjacent to it;
- c) New north and south boundaries to the Small Swale, with disturbed areas being recommended for use as Municipal Reserve and a forebay; and
- d) Development of greenways (linear open space buffers, which can include pedestrian infrastructure) along all swale boundaries. The greenways would also border two proposed and one existing forebay, resulting in those forebays appearing to be within the swales.

This option provides additional buffering and protection of ecologically sensitive areas within both swales, while allowing for less ecologically valuable and disturbed areas to be considered for stormwater management infrastructure or Municipal Reserve.

Option 2 – NAS Recommended Boundaries plus Additional Areas for Inclusion

This option is based on Administration's in-depth analysis of the UH3 NAS and all stakeholder comments received (see Appendix 5). It proposes:

- a) Incorporation of boundaries recommended as part of the UH3 NAS;
- b) Expansion of Northeast Swale boundary to incorporate additional native grassland habitat in two locations;
- c) All proposed forebays near the Northeast Swale be located outside the swale boundary;
- d) Expansion of Small Swale boundary, at points, to incorporate existing habitat, provide additional buffering for the Riddell paleontological site, as well as provide better access and egress from the area for wildlife;
- e) Inclusion of Area 1 as a buffer for the Small Swale to allow movement of wildlife and provide further protection of the Small Swale, as well as guidance that this area be naturalized but may include a forebay or other stormwater management infrastructure;
- f) Inclusion of a restricted open space area, near Lowe Road, which would not be part of the Northeast Swale but expected to be maintained as open space to reduce a "pinch-point" for wildlife and allow for a better buffer around wetlands; and
- g) Development of greenways along all swale boundaries, as well as the boundary of Area 1.

This option expands beyond the NAS recommendations to incorporate additional native grassland habitat within the swales, while also providing additional buffers for the Small Swale and the Riddell paleontological site. Areas recommended for swale boundary expansion and buffers tend to be in places where either slopes or wetlands would act as pinch points for wildlife movement. These recommendations reflect comments received from Meewasin, and others, based on their observations and experience doing natural area management work, both in and around the swales.

Option 3 – Further Expanded Areas for Addition

This option expands on Option 2 and is based on a detailed review of the UH3 NAS overlaid with Meewasin's experience studying the swales throughout their work (see Appendix 6). Along with all elements of Option 2 being included, Option 3 further proposes:

- a) Three additional expansions of the Northeast Swale south of McOrmond Drive; and
- b) That an area north of McOrmond Drive, which includes a proposed forebay, be included within the Northeast Swale boundaries, with a recommendation of a naturalized wetland system be included as part of the forebay design in order to reduce the flow of pollutants into the Northeast Swale wetlands.

This option incorporates additional native grassland areas into the Northeast Swale, while also allowing greater wildlife movement between areas of the swale and providing additional buffering of the Lek.

Other Suggestions

In addition to the above options, comments were received recommending either no further development in the UH3 area, or the swale boundaries be expanded to the remainder of the quarter section (NW-18-37-04-W3M), which includes the Lek.

Due to significant feasibility challenges, Administration cannot support either of these options. Preventing all development in this area would challenge the ability to meet Saskatoon's long-term growth needs and would require a substantial reassessment of how and where Saskatoon is expected to grow. Expanding the Northeast Swale to include the remainder of the quarter section around the Lek would create significant design and feasibility challenges for development of this area. Furthermore, rangeland health assessments indicate the area is currently unhealthy, due to the presence of non-native and invasive grass species and weeds. Range management would be required to reduce proliferation of invasive species and weeds.

Recommended Option

Administration is recommending Option 2. This option considers recommendations from UH3 NAS, alongside on-the-ground experience and knowledge which was informed by comments received from Meewasin, the NSWG members and other stakeholder organizations who reviewed the NAS. The resulting option balances the ecological value of the area, alongside Saskatoon's long-term growth needs and current policy direction. Option 2 is also in alignment with all applicable Municipal, Provincial and Federal plans, policies, and standards.

It is also important to note that the process of delineating boundaries within a neighbourhood area in advance of the submission of a Concept Plan is very atypical. This additional step demonstrates the uniqueness of this area, the recognition of the ecological value of this area, and provides greater assurances on the protection for the Swales as plans for development get underway. Endorsing the recommended boundaries, will then enable the Developer (Saskatoon Land) to move forward with developing their proposed Concept Plan for this neighbourhood.

FINANCIAL IMPLICATIONS

There are no financial implications expected at this time. At the time of a Concept Plan being brought forward, analysis may be brought forward outlining financial implications based on detailed land use, transportation and servicing strategies or plans, which at this time have not been developed.

NEXT STEPS

1. City Council's decision will be communicated to the Developer (Saskatoon Land), as well as interested community groups and relevant City Departments.
2. The endorsed boundaries will guide the developer in the preparation of the Concept Plan.
3. At the time of a Concept Plan submission, the Council-endorsed boundary will be used by Administration as part of review of the Concept Plan.

4. As part of the Concept Plan review and approval process, at minimum, the public will have opportunity to review and comment on the proposed Concept Plan and swale boundaries at a public open-house, Municipal Planning Commission meeting and a Public Hearing. If changes from the endorsed boundaries are proposed at this stage, additional stakeholder and technical review may be required.
5. Formal final boundaries for the Swales will be confirmed via the Concept plan approval.

APPENDICES

1. Northeast Swale Working Group Issue Actions Summary
2. Information Report - Northeast Swale and Small Swale Delineation Process
3. Stakeholder Engagement Summary
4. Boundary Option 1 – Natural Area Screening Recommended Boundaries
5. Boundary Option 2 – NAS Recommended Boundaries plus Additional Areas for Inclusion
6. Boundary Option 3 – Further Expanded Areas for Addition

REPORT APPROVAL

Written by: Tyson McShane, Manager, Long Range Planning
Reviewed by: Jeanna South, Director of Sustainability
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/CS/PDCS/Northeast Swale and Small Swale Boundary Endorsement/cm

Northeast Swale Working Group Issue Actions Summary

This document summarizes each of the identified issues the Northeast Swale Working Group (NSWG) was tasked with addressing. Under each theme, issues have been identified. The report or correspondence that raised each issue is listed in brackets. Each falls under one of the following items:

- The Swale Watchers document “Twelve Main Points for City-Responsible Protection of the Swale” (Twelve Points);
- The Swale Watchers document “Protecting the City of Saskatoon’s (City) Northeast Swale: An ACTION UPDATE for City Council” (Twelve Points Update);
- Direction from the SPC on Transportation - September 11, 2017; and
- Direction from the SPC on Transportation - August 15, 2017.

Swale Boundaries

Identified Issue:

Include Petursson’s Ravine and Central Avenue Crossing within the Swale as indicated in the Meewasin Valley Authority (Meewasin) Northeast Swale Master Plan (Twelve Points – #1).

Action – Information Sharing

Petursson’s Ravine and the Central Avenue Crossing were identified as natural areas through the University Heights Sector Plan amendment, approved by City Council on October 7, 2013. These areas are identified as natural areas based on the boundaries laid out through the Northeast Swale Development Guidelines (which also identifies these lands as within the Swale boundary).

Next Steps for the NSWG: No further action required.

Identified Issue:

Ensure that the University Heights Neighbourhood #3 (UH3) area is either not developed, or that the current design is scrapped and redeveloped as a model-sustainable community as suggested in Moriyama’s 100-Year Plan. The current plan does not support designated environmental reserve lands that should be in excess of the minimal 10% for parks, playing fields, etc., and does not allow for an efficient public transportation plan (Twelve Points – #10).

Action – Information Sharing

There is currently no design for UH3. Saskatoon Land, the lead developer of this area, is currently in the process of developing a design and a Concept Plan for the area but they do not anticipate having a plan to submit to the Administration for review until late 2023 at the earliest.

Next Steps for the NSWG: No further action required.

Identified Issue:

Enlarge the Area Defined as the City's Swale (Twelve Points Update).

Action – New Action Items

At a meeting on May 15, 2018, the NSWG was provided the direction that further study of the area was required in order to assess if the Northeast Swale boundary was in the appropriate location.

Discussions between representatives of the NSWG and Saskatoon Land on June 12, 2018, resulted in the following direction for the next steps:

1. When Saskatoon Land is ready to proceed with the required additional studies, the following process will be followed:
 - Saskatoon Land will provide their draft Request for Proposals to the City (via Long Range Planning) for review. The Sustainability Division and the Planning & Development Division will review the Request for Proposal (RFP) and coordinate with the relevant parties to ensure the consultant's report will contain any needed new information.
 - Prior to the completion of the study, Sustainability Division will review the draft report to ensure it contains the needed information and recommendations to allow the development to proceed.

On January 18, 2019, Saskatoon Land released an RFP for a Natural Area Screening (NAS) for the area including the Small Swale, the Northeast Swale, and the UH3 area. Prior to its review the City's Sustainability Division and Long Range Planning Section conducted an in-depth review of the RFP to ensure it would provide the appropriate information required to inform further discussions on the Northeast Swale boundary.

A summary of the NAS results was shared with the NSWG on February 23, 2021 and a public open house was hosted on June 21, 2021 where the full NAS was released to the public. Comments on the NAS were received from stakeholder groups in November, 2021. Based on these, Administration provided recommendations on new swale boundaries and hosted a meeting of the NSWG on December 7, 2022, which lead to this report recommending new swale boundaries be endorsed by City Council.

Next Steps for the NSWG: No further action required.

Dark Sky Lighting**Identified Issue:**

Impose Dark Sky policy lighting standards in neighbourhoods adjacent to the Swale through zoning bylaw changes that include neighbourhood roadways, residential and commercial properties, lit signage, and minimally-lit roadways through the Swale (Twelve Points – #3).

Identified Issue:

Expand Dark-Sky Lighting to Commercial and Residential Areas near the Swale (Twelve Points Update).

Action – Information Sharing

At a NSWG meeting on September 4, 2018, the Administration provided confirmation that dark sky compliant lighting was installed the entire length of the North Commuter Parkway.

Action – Identification of Existing Initiatives

Discussion occurred regarding available tools to regulate lighting, with direction to assess these tools against dark sky principles. A number of initiatives are currently underway to address this direction including:

1. Zoning Bylaw Review – It is currently under way and includes an assessment of options for regulations regarding dark sky compliant lighting.
2. Sign Regulations Review – This review is underway. It includes a review of digital billboards and their compliance with dark sky principles.
3. Lighting Working Group - The City has initiated a community working group focused on discussing how to move forward with planning and policy regarding lighting.
4. Meewasin Lighting Policy – Meewasin has initiated a project to review options with regard to regulating lighting for areas within their jurisdiction, including the Northeast Swale area.

Action – New Action Items

Issues with the angle of the tilt of some light fixtures was discussed. In response to this, Gord Stushnoff of Saskatoon Light and Power (SL&P) and Rick Huziak (of the Swale Watchers) met on site at the Northeast Swale on September 10, 2018, to identify which light fixtures required adjustment. SL&P has fixed the tilt of each light fixture identified at the meeting.

Lighting on the Aspen Ridge lift station was identified as not dark sky compliant and as a significant source of light pollution in the area. The lighting was reviewed and City Administration has recommended that the lights be replaced with dark sky compliant lights. New lights have been ordered and are expected to be installed soon.

Next Steps for the NSWG: No further action required.

Saskatoon Freeway

Identified Issue:

Insist that the Province relocate the Perimeter Highway to Clark's Crossing, to go around the Swale within the Greater Saskatoon area region (Twelve Points – #2).

Action – Identification of Existing Initiatives

This item was discussed and it was determined that there was no additional actions or discussions required from the NSWG. The Ministry of Highways & Infrastructure is currently leading a functional planning study on this project and has assembled a series of technical working groups to aid in this work. The City is represented on these, as are the Swale Watchers. This study and the work of these

technical working groups is the appropriate place to address any concerns regarding the Saskatoon Freeway.

Next Steps for the NSWG: *No further action required.*

Wildlife Corridors/Crossings

Identified Issue:

Eliminate bottlenecks for safe wildlife passage, modelling from Edmonton's Wildlife Passage Guidelines, and ensure there is an ecological network in place to enable the wildlife to move unimpeded from the river through the Swale and back (Twelve Points – #4).

Identified Issue:

Ensure that wildlife crossings over roads and small animal crossings under roads are designed and installed for all roadways. The success of these crossings should be monitored (Twelve Points – #5).

Identified Issue:

Provide for Safe Animal Crossing of the New Freeways at Central Avenue, Fedoruk Drive, and McOrmond Drive (Twelve Points Update).

Action – Information Sharing

At a NSWG meeting on June 18, 2018, it was confirmed by Administration that wildlife-friendly design features were included as part of the North Commuter Parkway. It was also confirmed that the wildlife-friendly design features followed the recommendations included in the Northeast Swale Development Guidelines and the Meewasin's Northeast Swale Impact and Mitigation Assessment report, also known as 'the CanNorth report'.

Action – New Action Items

A collaboration between the City, Meewasin, and the University of Saskatchewan to monitor animal movements in the Northeast Swale area was instigated by the NSWG discussion. This is expected to be an ongoing project coordinated by Meewasin.

Direction was gained on the design of signage needs for the section of the North Commuter Parkway that crosses the Northeast Swale. This signage has now been installed.

Next Steps for the NSWG: *No further action required.*

Speed Limits/Traffic Calming

Identified Issue:

Ensure that traffic-calming measures, including an enforced 50 km/h speed limit, are implemented on all roads through the Swale (Twelve Points – #6).

Identified Issue:

That Recommendation 8 (That a speed limit of 70 km/h on McOrmond Drive from Central Avenue to Wanuskewin Road be established;) be amended to add "the Small Swale has been recognized to have similar ecological significance to the Northeast

Swale, as such the decision to determine the speed limit for the Small Swale be referred to the Northeast Swale stakeholder committee before the speed is determined.” (SPC on Transportation September 11, 2017).

Action – Information Sharing

The Transportation and Construction Department (Transportation) provided an overview of traffic calming measures that have been used and an explanation why other traffic calming ideas were not appropriate for the McOrmond Drive and Central Avenue through the Northeast Swale.

Action – New Action Items

Discussion occurred regarding speed limits for the North Commuter Parkway from the Northeast Swale through to Wanuskewin Road. The following direction was provided:

1. Transportation would propose a speed limit of 60km/h for the area northwest of Central Avenue on McOrmond Drive, as part of the annual Traffic Bylaw Speed Limits Update Report.
 - City Council did not approve this proposal. At the September 24, 2018 City Council meeting, Council approved a speed limit of 70km/h from Central Avenue to Wanuskewin Road for McOrmond Drive.

Next Steps for the NSWG: No further action required.

Lowe Road

Identified Issue:

Identified Item: Protect the Core Area of the City’s Swale by closing Lowe Road (Twelve Points Update).

Identified Issue:

That the issue of the future of Lowe Road be referred to the Swale Stakeholder group and the Administration for reporting back (SPC on Transportation August 15, 2017).

Action – Information Sharing

A summary of the use of Lowe Road was provided at the June 18, 2018 NSWG meeting.

1. Lowe Road is needed for the following reasons:
 - a secondary connection to the UH3 neighbourhood (once it is developed); and
 - fire access to the UH3 development area until a new fire station is built somewhere in UH3 or the surrounding area.

Action – New Action Items

The following action items were identified at the June 18, 2018 NSWG meeting:

2. Transportation will request approval to close a portion of Lowe Road between the Northeast Swale and McOrmond Drive.
 - a report outlining this went to the August 13, 2018 SPC on Transportation; and

- a temporary closure for Lowe Road has been proposed and is currently under review. It is expected that a decision will be made whether to proceed with the closure in summer 2019.

Direction from the NSWG was provided that further discussion regarding the future of Lowe Road should occur once further discussion regarding the Northeast Swale boundary has occurred.

Next Steps for the NSWG: No further action required at this time. There may need to be further discussions on Lowe Road by the NSWG once the Swale boundaries have been confirmed. At that time, Administration will determine the next appropriate steps.

Construction Management

Identified Issue:

1. Ensure that there is minimum damage to the Northeast Swale and Small Swale during road and neighbourhood construction.
2. Follow the City's Predevelopment Protocol and Meewasin's Construction Protocols (articulated under the revised Development Review process) in a proactive way that includes environmental monitors with stop work authority (Twelve Points – #7).

Action – Identification of Existing Initiatives

At the January 31, 2019 NSWG meeting information was shared regarding Contractor Environmental Guidelines which are currently being developed by the City. The following is a summary of their current status:

- expected to be completed in 2019;
- will be piloted with Construction & Design staff and Parks staff;
- includes a requirement for an Environmental Management Plan, which requires information on waste management, spill prevention and reporting, fill management, and site clearing; and
- a training program for internal staff is being developed and will be launched with the roll out of the guidelines.

Next Steps for the NSWG: No further action required at this time.

Meewasin Funding

Identified Issue:

Ensure that Meewasin has sufficient funding to finance the Meewasin Northeast Swale Master Plan and expand the Master Plan to include the Small Swale (Twelve Points – #8).

Action – Information Sharing

This was discussed at the January 31, 2019 NSWG meeting and it was determined that there was no direct work that the NSWG could do

regarding this issue. It was acknowledged that the City provides significant funding for Meewasin and has provided letters of support to Meewasin for funding applications they have completed.

Next Steps for the NSWG: *No further action required.*

Legal Protection of the Swale

Identified Issue:

Enact long-term legal protection of the Northeast Swale and the Small Swale through a change to Bylaw No. 8770, Zoning Bylaw, through a special designation mandated by City Council (Twelve Points – #9).

Identified Issue:

Ensure Long-Term Protection of the City's Swale (Twelve Points Update).

Action – Information Sharing

An overview of the existing legal protections that are in place for the Northeast Swale was provided at the May 15, 2018 NSWG meeting. This included:

- the information on the “layers” of protection that exist for the Swale that was summarized in the Administration's report to the SPC on EUCS from March 13, 2017, “Development of the Swale – Response to Northeast Swale Watchers' 12 Points”;
- the information regarding Municipal Heritage Designation that was presented in the Administration's report to the SPC on EUCS on January 4, 2017, “The Northeast Swale – Heritage Considerations”; and
- information on how the area is currently protected from immediate development through the City's development process was also shared. In order for development to occur, at minimum, the following steps would be required:
 - Sector Plan amendment for the University Heights Sector Plan;
 - UH3 Concept Plan approval, or an amendment to the Aspen Ridge Concept Plan; and
 - Subdivision of the Northeast Swale.

Action – Identification of Existing Initiatives

The Green Infrastructure Strategy was identified as a concurrent initiative that includes a review of legal options for the protection and conservation of natural areas. It is expected the findings of this project could be applied to the Northeast Swale.

Next Steps for the NSWG: *As legal protection for a parcel of land would require the parcel to be subdivided and have legal boundaries (which the Northeast Swale does not currently have), the direction from the NSWG was provided that further discussion regarding legal protection should occur after the Northeast Swale boundary location is confirmed.*

Stormwater Management

Identified Issue:

Ensure the stormwater handling systems do not allow contaminants to enter the adjacent wetlands. They are experimental, so careful monitoring will be needed, especially since regulations for the Pesticide Use Policy and the Wetlands Policy are not in place (Twelve Points – #11).

Identified Issue:

Manage Storm Water from Surrounding Neighbourhoods outside the Swale (Twelve Points Update).

Action - Information Sharing

A discussion on stormwater management occurred at the NSWG meeting on January 28, 2020 and a summary of Stormwater handling systems for the areas directly adjacent to the Swale was shared with the NSWG.

Next Steps for the NSWG: No further action required.

Regional Connection

Identified Issue:

Ensure that environmental protection policies are coordinated and adopted with the P4G group through the Saskatoon North Regional Study for the entire Swale region (Twelve Points – #12).

Action – Identification of Existing Initiatives

A summary of the work currently underway regarding the coordination of policy between the City and our regional partners, was provided at the January 31, 2018 SNSWG meeting. This included updates regarding:

- P4G Regional Plan – Green Network Refinement Study
 - Natural Area Assessments are underway.
- Official Community Plan Redesign
 - Policy is being updated to ensure alignment between the OCP and the P4G.

These initiatives were discussed and it was determined that there was no additional actions or discussions required from the NSWG.

Next Steps for the NSWG: No further action required.

Conservation of Biodiversity

Identified Issue:

Establish Conservation of Biodiversity as a priority for the City (Twelve Points Update).

Action – Identification of Existing Initiatives

A summary of the work currently underway regarding the conservation of biodiversity by the City was provided at the January 31, 2018 NSWG meeting. This included updates regarding:

- Green Infrastructure Strategy
 - Which has identified Ecological Integrity, which includes biodiversity, as a guiding principle.
- Official Community Plan Redesign
 - Proposed updates will included wording to reflect the Green Infrastructure Strategy Guidelines Principles and Policy No. C02-036, Environmental Policy, both of which address the conservation of biodiversity.

These initiatives were discussed and it was determined that there was no additional actions or discussions required from the NSWG.

Next Steps for the NSWG: *No further action required.*

Northeast Swale and Small Swale Boundary Delineation Process

ISSUE

Administration is providing a report outlining a process for delineation for the boundaries of the Northeast Swale and the Small Swale.

BACKGROUND

At the June 7, 2021 Standing Policy Committee on Environment, Utilities and Corporate Services (Committee), the following was resolved:

“That Administration report back as soon as possible to the appropriate Committee with a detailed process and timeline for the delineation of the NE swale north boundary and small swale boundary to provide more certainty in the concept planning process.”

Past reports related to this were provided to the March 13, 2017 meeting of the Committee, regarding the potential for Special Conservation Area designation (see Appendix 1) as well as a report to the Municipal Heritage Advisory Committee regarding heritage considerations related to the Swale (see Appendix 2). A third report at that same meeting provided a summary of responses and discussions related to a number of points identified by the Northeast Swale Watchers.

CURRENT STATUS

With the exception of Petturson's Ravine, the City of Saskatoon (City) is the sole landowner of the Swale lands within City limits. Within City limits, Meewasin's Conservation Zone includes the majority of the Swale lands and over time, Meewasin intends to seek an expansion of their jurisdiction to include all of these lands. All improvements on lands within the Conservation Zone are subject to Meewasin's Development Review process and, ultimately, require approval of the Meewasin Board. This ensures that all development is consistent with Meewasin's conservation, education and development goals, as defined by its plans and guidelines.

All development in the area of the Northeast Swale and Small Swale must be consistent with the University Heights Sector Plan, as well as the Northeast Swale Development Guidelines, which were jointly adopted by the City and Meewasin. Both documents identify the Northeast Swale as a significant environmental feature.

As part of their work on a Concept Plan for the University Heights Neighbourhood #3 (UH3) area, Saskatoon Land had a Natural Area Screening completed for the UH3 area. The Screening includes the north boundary of the Northeast Swale and the entire Small Swale. This document was shared publicly at an open house event on June 21, 2021.

DISCUSSION/ANALYSIS

Development Framework

All developments in new greenfield areas in Saskatoon, including the area around the Northeast Swale and Small Swale, must be brought forward as part of a Concept Plan. Under existing processes, the following steps will be completed through the development and approval phases of the concept plan for the UH3 area:

1. Analysis and Concept Plan Preparation (Current Phase)
Analysis that occurs as part of the Concept Plan includes land use, transportation, servicing, parks and open space, as well as existing conditions, including natural features. A Concept Plan provides an overall plan based on the analysis of each of these elements and outlines how they will be considered as part of the development of an area.

The analysis of natural features included within a Concept Plan area occurs through a Natural Area Screening. As part of a Concept Plan application, developers are required to submit a Natural Area Screening. This provides the analysis of existing conditions, including natural features (i.e. existing flora and fauna communities).

In the case of the UH3 area, the scope for the Natural Area Screening study was reviewed by a committee that included staff from Planning and Development, Sustainability and Meewasin, prior to the developer proceeding to hire a professional consultant to complete the Screening. The Screening was completed and is being reviewed by Administration and Meewasin. The information provided through the Screening will be reviewed to confirm if it is sufficient for City Administration to accept the Screening as completed and appropriate for inclusion as part of the Concept Plan submission.

The typical process has been for a Natural Area Screening to be submitted at the time of the Concept Plan application, but it may be submitted prior. Submitting it earlier provides the opportunity for Administration to confirm general boundaries or other parameters ahead of the Concept Plan itself being complete. This could result in more predictability through the Concept Plan design and approvals process, while also providing the opportunity to conserve natural areas or assets further ahead of development occurring.

2. Concept Plan Approval
The process for approval of a Concept Plan includes public engagement through an open house (or other appropriate engagement), as well as presentations at the Municipal Planning Commission and the Standing Policy Committee on Planning, Development and Community Services, followed by a public hearing at City Council.

In addition to approval through the City, as per Meewasin's Northeast Policy (2015), Concept Plans are also subject to approval by Meewasin prior to implementation. During this approval, Meewasin considers aspects that will impact the Conservation Zone such as transportation circulation and access,

impact on natural areas, infrastructure crossing, roadway interface, and drainage and slope stability.

3. Area Development

Following approval of the Concept Plan, subdivision of individual portions or phases of the Concept Plan area can occur. This includes both land for development (i.e. residential lots, roads and parks), as well as conservation areas and other areas that are not permitted to be developed. This process ensures that the detailed analysis and planning is completed and incorporated into the approved plan and occurs prior to delineation of sites and land development. The required dedication of specific lands, such as Municipal Reserve, Environmental Reserve, etc., occurs at this stage. It is important to note that when land is required to be dedicated, it is provided to the City at no cost.

This same process is used for any subdivision within a new development area, meaning that no subdivision or development can occur until the Concept Plan is approved. The process ensures that an appropriate review and analysis of any new development occurs, which acts to protect areas like the swales from ad hoc development.

In summary, under current practices, the north edge of the Northeast Swale, as well as the boundaries of the Small Swale, would be identified in the Concept Plan, based on the information in the Natural Area Screening; however, the formal delineation and creation of legal parcels for both swales would be completed at a later date as part of the phased subdivision for that area.

Potential to Delineate the Swales in Advance of Development

Outside of the current Concept Plan process outlined above, a process for the delineation of natural areas ahead of development does not currently exist. In connection with work identified through the Green Infrastructure Strategy, a process for identification and recognition of priority natural areas ahead of development is intended to be undertaken. This is anticipated to occur through the Natural Areas Management – Pilots and Policy Development capital project which is proposed for 2022.

If delineation were to occur ahead of development, there may be a need for land acquisition or some other form of compensation or negotiations with landowners. In addition, there would be costs associated with the specific delineation through a formal survey and subdivision process.

NEXT STEPS

Unless otherwise directed, Administration will follow the existing development process, which includes awaiting the submission of a Concept Plan for the UH3 area.

APPENDICES

1. Meewasin Valley Authority Northeast Swale – Special Conservation Area Designation
2. Northeast Swale – Heritage Considerations

REPORT APPROVAL

Written by: Tyson McShane, Manager, Long Range Planning
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2021/PD/PDCS/Northeast Swale and Small Swale Boundary Delineation Process/gs

Stakeholder Engagement Summary

Based on community interest in the Northeast Swale, significant stakeholder engagement has occurred regarding the Northeast Swale and how development should occur, what should be conserved and the best approach to conservation.

Prior to any recent work, there has been a long history of City-led initiatives which have provided opportunities for stakeholder engagement regarding the Northeast and Small Swales. Highlights among these include the development and approval of the [University Heights Sector Plan](#) and its various amendments in 1993, 2007 and 2013, as well as the development of the [Northeast Swale Development Guidelines](#) in 2012.

More recently, the Standing Policy Committee on Environment, Utilities and Corporate Services, at its meeting on March 13, 2017, directed Administration to bring together the stakeholders, who later became the Northeast Swale Working Group (NSWG). This group provided opportunities for stakeholder engagement on development and review of a Natural Area Screening for the University Heights Neighbourhood #3 (UH3) area and the boundaries of the Small Swale and Northeast Swale. Eleven NSWG meetings in total were held with four issue-specific meetings with a focus on swale boundaries. In addition to this, Saskatoon Land hosted a public information meeting to review the UH3 Natural Area Screening (UH3 NAS), and written comments were received by Administration on the UH3 NAS document.

The following is a summary of the recent stakeholder engagement, related to swale boundary options presented for endorsement:

May 15, 2018 – NSWG meeting #3 - Swale Boundaries and Legal Protections

Meeting Attendance:

Meewasin, the Swale Watchers, University of Saskatchewan, Planning and Development, Environmental and Corporate Initiatives (now Sustainability), Saskatoon Water, Parks, and Councillor Gersher

Meeting Goals:

- To provide a forum to discuss the Swale boundary;
- To provide a forum to discuss available legal protections for the Swale; and
- To gain input on specific issues and steps which can be taken to determine the Swale boundaries.

Meeting Summary:

This meeting provided opportunity for Administration to provide an overview of the development process and existing information that would inform development or conservation initiatives around the swales. This was followed by a discussion of what new information and/or gaps in information there may be.

Information collected at this meeting provided direction for next steps in determining swale boundaries, including the completion of a Natural Area Screening.

Meeting Outcome:

The City made use of collected information when the scope of the Natural Area Screening for UH3 was developed.

June 12, 2018 – NSWG meeting #3 - Swale Boundaries and Legal Protections

Meeting Attendance:

Meewasin, the Swale Watchers, Saskatoon Land, Planning and Development, Environmental and Corporate Initiatives (now Sustainability), and Councillor Gersher.

Meeting Goals:

- To provide an update to Saskatoon Land on new information regarding the swales; and
- To provide an opportunity for discussion between community stakeholders and Saskatoon Land regarding status and process for developing the UH3 Concept Plan.

Meeting Summary:

The meeting provided opportunity for Meewasin and the Swale Watchers to each present updates on new available information for the swales, and other natural areas, in proximity to the future UH3 neighbourhood. Meewasin provided updates regarding documentation of various flora and fauna found in the area, while the Swale Watchers provided a map with ideas for new swale boundaries as well as background on what informed the development of that map.

Saskatoon Land provided an update on their timeline and process for developing the UH3 Concept Plan, as well as information on what has, and will, inform it. This included identifying the Northeast Swale Development Guidelines, a new UH3 Natural Area Screening, [Council Policy C09-041](#), [Wetland Policy](#), as well as the City's then in-development Green Infrastructure Strategy.

Meeting Outcome:

A commitment that when Saskatoon Land is ready to proceed with the required additional studies, the below process will be followed:

- Saskatoon Land will provide their draft Request for Proposals to the City for review. Both the Environment & Corporate Initiatives (Sustainability) and Planning & Development Departments will review the Request for Proposals and coordinate with relevant parties to ensure the consultant's report will contain any needed new information.
- Prior to the completion of the study, Environmental & Corporate Initiatives (Sustainability) will review the draft report to ensure it contains needed information and recommendations to allow development to proceed.

February 23, 2021 – NSWG meeting #10- UH3 NAS Review

Meeting Attendance:

Meewasin, the Swale Watchers, Saskatoon Land, Planning and Development, Sustainability and Councillor Gersher.

Meeting Goals:

To provide an update on results of the Natural Area Screening developed for the UH3 and to discuss stakeholder opportunities for considering recommendations of the Natural Area Screening.

Meeting Summary:

The meeting provided opportunity for Saskatoon Land to provide a result summary of the UH3 NAS and outline the next steps related to it. Discussion occurred on specific elements of the UH3 NAS, including how proposed ecological boundaries of the swales was determined, how the results of the UH3 NAS will be incorporated into the concept plan and what further opportunities there will be for stakeholder engagement.

Meeting Outcome:

- Saskatoon Land has agreed to share the executive summary of the UH3 NAS with this group.
- Saskatoon Land has agreed to be available to provide the same presentation to a larger group of stakeholders, if desired.

June 21, 2021 – UH3 NAS – Public Information Meeting

On June 21, 2021, a public information meeting was hosted by Saskatoon Land, where an overview of the UH3 NAS was provided and the full document was publicly released. Details on the meeting can be found [here](#) and an Engagement Report can be found [here](#).

This public information session was presented virtually via Microsoft Teams, and followed by a question-and-answer period with representatives from Saskatoon Land and Environmental Dynamics Inc. The feedback collected during this event will be considered, alongside the numerous technical studies and developmental considerations by Saskatoon Land, when developing the draft Neighbourhood Concept Plan. City Administration will also consider this feedback during their review of the draft Neighbourhood Concept Plan.

November 2021 – UH3 NAS – Stakeholder Comments Received

Following release of the full UH3 NAS at the June 21, 2021 public information meeting, stakeholders were invited to review the report and provide comments. This resulted in comments being provided by Meewasin, the Swale Watchers, Canadian Parks and Wilderness Society, Wild About Saskatoon and the Saskatoon Nature Society. The comments received by Administration were considered as part of the review of swale boundaries and informed Administration recommendations of Option 2 (see Appendix 5) for Council's endorsement.

December 7, 2022 – NSWG meeting #11- Swale Boundaries & UH3 NAS Follow Up

Meeting Attendance:

Meewasin, the Swale Watchers, Canadian Parks and Wilderness Society, Wild About Saskatoon, Saskatoon Nature Society, the University of Saskatchewan, Planning and Development, Sustainability and Councillor Gersher.

Meeting Goals:

- Provide an overview of the engagement and Natural Area Screening process to date; and
- Discuss recommended boundaries from Natural Area Screening for endorsement ahead of a Concept Plan being developed.

Meeting Summary:


Administration provided an overview of the engagement and Natural Area Screening process to date. This included review and analysis of comments from each group present on the UH3 NAS. Administration then outlined a recommendation for new swale boundaries. Extensive discussion followed, with no consensus emerging on the preferred boundaries.

Meeting Outcome:

Without consensus on one single option for swale boundaries, direction from the meeting was to bring forward a report providing a series of options, that were deemed to be viable options for swale boundaries, for City Council to consider endorsing.

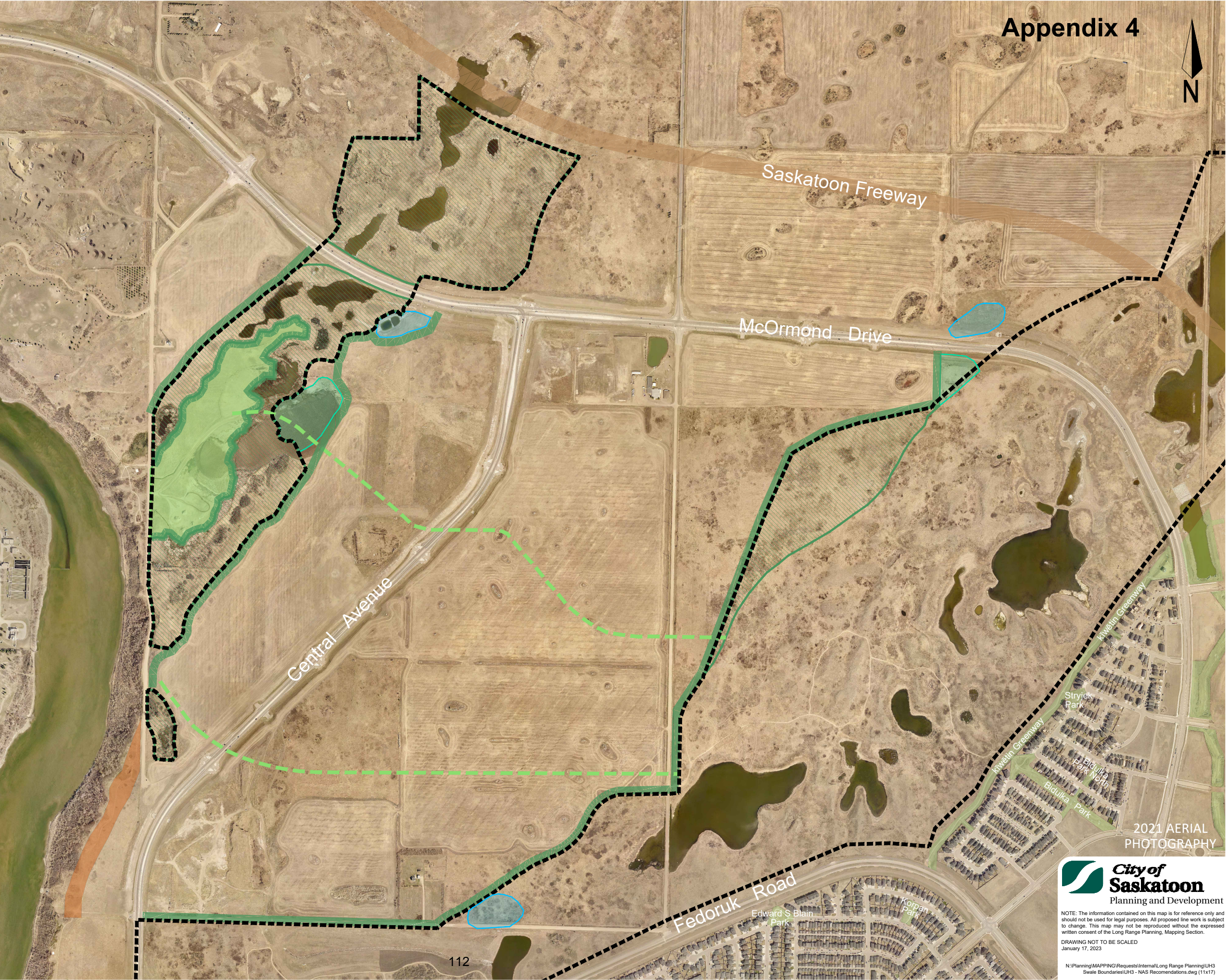
UH3
NATURAL AREA SCREENING
RECOMMENDATIONS

PROPOSED BOUNDARIES
OPTION 1

 Proposed Swale Boundary - Option 1

2021 UH3 NAS Recommendations

-  Proposed Ecological Zone
-  Riverbank Area
-  Recommended MR
-  Proposed Linear Park Connection
-  Existing Forebay/Catchment Basin
-  Proposed Forebay
-  Proposed 25m Greenway



Appendix 4



2021 AERIAL
PHOTOGRAPHY




NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
January 17, 2023







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UH3
NATURAL AREA SCREENING
RECOMMENDATIONS





PROPOSED BOUNDARIES
OPTION 2

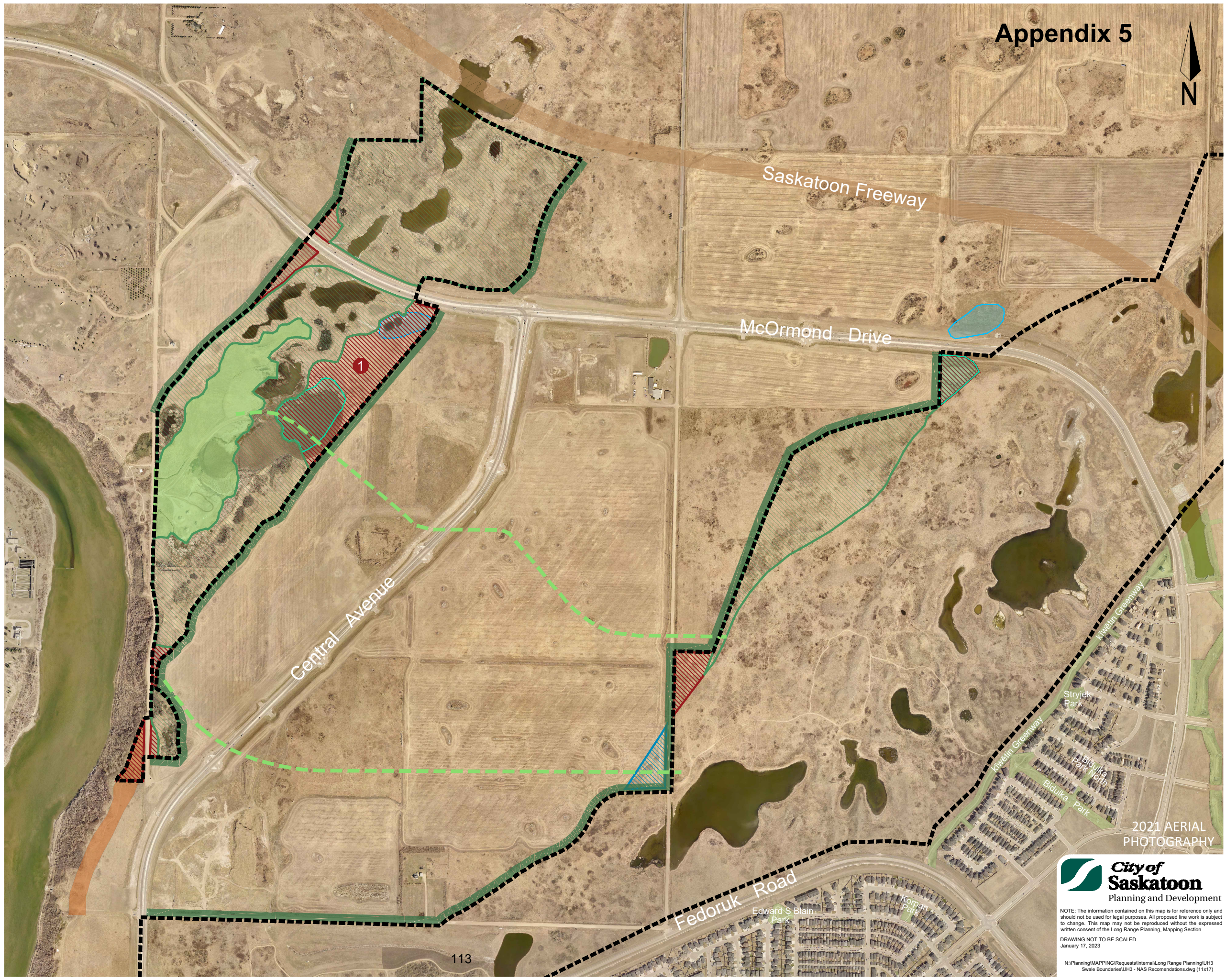
 Proposed Swale Boundary - Option 2

2021 UH3 NAS Recommendations

-  Proposed Ecological Zone
-  Riverbank Area
-  Recommended MR
-  Proposed Linear Park Connection
-  Existing Forebay/Catchment Basin
-  Proposed Forebay

Recommended - Additional areas to include

-  Naturalized Buffer
-  Swale Boundary Expansion
-  New Restricted Open Space
-  Proposed 25m Greenway - Updated



Appendix 5



2021 AERIAL
PHOTOGRAPHY




NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
January 17, 2023







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UH3
NATURAL AREA SCREENING
RECOMMENDATIONS




PROPOSED BOUNDARIES
OPTION 3

 Proposed Swale Boundary - Option 3



2021 UH3 NAS Recommendations

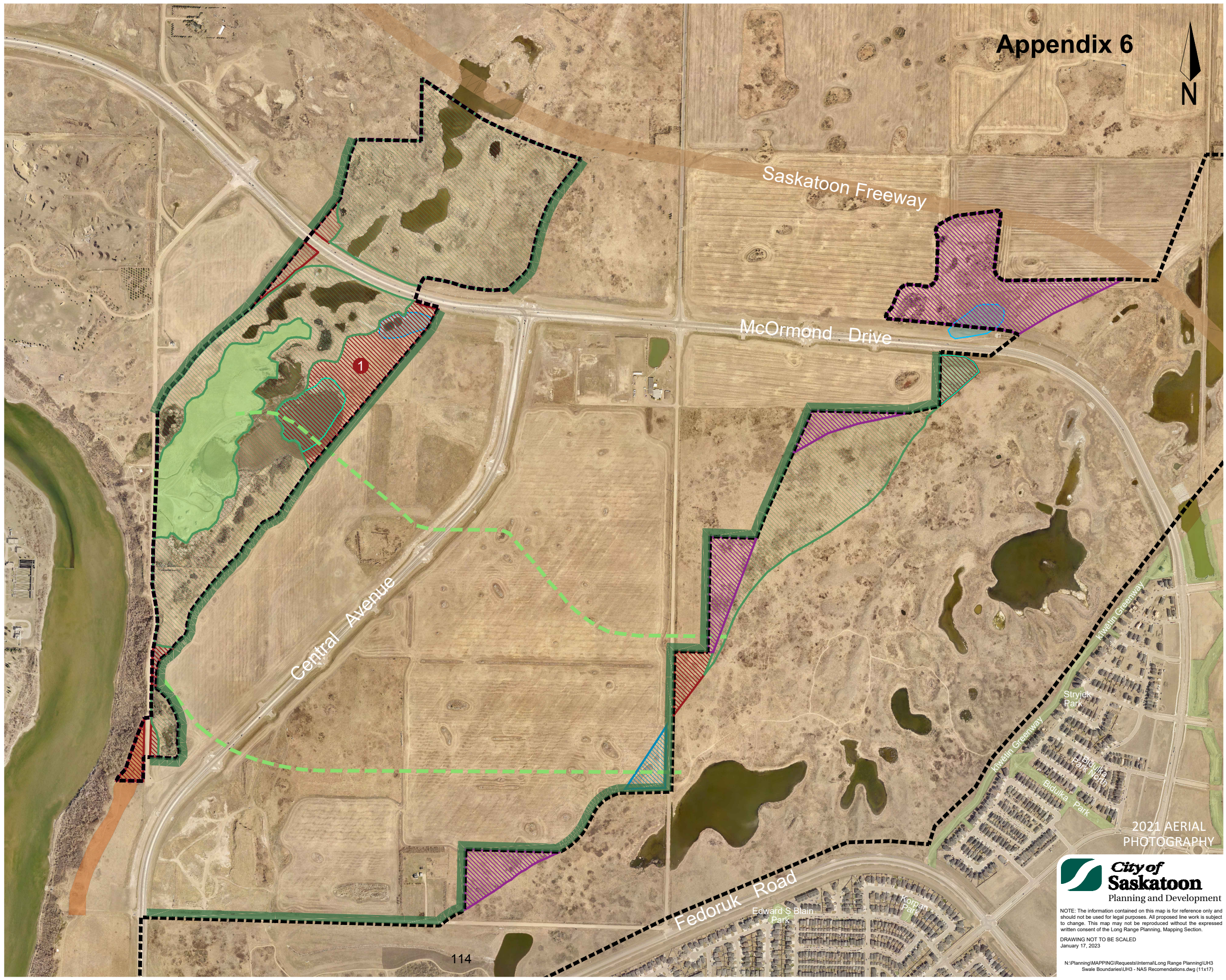
-  Proposed Ecological Zone
-  Riverbank Area
-  Recommended MR
-  Proposed Linear Park Connection
-  Existing Forebay/Catchment Basin
-  Proposed Forebay

Recommended Additional areas from Option 2

-  Naturalized Buffer
-  Swale Boundary Expansion
-  New Restricted Open Space

Further Additional Recommended areas

-  Swale Boundary Expansion
-  Proposed 25m Greenway - Updated



Appendix 6



2021 AERIAL
PHOTOGRAPHY



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
January 17, 2023

N:\Planning\MAPPING\Requests\Internal\Long Range Planning\UH3 Swale Boundaries\UH3 - NAS Recommendations.dwg (11x17)

Lasby, Mary

Subject: Email - Communication - Jan Norris - Swale Boundries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 4:56 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jan Norris - Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 16:55

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jan

Last Name: Norris

Phonetic spelling of first and/or last name: Jan Norris

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] 10th St. E

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known): Standing Policy Committee on Planning Development and Community Services

What agenda item do you wish to comment on?: 7.2.3

Comments:

I am concerned about the development boundaries around the Swales. These are uniquely precious grassland and wetland habitat, something we need to preserve.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Request to Speak - Sara Bryson - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 11:26 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Sara Bryson - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 23:25

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Sara

Last Name: Bryson

Email: [REDACTED]

Address: [REDACTED] Tait Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatoon Nature Society

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

The Saskatoon Nature Society supports the Swale Watchers' proposed Swale Boundaries.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Request to Speak - Mike Velonas - Swale Boundaries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 10:30 AM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Request to Speak - Mike Velonas - Swale Boundaries - CK 4205-40

--- Replies to this email will go to mvelonas@meewasin.com ---

Submitted on Monday, February 6, 2023 - 10:30

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Mike

Last Name: Velonas

Email: mvelonas@meewasin.com

Address: 402 3rd Ave S

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K 3G5

Name of the organization or agency you are representing (if applicable): Meewasin Valley Authority

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: PDCS

What agenda item do you wish to comment on ?: swale boundaries

Comments:

Mike Velonas, Manager of Planning and Conservation with the Meewasin Valley Authority, requests to speak to the PDCS agenda item regarding swale boundaries to represent Meewasin's recommendation and its ongoing work with City administration on this project.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Saskatoon Land comments on Swale Boundary Endorsement_Item 7.2.3_PDCS Feb 8 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:43 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Request to Speak - Frank Long - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to frank.long@saskatoon.ca ---

Submitted on Monday, February 6, 2023 - 16:32

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Frank

Last Name: Long

Phone Number : [1-306-975-3278](tel:1-306-975-3278)

Email: frank.long@saskatoon.ca

Address: 201 - 3rd Avenue North

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K 2H7

Name of the organization or agency you are representing (if applicable): Saskatoon Land

What do you wish to do ?: Request to Speak

If speaking will you be attending in person or remotely: In person

What meeting do you wish to speak/submit comments ? (if known):: February 8, 2023 SPC on PD&CS

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement

Comments:

As per our letter as the landowner representative and lead developer of University Heights #3 Frank Long would like to speak to the report.

Attachments:

- [Saskatoon Land comments on Swale Boundary Endorsement Item 7.2.3 PDCS Feb 8 2023.pdf](#)165.91 KB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6, 2023

Councillor T. Davies, Chair
Standing Policy Committee on Planning Development and Community Services
222 3rd Avenue N
Saskatoon, SK
S7K 0J5

**Re: February 8, 2023 Standing Policy Committee on Planning Development
&Community Services - Item 7.2.3: Northeast Swale and Small Swale Boundary
Endorsement
Our File No.: 4131-47**

Dear Mr. Davies:

As the landowner representative and lead developer of the University Heights #3 (UH3) development area, Saskatoon Land is providing this correspondence for Committee consideration in response to the City Administration's recommendation for a boundary endorsement adjacent to the Northeast Swale and Small Swale.

Saskatoon Land recognizes the ecological importance of the Northeast and Small Swales. Throughout the development of previous Neighbourhood Concept Plan designs in the University Heights area for Evergreen and Aspen Ridge we have worked closely with City Administration and Meewasin to ensure a balance between human use and the natural environment by identifying over 1000 acres of land in this growth sector which will support conservation, education and passive recreation opportunities in the future. Achieving a balance between urban growth and these important natural areas is a primary goal of the UH3 Neighbourhood Concept Plan which has been demonstrated in the early stages of the project with the completion of the most comprehensive [Natural Area Screening](#) and Field Study Report ever provided to the City by a developer. Based on the field work study, the consultant provided several key recommendations and a proposed boundary for an Ecological Zone identified in Option 1 of the administrations report. Saskatoon Land has been using this consultant provided alignment as a starting point with further refinements expected as more of the required information for the plan is assembled and a final submission of the plan through the Concept Plan application process is made to City Administration.

Upon review of the current report and the past resolutions from Committee, Saskatoon Land understands there is a desire to formally endorse a boundary for the planning area prior to submission of a Concept Plan by the developer and that the City Administration is recommending Option 2 in response to the Committee resolutions. In its consideration of this recommendation, Saskatoon Land wishes to advise Committee that the planning and research for this development area is ongoing and not complete. Several technical studies and further information that could inform the final boundary have not been submitted to the City Administration for review as outlined by City concept planning guidelines and requirements.

Should Committee decide to endorse the boundary being recommended in the report it would be doing so without the benefit of receiving a complete Concept Plan submission, which is a requirement of all developers before any Concept Plan application is deemed complete.

The following list identifies some examples of information yet to be submitted to City Administration, and considered in the final boundary analysis:

- Detailed hydraulic modeling and analysis of the water, sanitary, and storm water.
- Environmental Site Assessment Phase 2 (Small Swale).
- Wetland Mitigation Plan- (if required).
- Transportation Impact Assessment.
- Preliminary land Use Plan.
- Detailed Sanitary Trunk Sewer Analysis (river crossing study).
- Small Swale Natural Areas Management Plan (Pilot).
- Public Engagement report.

As noted by the Administration in the report, “delineating boundaries within a neighbourhood area in advance of the submission of a Concept Plan is very atypical”. In light of this fact, Saskatoon Land is suggesting all relevant information be received by the City before any endorsement of a boundary is made by City Council. The primary concern with a preliminary endorsement is that it would be done with incomplete information and that it may be difficult to influence change to the boundary in the future as further information and technical studies inform the final Concept Plan submission.

While our planning team currently sees option 1 as the most workable solution moving forward, regardless of which option may be endorsed, Saskatoon Land will require the certainty and flexibility to adjust the boundary as all of the required information is assembled and a completed concept plan documentation package is submitted to City Administration for review by all relevant stakeholders, including, but not limited to the public and the Meewasin.

Saskatoon Land is excited about the rare and unique opportunity to design a neighbourhood that interfaces with these important natural areas creating a complete community which will provide the variety of housing opportunities Saskatoon will require in the coming decades. We look forward to continuing our work with City Administration, Meewasin and public stakeholder groups interested in this area to achieve a balance while also incorporating various policy requirements outlined in the [City of Saskatoon's Official Community Plan](#) and the land development [Design and Development Standards](#).

Sincerely,



Frank Long, Director of Saskatoon Land

306.975.3278

Lasby, Mary

Subject: Email - Communcation - Stewart Coles - Northeast Swale and Small Swale Boundry - CK 4205-40
Attachments: CPAWS-SK - SPC-Planning Development Community Services - written submission to agenda Item 7.2.3 - Feb 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Friday, February 3, 2023 4:46 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communcation - Stewart Coles - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to scoles@cpaws.org ---

Submitted on Friday, February 3, 2023 - 16:44

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Thursday, February 02, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: Stewart

Last Name: Coles

Email: scoles@cpaws.org

Address: 201 226 20th Street West

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M 0W9

Name of the organization or agency you are representing (if applicable): Canadian Parks and Wilderness Society - Saskatchewan Chapter

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES Wednesday, February 8, 2023, 9:30 a.m

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

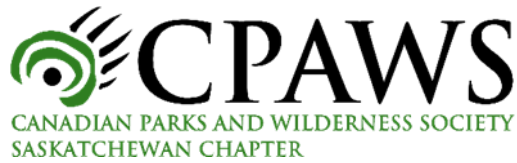
Comments:

See attached written comments.

Attachments:

- [CPAWS-SK - SPC-Planning Development Community Services - written submission to agenda Item 7.2.3 - Feb 2023.pdf](#)182.29 KB

Will you be submitting a video to be vetted prior to council meeting?: No



Suite 201, 226 20th Street West, Saskatoon S7M 0W9
www.cpaws-sask.org

3rd February 2023

His Worship the Mayor and Members of City Council,

The Canadian Parks and Wilderness Society – Saskatchewan Chapter (CPAWS-SK) wishes to express, in writing, our support for the submission of the Swale Watchers '*Vision Statement*' in respect of agenda item 7.2.3 '*Northeast Swale and Small Swale Boundary Endorsement*' of the Standing Policy Committee on Planning, Development, and Community Services. We also wish to express our support for the broader context of protection, restoration, and connectivity across this region of the city.

In reference to the '*Vision Statement*', we support the comprehensive visual perspectives these maps provide. They highlight the need to manage this area effectively for conservation and lays a foundation by which the city can work towards a sustainable residential community, while ensuring protection, restoration and connectivity play a critical and central role.

Protecting, restoring, and connecting our most prized and fragile ecological and cultural landscapes is critical to halting and reversing biodiversity loss, creating resiliency (inc., providing ecological services, i.e., flood mitigation, cooling cities, sequestering and storing carbon, etc.), and to supporting and maintaining space for people to access the land for the betterment of their wellbeing and cultural needs.

The City of Saskatoon has an incredibly important and responsible role to play in effectively managing land for conservation – especially as we continue to witness biodiversity loss and species extinction at unprecedented levels globally – as do many other municipalities across Canada. The prospect of a National Urban Park in the region presents the ideal opportunity for the city to be part of the solution in halting and reversing biodiversity loss and using this designation process to support greater conservation measures across the city. The Meewasin Valley Authority has taken great strides over the decades to protect, restore, enhance, and manage many important areas of the city. With this greater opportunity and at such a time when action to halt and reverse biodiversity loss is critical, the city is well placed to take on this leadership role and show Canada and the world that protecting, restoring, and connecting urban ecosystems - like the Small and NE Swale - makes ecological, cultural, and economic sense.

Therefore, the decisions you attempt to make at this committee meeting on boundary endorsements for the Small and NE Swale complexes will undoubtedly pave the way for the level of commitment the city places on prioritizing ecological and cultural conservation in some of our most important landscapes. The reward for such leadership goes beyond the protection afforded such habitats and species. It goes towards inspiring future generations to learn about the value of protecting critical ecosystems and species, adding to the great work already entrenched in Meewasin's mandate. It also provides access to nature in ways many urban citizens are not always afforded, with many of our province's prized landscapes some distance from urban centres and out of reach for many. This is an

opportunity to ensure our important ecosystems remain connected, ecologically functional and, where possible, intact, accessible, and a source of rich and flourishing biodiversity.

Recent national polling¹ by CPAWS has shown that a strong majority of Canadians (over 80%) support further government commitments to protecting land and sea in Canada, coupled with 90% of Canadians believing protected areas play an important role in addressing climate change, help prevent biodiversity loss, support a healthy sustainable economy, and support human well-being.

The recent agreements made at the United Nations Biodiversity conference (COP15) further support our national polling findings adding a requirement to protect areas of ecological importance, and ensure these areas are well-connected, effectively managed and equitably governed. This was presented under *Goal A of the Global Biodiversity Framework (GBF) stating, "The integrity, connectivity and resilience of all ecosystems are maintained, enhanced, or restored, substantially increasing the area of natural ecosystems by 2050"*². The goals and targets of the agreement clearly present a comprehensive plan to protect and restore biodiversity.

We have welcomed the opportunity presented by this agenda item to discuss this important topic further and we hope this dialogue and all other submissions will ensure the best decision is made in the interests of ensuring the Small and NE Swale complexes and their associated and supporting ecosystems remain healthy, connected, and continue to support an abundance of biodiversity.

Yours sincerely,

Stewart Coles

Conservation Program Manager
CPAWS-Saskatchewan

¹ <https://cpaws.org/poll-shows-canadians-want-more-and-faster-government-action-on-land-and-ocean-protection/>

² <https://www.cbd.int/article/cop15-cbd-press-release-final-19dec2022>

Lasby, Mary

Subject: Email - Communication - Mike Winter - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 7:42 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Mike Winter - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to contact@walkingsaskatoon.org ---

Submitted on Sunday, February 5, 2023 - 19:42

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Mike

Last Name: Winter

Email: contact@walkingsaskatoon.org

Address: [REDACTED] 2nd Street East

City: Saskatoon

Province: Saskatchewan

Postal Code: s7h [REDACTED]

Name of the organization or agency you are representing (if applicable): Walking Saskatoon

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Walking Saskatoon asks the committee to return the Northeast Swale and Small Swale boundary decision to administration with instructions to implement the boundaries proposed by the NE Swale Watchers (<https://swalewatchers.org/wp-content/uploads/2023/01/Swale-Watchers-Recommendation-Jan-2023.pdf>).

Developing a financially responsible and environmentally sustainable city puts an onus on councillors to make the right decision when it comes to new urban development. Saskatoon has a unique and incredible opportunity to prioritize neighbourhood development in the University Sector, putting residents and businesses close to major job, health care and education hubs while reducing the need for expensive greenfield infrastructure investments that fall on taxpayers to build and maintain.

Planning for minimal to no development in the remainder of the University Heights sector is the smart and financially responsible choice and we urge councillors to respect taxpayers and the environment by rejecting this report.

Will you be submitting a video to be vetted prior to council meeting?: No

January 23, 2023

Swale Watchers Vision Statement

Biodiversity Sensitive Urban Design and the Northeast Swales



This document is in follow-up to a recent meeting of the Northeast Swale Working Group regarding the establishment of conservation boundaries for the Northeast and Small Swales to meet the requirements of the Official Community Plan or OCP (Section E.2.5 most particularly).

Realizing the OCP objective: *'To identify and protect important ecosystems, wildlife habitats, and other natural areas and assets as part of the land development process'* has never been in clearer focus. This important local task aligns globally with the urgent [business case](#) for conservation of nature recently communicated by more than 1100 corporations across 70 countries. The case emboldened nation-states to commit to the Kunming-Montreal Global Biodiversity Framework (GBF) which includes putting 30 per cent of the planet and 30 per cent of degraded ecosystems under protection by 2030.

The nation is watching Saskatoon as consideration of our region for a National Urban Park is underway. The Northeast and Small Swales represent a significant opportunity. The benefits of capitalizing on this opportunity are well articulated in the Green Infrastructure Strategy and the area further provides an opportunity to meet the preferences outlined in that Strategy (i.e. providing contiguity, proximity and size) to ensure the maximization of these benefits.

Delineating boundaries helps guide investment – for resource management that secures the sustainability of this green infrastructure and for the surrounding urban context.

By leveraging the expertise and knowledge available within the Swale Watcher network, we have summarized the results of area studies, regulations and conservation guidance in the form of maps. The outcome is useful for the activity of boundary-setting as the minimum standards shown on the maps may provide some hope that the valuable natural assets observed within the area may be sustained.

Map 1: Swale Watchers Recommended Boundaries highlights acreage prioritized for urban development, together with recommendations for additional conservation areas beyond those currently proposed by the City.

The Swale Protected Area, shown in purple and green, includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. Minimal development would be permitted in the Protected Area.

The Swale Borders, shown in blue and orange, includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. “Soft” development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Map 2: Swale Watchers Sources places our recommendations in the context of science-based studies of the area that have been conducted in recent years. The sources for this map are listed in the bottom left margin of the map as well at the end of this document.

In making our recommendations, we applied the following principles:

- Conserve all documented biodiversity hot spots, including all remaining native and native-dominant grasslands. This includes areas of quality habitat identified in studies by Saskatoon Land, Meewasin and the City of Saskatoon, plus a small parcel in the northeast corner of the Small Swale previously misclassified as tame grass.
- Provide adequate protection for the sharp-tailed grouse dancing grounds in the Northeast Swale by fully and willingly complying with provincial guidelines and standard practice, i.e. a 400-meter setback measured from the perimeter of the lek.
- Meet or exceed all other recommended setbacks and standards, acknowledging that these are minimums.
- Protect the wetlands in the hydrologically sensitive Small Swale by observing the topography.
- Provide functional habitat corridors to facilitate animal movement.
- Create opportunities for habitat enhancement through restoration of previously disturbed or degraded parcels.
- Maximize the economic, cultural and environmental potential of the proposed National Urban Park.
- Identify a viable acreage for a future-oriented neighbourhood offering exceptional livability.

Map 1: Swale Watchers Recommended Boundaries

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 Species at Risk
breeding bird habitat

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Proposed Boundaries

 City 2022/2023

Swale Protected Area

 City 2022/2023

 protection & restoration

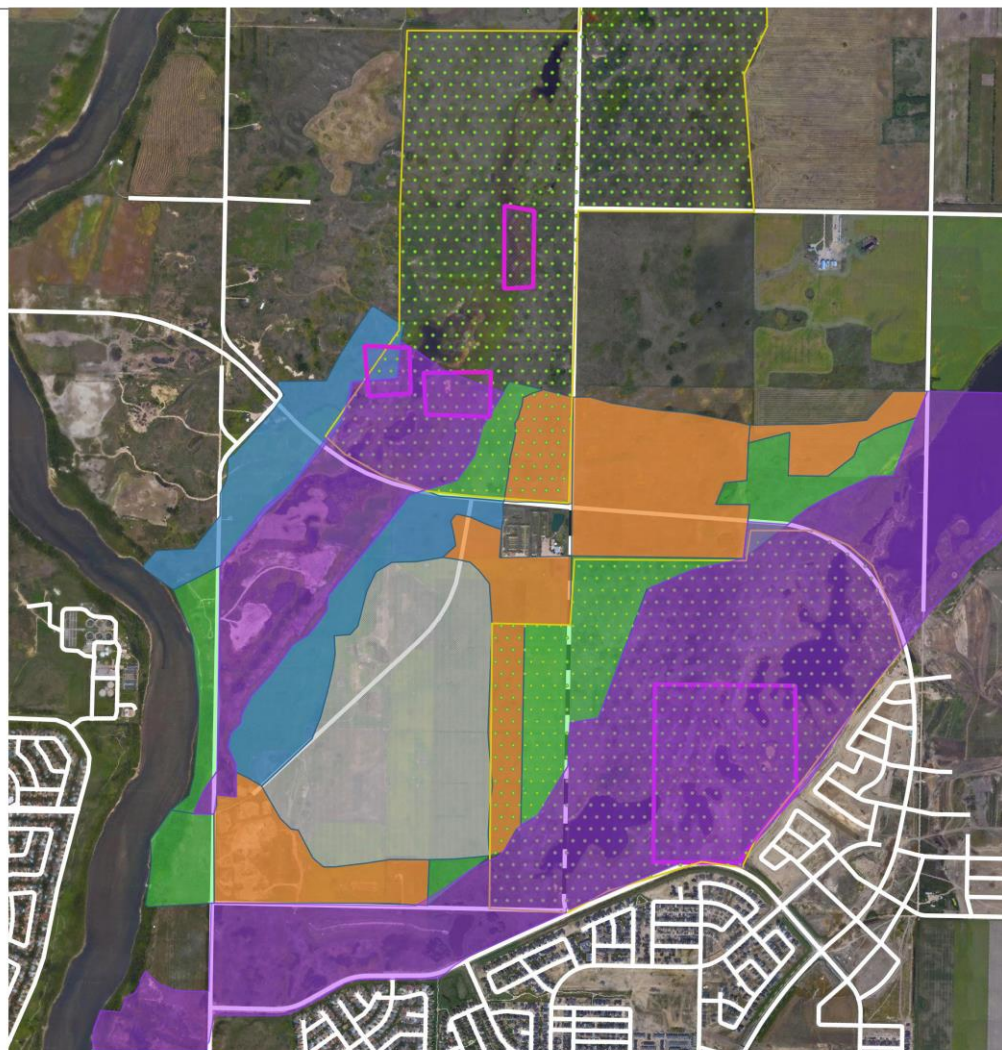
Swale Borders

 naturalized drainage buffer

 naturalized wildlife corridor

Development Area

 subdivision



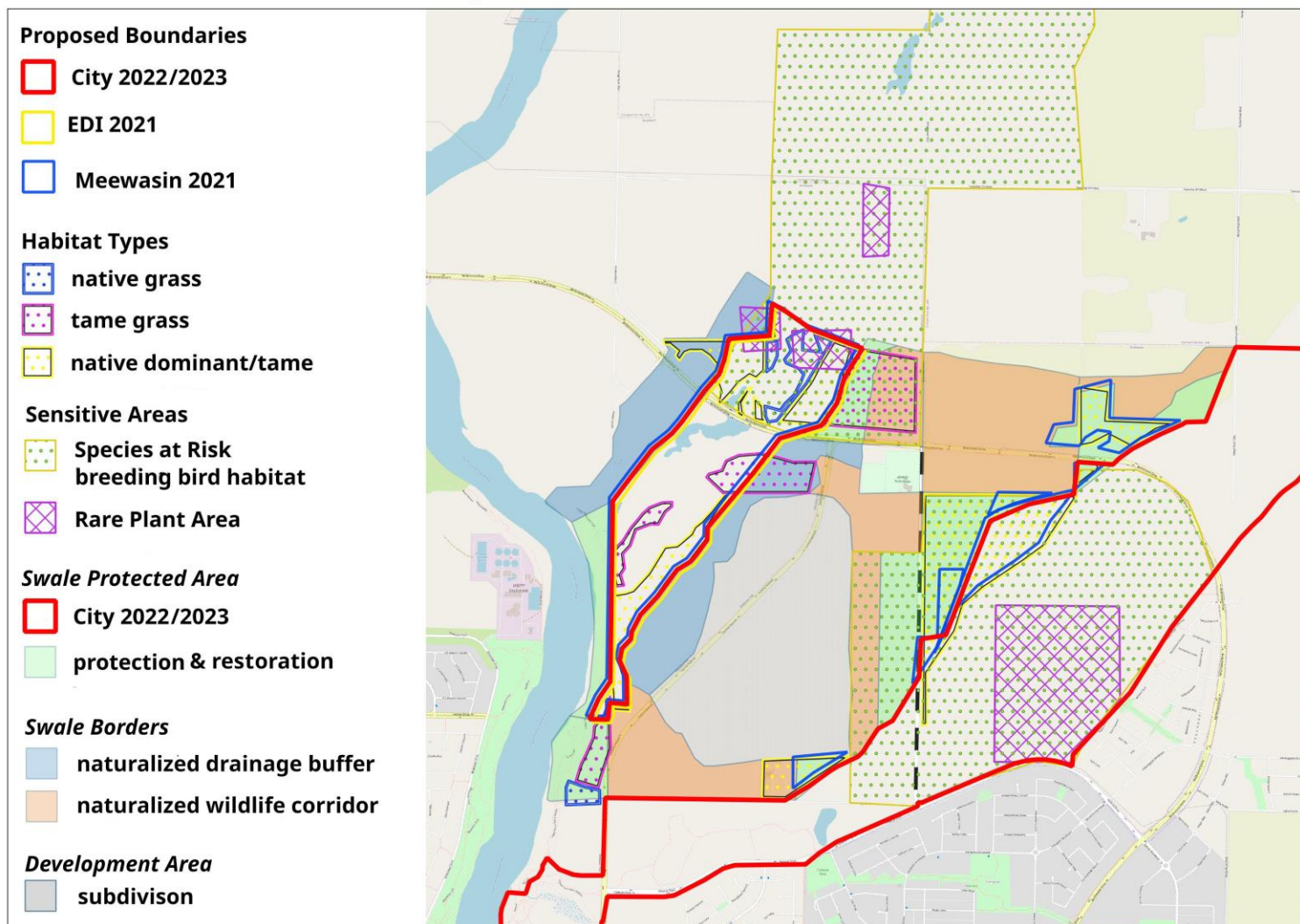
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January 2023
Swale Watchers



Map 2: Swale Boundaries, Sources



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January 2023
 Swale Watchers



It is noted that the lands that remain for potential future urban development encompass approximately 260 acres. For comparison purposes, the Riversdale neighbourhood is approximately 215 acres and Varsity View is approximately 315 acres while suburban neighbourhoods of the area are much larger at 635 (Aspen Ridge) and 655 (Evergreen) acres.

The University Heights Sector Plan anticipates a neighbourhood in this area. A unique neighbourhood, designed to fit a 260-acre footprint has the potential to meet many of the objectives set out in the OCP but sometimes described as requiring balance or trade-off. Here we wish to provide some helpful examples of urban developments that might be fit for purpose in this context.



Example of 15 du/acre (Low-mid density) development providing space for Biodiversity-sensitive urban design



Example of 34 du/acre (Medium density) development supporting at-grade retail and mixed uses



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(<https://greenplan.ca/2019/09/20/nanaimo-to-showcase-first-sustainable-green-neighbourhood/>)
- Cambridge, UK
(<https://www.pbctoday.co.uk/news/planning-construction-news/sustainable-neighbourhood-cambridge/97710/>)
- Ecovillages across the United States
(<https://www.treehugger.com/thriving-sustainable-communities-4863872>)
- Sample checklist for Neighbourhood Plans
(<https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/planning/renewables/how-green-is-my-plan-urban-suburban.pdf>)

These examples highlight how a unique neighbourhood in the University Heights sector could:

- Use higher residential densities – particularly ranging from Low-mid (12 to 20 dwelling units [du] per acre) to Medium (20 to 35 du/acre) – to accommodate sufficient population to achieve a complete and walkable neighbourhood as well as density sufficient to support retail such as a supermarket (which may require 900+ households to be viable).

- Include [Biodiversity-Sensitive Urban Design](#) principles (see link or the attached descriptive resource).
- Incorporate other principles of livability and a low environmental footprint.

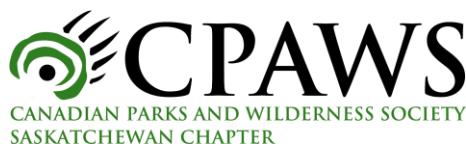
A unique neighbourhood utilizing a mix of Low-mid and Medium density development could be expected to realize a population of 6,500 (if 100% Low-mid) to 17,000 (if 50% Low-mid and 50% Medium). This assumes 30% of the developable area is allocated to utility and infrastructure requirements. This density compares to the neighbouring Evergreen neighbourhood (8,800) and projections for Aspen Ridge (12,500).

We appreciate development in this area may not occur for a while as the City's OCP, along with a number of other civic plans and strategies, highlight the criticality of encouraging a significant share of the city's overall housing development to take place within the Downtown, City Centre (including a new Entertainment District), corridors supporting Bus Rapid Transit, and other Strategic and Neighbourhood Infill areas identified in the City's Growth Plan. However, the type of development examples shown above are similar to the Low-mid and Medium density residential developments that many of these other priority development areas of our community will also desire to achieve the goals of the OCP.

As the desire for greenfield development advances to this area, Swale Watchers look forward to working with the City, Meewasin and others to develop clear biodiversity targets to guide decision-making, so that the natural assets of the Northeast and Small Swales are protected and enhanced for the benefit of future generations. In the meantime, we would welcome an opportunity to discuss our recommendations with you and answer any questions you may have.

This vision statement was researched and written by the strategy committee of the Swale Watchers, including Meghan Mickelson, Dr. Warrick Baijius, Sara Bryson, Dr. Ryan Brook, Valerie Martz, Candace Savage, et al.

This proposal is supported by:



Map Sources

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Lasby, Mary

Subject: Email - Communication - Meghan Mickelson - Northeast Swale and Small Swale Boundary - CK 4205-40
Attachments: Swale Watchers Recommendation Jan 2023.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 8:35 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Meghan Mickelson - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to swalewatchers@gmail.com ---

Submitted on Sunday, February 5, 2023 - 19:41

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

First Name: Meghan

Last Name: Mickelson

Email: swalewatchers@gmail.com

Address: [REDACTED] 2nd st e

City: saskatoon

Province: Saskatchewan

Postal Code: s7h [REDACTED]

Name of the organization or agency you are representing (if applicable): Swale Watchers

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Feb 8 - Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

It is a pleasure to present the Swale Watchers vision for Biodiversity Sensitive Urban Design in UH3, please read

below and view the attached document.

First, a little background: The Northeast Swale Working Group (NSWG) was established several years ago to address a slate of concerns raised by Swale Watchers. The group brings together community stakeholders with City staff to discuss issues surrounding the conservation of the Swales. Establishing the boundaries of the Swales, in advance of planning for the proposed UH3 subdivision, is the last remaining issue on the NSWG agenda.

In early December, the NSWG was called together to discuss City administration's latest proposed boundaries for the Northeast and Small Swales. In addition to representatives from Meewasin and the City, the December meeting was attended by spokespeople for the Canadian Parks and Wilderness Society (Saskatchewan), the Saskatoon Nature Society and Swale Watchers. Each of these groups expressed serious concerns about the proposal that was put on the table that day; the same proposal is currently before the Committee. Critiques of the City's plan included:

- failure to meet minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale
- failure to protect all known areas of high-quality habitat and biodiversity hotspots
- failure to address the need for functional habitat connectivity between the Northeast and Small Swales
- failure to adequately buffer the hydrologically sensitive Small Swale
- failure to reroute commuter traffic away from the Ecological Core of the Northeast Swale

The consensus among the conservation groups present was that the City's proposal, though well intended, would lead to further and potentially ruinous damage and loss to these unique natural areas. The value of ecological services provided by these areas (estimated at over \$700,000 annually for the Small Swale alone) would be put at risk.

Everyone agrees that this is not the future we want. We all want these miraculous fragments of grasslands and wetlands to thrive, for the sake of the hundreds of species that rely on them for survival. For the sake of our own well-being. For the sake of future generations.

After the December meeting, the Swale Watchers began working on our own plan that offers wins both for the conservation of these irreplaceable natural areas and for harmonious development in Saskatoon. We are proud to present an approach that foregrounds the long-term health of the Swales and, at the same time, provides an opportunity for the City of Saskatoon to fulfill its goal of growing in harmony with nature. Our plan, which is detailed in the attached document, identifies two levels of protection:

- The Swale Protected Area includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. No significant development would be permitted in the Protected Area.
- The Swale Borders includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. "Soft" development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Although the co-chairs of the Swale Watchers are unable to attend the meeting to speak to our recommendations for the swale boundaries, Sara Bryson from the Saskatoon Nature Society will be speaking on our behalf.

Meghan Mickelson and Candace Savage, co-chairs
Swale Watchers

Attachments:

- [Swale Watchers Recommendation Jan 2023.pdf](#) 1.05 MB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6, 2023

Swale Watchers Vision Statement

Biodiversity Sensitive Urban Design and the Northeast Swales



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Delineating boundaries helps guide investment – for resource management that secures the sustainability of this green infrastructure and for the surrounding urban context.

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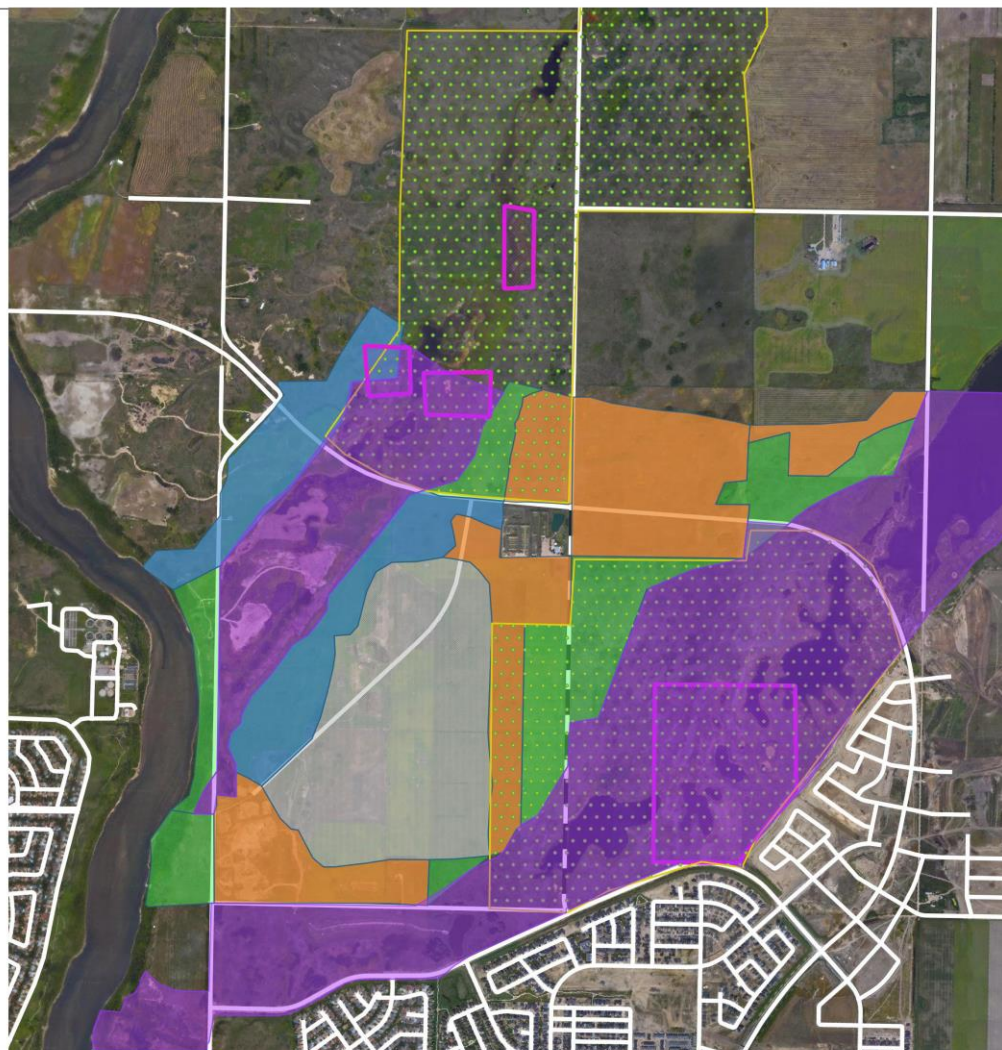
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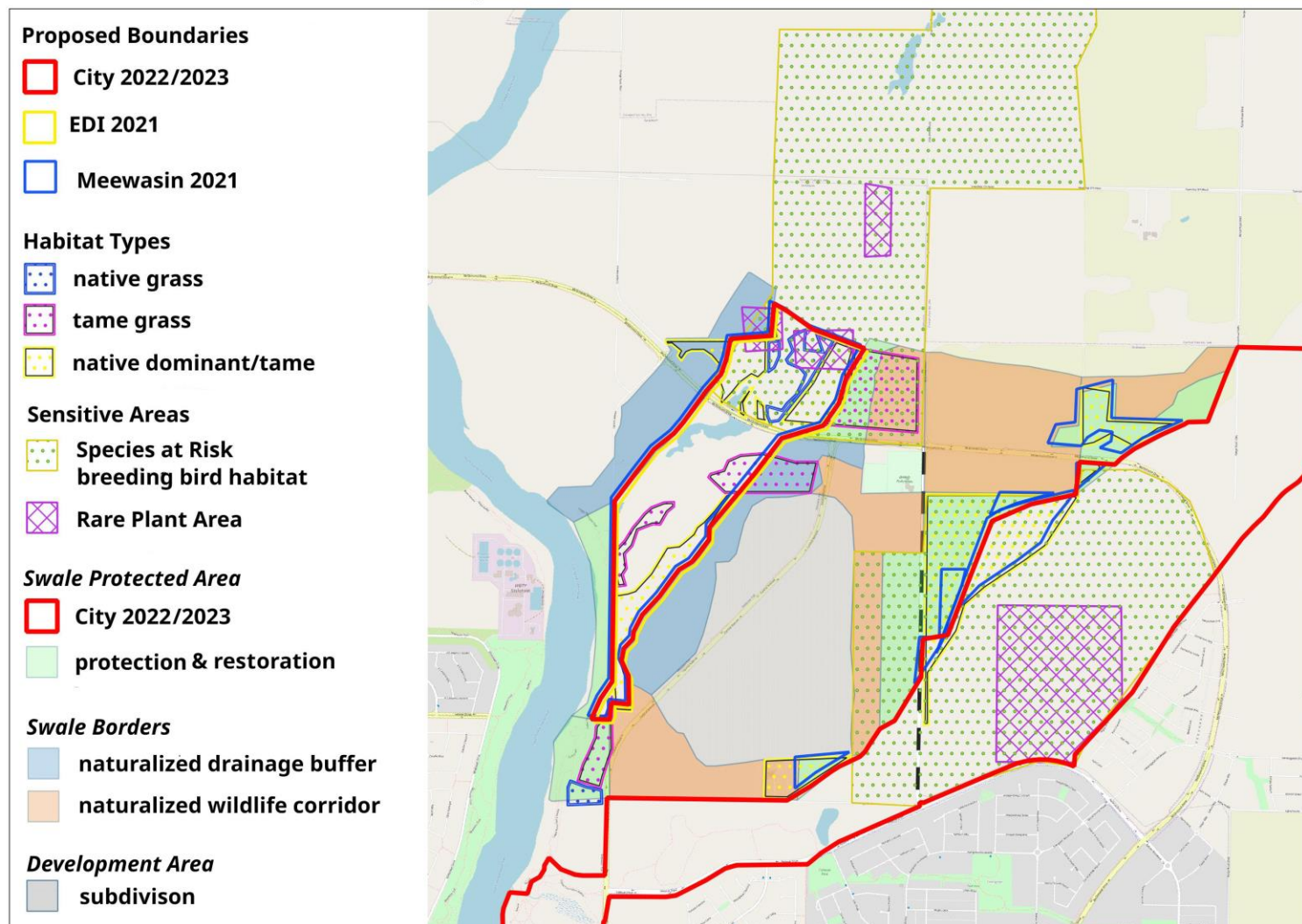
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January 2023
Swale Watchers



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This proposal is supported by:



Saskatchewan
Environmental
Society

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 Meewasin, 2021 November 17, UH3 Natural Area Screening Report Review and Proposed Recommendations
 City of Saskatoon, 2022 August 15, UH3 Natural Area Screening Recommendations
 City of Saskatoon, 2020 February, Saskatoon's Green Infrastructure Strategy - Map 18 Significant Natural Areas
 City of Saskatoon, 2020 February, Saskatoon's Green Infrastructure Strategy - Map 20: Ecology Actions and Priority Areas
 Inaturalist, https://www.inaturalist.org/observations?place_id=any&project_id=meewasin-northeast-swale&subview=map

Lasby, Mary

Subject: Email - Communication - Jody Busch - Northeast Swale and Small Swale Boundary - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 9:39 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jody Busch - Northeast Swale and Small Swale Boundry - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 21:38

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jody

Last Name: Busch

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Adelaide st e

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): Jody Busch

What do you wish to do ?: Submit Comments

What agenda item do you wish to comment on ?: Northeast Swale and Small Swale Boundary Endorsement [PDCS2023-0207]

Comments:

The Northeast Swale and Small Swale are important and special ecosystems. They are even more important given the climate crisis.

I urge council and city administrators to do everything in their power to protect, preserve and expand the swale. Thank you for reading my comment.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Carmen Gilmore - Northeast Swale Boundaries - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 1:27 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Carmen Gilmore - Northeast Swale Boundaries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:27

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Carmen

Last Name: Gilmore

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pobran Lane

City: Saskatoon

Province: Saskatchewan

Postal Code: S7S [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Feb 8 City Council Meeting: Planning Development Community Services

What agenda item do you wish to comment on ?: Proposal for NorthEast Swale Boundaries

Comments:

City staff recommendations on the North East Swale:

- fails to meet even minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale
- fails to protect all known areas of high-quality habitat and biodiversity hotspots
- fails to address the need for functional habitat connectivity between the Northeast and Small Swales
- fails to adequately buffer the hydrologically sensitive Small Swale
- fails to reroute commuter traffic away from the Ecological Core of the Northeast Swale

I support the North East Swale Watchers recommendations that:

- The Swale Protected Area includes all remaining natural grasslands and areas of high biodiversity value, as documented in recent studies. No significant development would be permitted in the Protected Area.
- The Swale Borders includes buffers and wildlife corridors necessary to safeguard the ecological and hydrological functioning of the Protected Area. "Soft" development such as trails, linear parks, storm water ponds and other amenities could be situated in the naturalized Swale Borders.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Joanne Blythe - Northeast Swale Boundries - CK 4205-40
Attachments: WAS Swale Boundaries Letter 6Feb23.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:14 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Joanne Blythe - Northeast Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:10

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Joanne

Last Name: Blythe

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Munroe Avenue South

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Wild About Saskatoon

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please see attached letter

Attachments:

- [WAS Swale Boundaries Letter 6Feb23.pdf](#) 117.48 KB

Will you be submitting a video to be vetted prior to council meeting?: No



February 6, 2023

To: the Standing Policy Committee on Planning, Development and Community Services.

As many of you will know, Wild about Saskatoon is a grassroots group of dedicated volunteers who advocate for nature – wild lives and wild places – in and around this city. As such, we are deeply concerned about the fate of the Swales. This concern has only been exacerbated by boundaries for the Northeast and Small Swales being presented by the city administration to the Standing Policy Committee on Planning, Development and Community Services.

We appreciate that the administration has recognized the lack of consensus in setting the Swale Boundaries and, in honour of this recognition, has presented three different options that variously incorporate recommendations from stakeholders. However, despite this range of options given, many of the stakeholders whose recommendations are supposed to be reflected in the three options are dissatisfied with the administration's depiction of these options as well as their endorsement of Option #2. This option strives only to meet the bare minimum of conservation standards and regulations (and in some regards, does not even meet them).

Nor is it consistent with the city's Official Community Plan. For example Section E (Environmental Leadership) Policy 2.1(2)(b) states "Urban development should avoid impacts to natural areas with particular consideration given to interconnected sensitive ecosystems, such as swales." Option #2 would not avoid impacts.

The Northeast Swale Watchers have ably summed up their concerns regarding probable impacts. Concerns we share. The plan put forward:

1. fails to meet even minimum standards for protecting the sharp-tailed grouse dancing ground in the Northeast Swale;
2. fails to protect all known areas of high-quality habitat and biodiversity hotspots;
3. fails to address the need for functional habitat connectivity between the Northeast and Small Swales;
4. fails to adequately buffer the hydrologically sensitive Small Swale; and
5. fails to reroute commuter traffic away from the Ecological Core of the Northeast Swale.

In contrast to this inadequate vision for the future of the Swales, the Swale Watchers have provided a fourth option (which they have submitted to Committee members). We believe it applies a clear and forward-thinking set of principles that would better protect the integrity and life of the Swales, while allowing for future residential development through Biodiversity-Sensitive Urban Design principles.

The Swale Watchers' recommendations are more aligned with the city's own Green Infrastructure Strategy, especially the principle of ecological integrity and the goal of a protected, enhanced, and linked network of natural assets. The maps provided by both the administration and the Swale Watchers clearly show that the ecosystems of the Swales are interconnected and it is vital for their mutual survival that a sufficient flow of natural resources (e.g., water, pollination, species migration) can move between them.

In this regard, we are deeply concerned that the administration's recommendation offers an exposed, depleted, and severed design for the interconnected, sensitive ecosystems of the Swales. While it might not operate within a hasty timeline of paving paradise for a parking lot, following administration's recommendation will, over time, starve the Swales to the point they will no longer be able to sustain themselves. Death by a thousand cuts. By contrast, the recommended boundaries proposed by the Swale Watchers reaches into Saskatoon's future to help sustain both resilient grassland ecosystems and a growing urban population. These priorities need not be at odds. Indeed, the expanded boundaries and vision for the Swales will form an essential part of the National Urban Park proposed for Saskatoon, which has the stated goal of "building connections between nature and people."

We strongly endorse the Swale Watchers' recommendations toward an integrated vision of living well among all our beautiful city's inhabitants. Wild About Saskatoon therefore recommends that this committee does not recommend Option #2 to Council, but rather recommends to Council that they re-engage with the Swale Watchers to develop biodiversity and other related conservation targets to guide decision-making around the Swale boundaries; boundaries that assure the natural assets of the Northeast and Small Swales are protected and enhanced. The Swale Watchers have requested the opportunity to continue working with the city, Meewasin, and others to address their concerns and better safeguard the future of the Swales. We sincerely hope this committee will endorse their request.

For Wild About Saskatoon

Chad Hammond

Joanne Blythe

Lasby, Mary

Subject: FW: Email - Communication - John Krowina - Northeast Swale Boundries - CK 4205-40
Attachments: SwalesubstoStdCttee2023.doc

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:16 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - John Krowina - Northeast Swale Boundries - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:10

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: He/him/his

First Name: John

Last Name: Krowina

Phonetic spelling of first and/or last name: Kroweena

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Adelaide St. E.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): n/a

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please see attached file SwalesubstoStdCttee2023.doc

Thank you. John Krowina

Attachments:

- [SwalesubstoStdCttee2023.doc](#) 29.5 KB

Will you be submitting a video to be vetted prior to council meeting?: No

Comments to the Standing Committee on Planning, Development and Community Services Meeting, Feb. 8, 2023

Agenda Item 7.2.3 – Swale Boundaries

1. The Northeast and Small Swales (“the Swales”) are a natural area that is rich in biodiversity, natural beauty, and amenity for the residents of Saskatoon. They constitute a very high-value natural area, situated close to an area under consideration for designation as a National Urban Park. They are also not far from Wanuskewin Heritage Park, a candidate UNESCO World Heritage Site.
2. The question for this Committee is: which of the plans proposed best achieves the dual objectives of present-day economic growth and revenue, on the one hand, and conservation of a thriving green space for the benefit of current and future generations, on the other hand. To me it is clear that the Swale Watchers’ plan stands head and shoulders above the City’s plan in both of these respects. It is professional, thorough, thoughtful and realistic.
3. Today there is growing recognition that near-urban and urban ecosystems are critically important components of Canada’s overall environmental quality and biodiversity. We know that there aren’t many such areas left. We also know that complex and established communities of plants, animals and birds can’t just pick up and move down the road.
4. Such areas, if properly established and maintained, can provide a fantastic resource and source of enjoyment, relaxation, recreation, education and general amenity for generations of Saskatonians to come. There is a new maxim: “Enjoy and bond with nature where you live, work and play! (J.M. Marzluff, Welcome to Subirdia (Yale Univ Press) 2014, p. 215.)
5. The decision of this Committee must be made with a generous spirit, in which any uncertainty is resolved in favour of the Swales. This is in keeping with the future-oriented perspective necessary here. The question is: **“Which plan will give us the most pride, satisfaction and confidence that we are passing the best version of the Swales that we have on to our children, their children, and their children’s children?” That plan is the one which gives the Swales the best shot at long-term surviving and thriving.**
6. The City’s plan is inadequate and pinched. It does not exhibit a generous spirit. The best example of this is the demonstrably inadequate space allotted to the sharp-tailed grouse dancing grounds. There is no point in a plan which is doomed to fail, a plan which leads to the disappearance of that which it is supposed to protect.
7. The City’s plan sacrifices known areas of high-quality habitat and biodiversity. This price

is too high to pay.

8. There is insufficient protection of the Swales from runoff and flooding under the City's plan. The Swale Watchers' plan provides for additional necessary buffering. The City's plan does not.
9. The Swale Watchers' plan takes into account the need for environmental connectivity between the Swales. The City's plan does not.
10. Sensitive ecological areas cannot exist where high-traffic roadways run too close by. Knowing this, we need to route traffic away from such areas. The Swale Watchers' plan does this. The City's plan does not.
11. The Swale Watchers' plan is not pie-in-the-sky. Realistically, it envisages residential development, and leaves space for appropriate future development. But it makes reasonable and balanced compromises that will give the Swales a much better shot at long-term survival.
12. To conclude, when our descendants look back at us today, in 100, 300 or 800 years, will they look back and say **Why didn't the City allow another 300 homes to be built there? Not likely.** Adopting the Swale Watchers' plan will not lead to a hangover. On the contrary, the Swales will be embraced with pride as a part of our living heritage, as the living jewels that they are.
13. On the other hand, disappointment and bitterness will follow if a plan is adopted which leads to the death of the Swales by the proverbial 1000 cuts.
14. If something is worth doing, it is worth doing right. The Swale Watchers' plan does it right. The City's plan does not.

John Krowina
Saskatoon
February 6, 2023

John Krowina

Lasby, Mary

Subject: FW: Email - Communication - James Dynes - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Swale Support letter City Saskatoon 230206.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:41 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - James Dynes - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:38

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: James

Last Name: Dynes

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Brown Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

Name of the organization or agency you are representing (if applicable): N/A

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES Meeting Feb 8, 2023

What agenda item do you wish to comment on ?: 7.2.3 Northeast Swale and Small Swale Boundary Endorsement

Comments:

I have attached a letter that with my concerns with the proposed Swale Boundary

Attachments:

- [Swale Support letter City Saskatoon 230206.docx](#)13.59 KB

Will you be submitting a video to be vetted prior to council meeting?: No

His Worship the Mayor
and City Council Members
City of Saskatoon
Saskatoon, SK, Canada

February 6, 2023

Dear Sir/Madam:

RE: February 8, 2023 Agenda item 7.2.3 Northeast Swale and Small Swale Boundary Endorsement
[PDCS2023-0207]

I understand that the Standing Policy Committee on Planning, Development and Community Services has recommended boundaries for the Northeast and Small Swales, as outlined in Option 2 of their report to the Council.

I do not endorse Option 2, finding it inadequate for even meeting the minimum of standards for protecting one of our last remaining native ecosystems and wildlife habitats in the Saskatoon area. If Option 2 is adopted, we will not have a viable functioning ecosystem, thus dooming the Swales to a slow and painful death, eventually leading to the development of the Swales and the loss of this important resource to future generations.

I am in favour of the boundaries proposed by the Swale Watchers, in their Vision Statement (Biodiversity Sensitive Urban Design and the Northeast Swales) dated January 2023 as these boundaries will protect one of our last remaining native ecosystems and wildlife habitats in the Saskatoon area for an eternity, to be enjoyed and used by future generations.

I get it, development is important and necessary, providing the means for us and our children to survive and thrive in this world. For too long, however, we have been led to believe that we do not need NATURE, that we must develop all lands for us to survive and thrive in this world. Today, we are learning that humans are products of nature and that we are totally dependent on the life support that ecosystems provide us. Moreover, we are learning that human-nature relationships are a key factor in nurturing ecological and human health and promoting successful and equitable urban communities. I implore City Council members to read Angela Loder's book "Small-Scale Urban Greening" to understand our relationship with nature.

Furthermore, development is so deeply embedded in our culture that we have lost sight that we have a responsibility to conserve life where we live or we will lose it. We cannot afford to lose it. On that account I implore City Council members to read Douglas Tallamy's book "Nature's Best Hope".

James J. Dynes, Ph.D., P. Ag.

■ Brown Crescent
Saskatoon, SK
S7J ■, Canada
■

Lasby, Mary

Subject: FW: Email - Communication - Megan Van Buskirk - Northeast Swale and Small Swale Boundary Endorsement Resubmission - CK 4205-40
Attachments: SES Letter of Support 2023 Swales Boundaries.pdf

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 5:02 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Megan Van Buskirk - Northeast Swale and Small Swale Boundary Endorsement Resubmission - CK 4205-40

--- Replies to this email will go to meganvb@environmentalsociety.ca ---

Submitted on Monday, February 6, 2023 - 17:00

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Megan

Last Name: Van Buskirk

Phone Number : [REDACTED]

Email: meganvb@environmentalsociety.ca

Address: [REDACTED] 20th St. W.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatchewan Environmental Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

PLEASE DISREGARD THE PREVIOUS SUBMISSION FROM THE SES AS IT WAS INCORRECT. Please accept this statement. Many thanks!

Attachments:

- [SES Letter of Support 2023 Swales Boundaries.pdf](#)437.32 KB

Will you be submitting a video to be vetted prior to council meeting?: No



PRESIDENT

M. Asmuss, MEd., B.A. Hon.

VICE PRESIDENT

R.A. Halliday, P.Eng.

TREASURER

R. Lepage, CPA, CMC, C.Dir.

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H. Carlson, MPP, B.Sc.

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L. Luciuk, B.A. & Sc.

P. Prebble, M. SEM, M.Ed., BBA

L. Salm, J.D., B.A.

W.J. Wardell, Q.C.

B. Weichel, M.Sc.

G. Wright, J.D., M.Sc., B.Sc., P.Eng.

T. Yee, J.D., B.A. Hon.

TELEPHONE

1.306.665.1915

EMAIL

info@environmentalsociety.ca

WEBSITE

www.environmentalsociety.ca

MAIL

PO Box 1372 Saskatoon SK S7K 3N9

OFFICE

220 20th Street West Saskatoon

February 6, 2023

City of Saskatoon
c/o Standing Policy Committee on Planning,
Development and Community Service
222 3rd Avenue North
Saskatoon SK S7K 0J5

RE: February 7, 2023; Agenda item 7.2.3

To the Standing Policy Committee on Planning, Development and Community Service:

Please accept this letter of support for the *Swale Watchers Vision Statement* and recommended boundaries of January 23, 2023.

The Saskatchewan Environmental Society recognizes the intrinsic value of the Northeast and Small Swales, as well as the ecosystem services provided to Saskatoon and area, including stormwater management, active lifestyle opportunities, and property value uplift in nearby neighbourhoods. The Swales are also home to hundreds of species of plants and animals, many that are rare, endangered and culturally significant. The Northeast and Small Swales are one of the largest surviving fragments of native prairie in this part of Saskatchewan, and one of the keys to long-term sustainability is to provide functional habitat corridors and to buffer the Swales from residential development and roadways.

Together we can conserve this incredible ecosystem for all who depend on it!

Thank you for your time.

Sincerely,

Megan Van Buskirk
Acting Executive Director

Lasby, Mary

Subject: FW: Email - Communication - David Maxwell Abraham - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:54 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - David Maxwell Abraham - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:53

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: David Maxwell

Last Name: Abraham

Phonetic spelling of first and/or last name: My names are already in phonetic form

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Comp [REDACTED] RR7

City: Saskatoon

Province: Saskatchewan

Postal Code: S7K [REDACTED]

Name of the organization or agency you are representing (if applicable): Self

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on?: 7.2.3

Comments:

Given that the United Nations has declared that the continued loss of worldwide biodiversity is one of the two greatest threats to "life on earth" and that Saskatoon as well as all governing bodies and all individuals have to be doing their share to battle the loss of diversity.

I strongly suggest that the committee abandon their present report on the development of the Swale and adhere to the proposal presented by the Swale Watchers. The city needs to lead in our collective battle with Biodiversity Loss. Or will we be like the peoples of Easter Island who relied on their forest for survival yet they cut down the last tree in full knowledge that it was the last tree.

Saving our precious Swale now can be a turning point in the city's priorities. Why not delay any decision and open this crucial issue to a public Input process.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Pat Albers - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40
Attachments: Letter to City Council, February 6, 2023.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:55 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Pat Albers - Northeast Swale and Small Swale Boundary Endorsement - CK 4205-40

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:54

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Pat

Last Name: Albers

Phonetic spelling of first and/or last name: Al-burrs

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pobran Cresent

City: Saskatoon

Province: Saskatchewan

Postal Code: s7s [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Standing Policy Committee on Planning, Development and Community Services

What agenda item do you wish to comment on ?: 7.2.3

Comments:

Please find my letter attached.

Attachments:

- [Letter to City Council, February 6, 2023.docx](#)15.62 KB

Will you be submitting a video to be vetted prior to council meeting?: No

Although I am a member of many local, provincial and national nature and environmental groups, I am writing today as an individual citizen of the Silverspring neighbourhood. Walking through the natural and semi-natural areas near my home is an important part of my life. The swales, the river, and the Saskatoon Natural Grasslands are the reasons I moved to this area 17 years ago. These natural spaces and their subtle beauty were the motivation behind my joining so many local environmental groups. The native landscape, and its flora and fauna, are a vital part of my spiritual, mental and physical well-being. I am writing you in one final attempt to ask you to preserve the Northeast and Small Swales by adopting the boundary recommendations put forth by the Swalewatchers.

I am writing this with great concern and some despair. More than 60 years ago, in 1960, acclaimed writer and Pulitzer Prize winner, Wallace Stegner, wrote his famous Wilderness letter on the vital importance of protecting wild places. His deep reverence for nature came from his boyhood spent in Saskatchewan and other then-wild places. Since his famous wilderness letter, many more nature enthusiasts have followed his lead in speaking up for nature, albeit with limited success. I am one of those people.

It has been 10+ years since the Swalewatchers and other environmentally minded groups began their efforts to protect the swales. Ten years since Swalewatchers began, and over 60 since Stegner's letter, and still no one seems to be listening. The province isn't listening. If it were, it wouldn't be pushing a highway through the swale. Nor is the City listening; if it were, they would endorse, as I strongly do, the Swale boundary recommendations put forth by the Swalewatchers. Their very sensible recommendations are generally being overlooked. Hence, my despair.

Not only does the City's option 2 totally ignore the Swalewatchers' recommendations, but it is as though they have plugged their ears and minds. Not even space for the lekking grounds? What is the point of having a provincial bird at all if we aren't protecting its breeding grounds? Perhaps we should change our provincial bird from the sharp-tailed grouse to the common grackle, the European starling or the common sparrow as they better represent the kind of invasive and evasive opportunism displayed by our elected officials.

Not only has the City developed a reputation for not seriously conserving the natural areas we do have, but this is another example of abuse piled on top of neglect. The underfunding of Meewasin is just one example of how our existing areas are not being properly managed or conserved. Invasive species have been allowed to take over once-pristine areas. And now, there is the final coup de grace: a slap in the face to all the environmental groups and citizens who have tirelessly supported the protection of the swales, the ecosystems they support, and the carbon capture they provide. As I already said, no one is listening. Wallace Stegner and W.O Mitchell must be turning in their graves.

In conclusion, please reconsider the boundaries put forth by the Swalewatchers and protect what is a quickly vanishing resource, that is, the once great plains of North America. We know

much about the grasslands' many practical uses, but we must also consider nature for her own sake.

What Stegner wrote so long ago is still relevant today: "Being an intangible and spiritual resource, it (wilderness) will seem mystical to the practical minded--but then anything that cannot be moved by a bulldozer is likely to seem mystical to them... That is the reason we need to put into effect, for its preservation, some other principle than the principles of exploitation or "usefulness" or even recreation. We simply need that wild country available to us, even if we never do more than drive to its edge and look in. For it can be a means of reassuring ourselves of our sanity as creatures, a part of the geography of hope".

With hope,

Patricia Albers

████ Pobran Crescent,

Saskatoon, SK S7S █████

Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request

ISSUE

The owners of the Canadian Pacific Railway Station (CPR Station), Nexus Holdings Inc., have requested funding for the property, located at 305 Idylwyld Drive North, under the Heritage Conservation Program.

RECOMMENDATION

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services, recommending:

1. That funding be approved through the Heritage Conservation Program, up to a maximum of \$119,304.70, amortized over 10 years, for the repair of the roof at 305 Idylwyld Drive North, and that the General Manager, Community Services Division be authorized to remit payment of the grant following completion of the project; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that his Worship the Mayor and the City Clerk be authorized to execute the agreement, under the Corporate Seal.

BACKGROUND

The Heritage Conservation Program, under [Council Policy C10-020, Civic Heritage Policy](#) (the Civic Heritage Policy), provides funding for designated Municipal Heritage Properties for conservation and rehabilitation of character-defining elements of a heritage property. Financial incentives include a grant for 50% of eligible project costs, to a maximum of \$150,000. This is the second application received for 305 Idylwyld Drive North under the Heritage Conservation Program.

Under the Civic Heritage Policy, The Standing Policy Committee on Planning, Development and Community Services is responsible for approving grants which amount to more than \$10,000 in total, up to a maximum of \$150,000.

DISCUSSION/ANALYSIS

The CPR Station is a landmark building in Saskatoon. The property features a grand two-storey, brick and stone railway building, constructed between 1907 and 1908. The CPR Station was designated as a Municipal Heritage Property in 1994, under City Bylaw No. 7444, the CPR Station Heritage Designation Bylaw. The property received designation as a National Historic Site in 1976 and was designated under *Federal Heritage Railway Stations Protection Act* in 1990. The Statement of Significance for the property is included (see Appendix 1).

Project

The proposed heritage conservation project for 305 Idylwyld Drive North is for repair and re-shingling of the roof. The property is currently rented out to a wide array of commercial tenants and uses. The roof will be repaired and replaced with new materials in the same colour, style and type as existing materials.

Initial work has begun to determine the extent of required repairs to the building's roof. The building's existing roof cladding is reaching the end of its lifespan and will be replaced as part of this project (see Appendix 2). At this time, a quote for \$378,491 has been received for replacement of cedar shakes (see Appendix 3). Other costs, which could include other related materials and labour, have yet to be determined.

Grant

The Civic Heritage Policy provides financial incentives, in the form of a grant, for 50% of costs related to restoration of architectural elements and renovations to meet building code requirements, where it affects heritage elements of the building, up to a maximum of \$150,000 over a ten-year period. The maximum amortization period is ten years. Within a ten-year period, an owner may make more than one application, provided the total amount does not exceed \$150,000.

This property was provided with a grant of \$30,695.30 in 2019, under the Heritage Conservation Program, to fund repairs to the transom windows, buttresses and brickwork. Therefore, the total amount available for this project is \$119,304.70. If this amount is approved under this application, payment would be amortized over 10 years.

FINANCIAL IMPLICATIONS

Total cost of the shingle replacement for this project is estimated to be \$378,491. Under the Civic Heritage Policy, the project would qualify for 50% of eligible costs to a maximum of \$119,305. The balance of the Heritage Reserve is approximately \$30,000.00 for 2022, and \$17,000.00 for 2023. The \$17,000.00, noted as available for 2023, includes the \$60,000 from the Heritage Reserve approved to be transferred to the capital project for Heritage Program Updates. If this application is approved, the amount of this grant will be amortized over ten years, following project completion and submission of invoices associated with proposed work.

NEXT STEPS

If the application is approved, the amount of this grant will be paid out over ten years and will be disbursed following project completion.

APPENDICES

1. Statement of Significance – CPR Station – 305 Idylwyld Drive North
2. Photos of CPR Building Shingle Damage
3. Roof Replacement Quote

REPORT APPROVAL

Written by: Kellie Grant, Heritage and Design Coordinator
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/PD/MHAC/Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request/cm

Statement of Significance

Statement of Significance

Canadian Pacific Railway Station – 305 Idylwyld Drive North

Neighbourhood:	Central Business District
Date Constructed:	1907-1908
Development Era:	1906 – 1913 (Pre-WWI)
Architectural Style:	Chateau-style Railway
Builder:	Canadian Pacific Railway
Designation:	Municipal Heritage Property
Original Use:	Railway Station
Current Use:	Commercial



Source: City of Saskatoon

Description of the Historic Place

The Canadian Pacific Railway (CPR) Station is located on a one-half hectare lot in the Caswell Hill neighbourhood. The property features a grand two-storey, brick and stone railway station that was constructed between 1907 and 1908.

This historic place, located at 305 Idylwyld Drive North, was designated as a Municipal Heritage Property in 1994. The designation is limited to the building's exterior. The property received designation as a National Historic Site in 1976, and the building was designated under the *Federal Heritage Railway Stations Protection Act* in 1990.

Heritage Value

The heritage value of the CPR Station resides in its association with Saskatoon's emerging status as an important prairie city. By constructing a station of this size and stature, the Canadian Pacific Railway Company helped confirm Saskatoon's status in the West. Unlike the wooden structures in smaller centres and rural areas, Saskatoon's CPR station was significantly larger and built of brick - an indication of the permanent nature of the depot. Similarly, the station's chateau-style of architecture, which emulated Edmonton's grand Strathcona Station, speaks to the level of importance that the company placed on the flourishing town. Unlike other railway stations, Saskatoon's CPR depot was not built according to a typical CPR plan; rather, since it coincided with the city's building boom, the station was designed specifically to reflect the optimism of a booming prairie town.

The downtown site chosen for the CPR station was only a few blocks from the rival Canadian Northern Depot that was built in 1890. The new CPR station attested to the fact that Saskatoon was now served by the three main railway lines—the Canadian Pacific, the Canadian Northern, and the Grand Trunk—and this solidified Saskatoon's identity as a "hub city", a distribution centre to the North and the halfway point between Winnipeg and Edmonton. In its day, the CPR Station included separate waiting rooms for men and women, a telegraph office, a baggage area and a conductor's office.

By 1960 other modes of transport threatened rail use. The station was closed and used as an administrative centre before being privately developed in 1993. The only remaining original railway depot in Saskatoon, the CPR station continues to stand as a symbol of a city's optimism. Through the City's Heritage Awards Program, the CPR Station received an award for the renovation of a commercial building in 1996.

Source: City of Saskatoon Bylaw No.7444 / City of Saskatoon Built Heritage Database / Canadian Register of Historic Places

Character Defining Elements

Key elements which contribute to the heritage value of this historic resource include:

- Its Chateau-style railway architecture, evident in its steeply pitched, bell-cast roof with bay dormers, the 15 metre polygonal turret, and the large overhanging eaves supported by heavy, arched brackets;
- Its brick construction, Tyndall stone and lintels; and
- The building's massing and angular siting on its original lot.

Photos of CPR Building Shingle Damage

Shingle damage along lower roof section



Shingles lifting and splitting



BID NUMBER: 8077449	PREPARED FOR: 800463	BRANCH LOCATION: 742
Bid Date: 9/23/22 <div style="border: 1px solid black; padding: 5px; text-align: center;"> Valid Until Sunday, October 23 , 2022 </div>	CASH - SASKATOON CONTRACTOR 139 - 29 STREET EAST SASKATOON, SK S7L 6Y6 Telephone: 306-242-7577	SASKATOON BRANCH BEACON BUILDING PRODUCTS 139 - 29 STREET EAST SASKATOON, SK S7L 6Y6 Sls id: 2MG MADELINE GOUGEON

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
10	450	BDL WALDUN CEDAR HEAVIES #1 24"	BDL		292.9400	131,823.00
50	700	EA MISC1 WALDUN CEDAR HEAVIES #1 24"	EA		284.6000	199,220.00
20	14	BDL WALDUN CEDAR PERFECTIONS #1 18"	BDL		218.7500	3,062.50
30	15	BDL CEDAR RIDGE CAP 24" CCA	BDL		206.2500	3,093.75
40	1	EA SAS TRUCK CHARGE	EA		4,000.0000	4,000.00
<p>PLEASE BE ADVISED THAT BEACON CAN ONLY HONOUR A MANUFACTURERS QUOTE TO THE SAME EXTENT THAT THE MANUFACTURER HONORS THEIR QUOTE. THIS QUOTE IS ONLY VALID FOR 30 DAYS, UNLESS PROTECTED BY A MANUFACTURERS QUOTE.</p> <p>MATERIALS WILL BE PRICED AT THE TIME OF SHIPMENT.</p> <p>DUE TO THE CURRENT VOLATILITY OF THE MARKET, EXPECT EXTENDED LEAD TIMES.</p> <p>PRICE ESCALATORS MAY APPLY IF THE PROJECT SPANS A MANUFACTURERS INCREASE.</p> <p>WHERE PROJECT PRICING IS BASED ON FULL TRUCKLOAD QUANTITIES;</p> <p>WAREHOUSE ORDERS CANNOT BE SOLD AT THE FULL TRUCK PRICE.</p> <p>QUOTE IS SUBJECT TO FREIGHT, FUEL SURCHARGE, AND HAZMAT FEES.</p> <p>QUANTITIES AND MATERIALS LISTED ARE BASED ON OUR INTERPRETATION OF THE PROJECT;</p> <p>IT IS THE CUSTOMERS RESPONSIBILITY TO REVIEW ALL PLANS AND SPECS FOR ACCURACY.</p> <p>LISTED QUANTITIES ARE ESTIMATES ONLY, BEACON BUILDING PRODUCTS WILL NOT BE RESPONSIBLE FOR OVERAGES OR SHORTAGES ON THE QUANTITIES PROVIDED.</p> <p>NON-STOCK, SPECIAL ORDER MATERIAL CANNOT BE RETURNED TO A BEACON FACILITY.</p> <p>PLEASE REFERENCE THE PROJECT QUOTE # WHEN PLACING AN ORDER FOR THIS PROJECT.</p>						

Subtotal:	341,199.25
Tax:	20,231.96
GST Tax:	17,059.96
Bid Total:	378,491.1

January 30, 2023

Secretary, SPC on Planning, Development
and Community Services

Dear Secretary:

**Re: Municipal Heritage Advisory Committee Report for SPC on Planning,
Development and Community Services
Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding
Request [CK. 710-5]**

Attached is a report of the General Manager, Community Services Department dated January 24, 2023, regarding a funding application for the Canadian Pacific Railway Station (CPR Station) located at 305 Idylwyld Drive North, under the Heritage Conservation Program.

Municipal Heritage Advisory Committee has reviewed this report with the Administration, and supports the recommendations as outlined in the report.

Please place this report before the Standing Policy Committee on Planning, Development and Community Services for approval of the recommendations contained in the report.

Yours truly,



Holly Thompson, Committee Assistant
Municipal Heritage Advisory Committee

HT

Attachment

cc: General Manager, Community Services Department
Director, Planning & Development Division, Community Services Department
Heritage & Design Coordinator, Community Services Department
Chair, Municipal Heritage Advisory Committee

Inquiry – Councillor Davies – Outdoor Music at Licensed Establishments

ISSUE

The City of Saskatoon (City) regulates playing of outdoor music, related to establishments with a liquor license (licensed), through Bylaw No. 8244, Noise Bylaw, 2003. The effectiveness of this approach has been reviewed using historical data as outlined in this report.

BACKGROUND

The Standing Policy Committee on Planning, Development and Community Services, at its meeting on June 13, 2018, received information on how other major cities typically use non-specific regulations, such as noise bylaws, regarding the playing of outdoor music. At this meeting, it was [resolved](#):

“That the Administration report further on the nature of existing outdoor music complaints at licensed establishments over the last 5 years and that the further review include consultation with the Business Improvement Districts and appropriate sector representation”.

This report addresses that resolution.

CURRENT STATUS

The City currently regulates outdoor music, related to licensed establishments, through [Bylaw No. 8244, Noise Bylaw, 2003](#) (Noise Bylaw), similarly to other Canadian cities. With no specific decibel levels or specific time periods where music cannot be played, the activity is regulated under a general prohibition against unreasonable, excessive or injurious noise. The City's Noise Bylaw is administered and enforced by the Saskatoon Police Service. Enforcement of the Noise Bylaw is complaint based.

DISCUSSION/ANALYSIS-

Noise-related complaints for the period of 2015-2022, were sorted by neighbourhood and zoning district, and analyzed to characterize noise-related patterns within the five Business Improvement Districts (BID) of Broadway, Downtown, Riversdale, Sutherland and 33rd Street. Due to privacy concerns, data was not made available by the Saskatoon Police Service, specifically for the addresses of licensed establishments located in BIDs; therefore, information was sorted by zoning district to separate which noise was generated from commercial zones and which noise was generated from residential zones. In this respect, data may also include other land uses not related to licensed establishments. From this data, it was found that properties in the Downtown BID, zoned B6 - Downtown Commercial District, saw the largest number of noise complaints during the specified time frame, with an average of 28 complaints per-year. Broadway BID properties, zoned B5B - Broadway Commercial District, saw the second largest number of noise complaints, with six complaints per-year (see Appendix 1).

For context, each neighbourhood's totals, as well as a snapshot of adjacent medium/high density residential and institutional zoning districts, are included in Appendix 1. All

collected data indicates noise complaints, within the boundary of each BID, are low or in-line with other non-commercial zoning districts.

Of the complaints within the downtown BID, zoned B6 – Downtown Commercial District, a record 74 complaints occurred in 2017, with 39 of these attributed to one address. The re-occurring noise complaint was related to indoor and outdoor patio noise/music and was successfully addressed through a formal noise warning, followed by a noise bylaw ticket. Subsequent complaints of the site did not appear to be related to loud music, and the number of complaints within the district decreased from 74, in 2017, to an average of 21 complaints per-year for the period of 2018-2022.

On average, apart from Downtown, the BIDs receive less than seven noise-related complaints per-year. In terms of the elevated complaint numbers in 2017, use of the Noise Bylaw was effective in addressing repeat complaints related to loud music at a licensed establishment. Success can also be attributed to the business's "good neighbour" approach, which included operational changes, among others, to address complaints once the ticket was issued.

Apart from high complaint numbers in 2017, complaints related to outdoor music at licensed establishments have been negligible. In Administration's view, this suggests current Noise Bylaw regulations, and voluntary 'good neighbour' business considerations, have been an effective approach.

ENGAGEMENT

Engagement on the historical data was undertaken with the BIDs. No outstanding issues related to the specific topic of outdoor music at licensed establishments were identified. The BIDs did raise some concerns on noise issues associated with busking, and this is an item Administration is reviewing separately.

FINANCIAL IMPLICATIONS

There are no financial implications.

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications identified.

NEXT STEPS

Administration will continue to work with Saskatoon Police Service on any future patterns that may emerge related to this topic.

APPENDICES

1. Noise Complaint Data by Business Improvement District & Adjacent Zoning Districts

REPORT APPROVAL

Written by: Leanne DeLong, Bylaw Compliance Manager
Reviewed by: Matt Grazier, Director of Community Standards
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/CS/PDCS/Inquiry – Councillor Davies – Outdoor Music at Licensed Establishments/cm

Noise Complaint Data by Business Improvement District & Adjacent Zoning Districts 2015 - 2022											
Neighbourhood	Zoning District	2015	2016	2017	2018	2019	2020	2021	2022	Grand Total	Average/Year
Downtown BID (Commercial)	B6	22	18	74	22	21	12	19	32	220	27.5
Downtown (Institutional)	M4	9	11	17	36	18	18	7	24	140	17.5
Downtown (Mixed-Use)	MX2	1	9	0	2	3	0	0	0	15	1.9
City Park (Residential)	RM5	16	41	25	30	24	16	31	31	214	26.8
Downtown (Neighbourhood)	All	36	45	98	67	57	40	46	76	465	58
Broadway BID (Commercial)	B5B	1	13	15	3	6	2	3	5	48	6
Nutana (Residential)	RM3	10	19	6	9	10	4	10	4	72	9
Nutana (Residential)	RM5	8	9	3	6	5	1	4	5	41	5.1
Nutana (Neighbourhood)	All	44	75	62	63	54	26	55	45	424	53
Riversdale BID (Commercial)	B5C	5	7	3	3	1	2	2	1	24	3
Riversdale (Mixed-use)	MX1	1	1	1	1	10	0	0	12	26	3.3
Riversdale (Residential)	RM4	0	5	3	1	7	2	5	0	23	2.9
Riversdale (Neighbourhood)	All	30	34	32	34	34	18	30	39	251	31
Sutherland BID (Commercial)	B5A	3	1	2	2	2	0	0	0	10	1.3
Sutherland (Residential)	RM4	12	13	12	17	22	21	10	20	127	15.9
Sutherland (Residential)	RMHC	2	8	1	1	3	1	28	1	45	5.6
Sutherland (Neighbourhood)	All	45	47	30	39	50	44	71	30	356	45
Caswell Hill & Mayfair BID (Commercial)	B5 & B3	2	1	3	8	2	2	2	2	22	2.8
Caswell Hill (Residential)	RM4	6	1	3	2	0	0	0	1	13	1.6
Mayfair (Neighbourhood)	All	49	43	30	54	52	27	40	31	326	41
Caswell Hill (Neighbourhood)	All	87	75	58	60	54	37	45	59	475	59

B6 – Downtown Commercial District Review – Project Update

ISSUE

A review of the B6 – Downtown Commercial District (B6 Review) is underway to identify and implement amendments to the zone’s regulations that better reflect current building practices, emphasize flexibility and encourage development in the Downtown, while ensuring a high-quality built environment. This report provides an update on work undertaken to date, an overview of items identified for review and the next steps with engagement in 2023.

BACKGROUND

City Council, at its February 26, 2018 meeting considered a report that outlined a number of initiatives, procedural changes and incentives with the intent to streamline and encourage development in the Downtown in line with Council’s strategic priority of Downtown Development. City Council resolved, in part:

- “9. That the Planning and Development Division review the zoning conditions for the B6 District and report back to the Planning, Development and Community Services Committee.”

Similar direction was also provided to review the RA1 – Reinvestment District 1, encompassing Downtown’s Warehouse District and now known as MX2 – Downtown Warehouse Mixed Use District. Amendments to that zone were approved by City Council on November 19, 2018.

The Comprehensive Zoning Bylaw Review Project has been underway since 2019. The B6 zone has been out of the scope of that project to allow for a dedicated and comprehensive review of the zone, separate from the work of the larger project. However, minor amendments identified through the preliminary work of the B6 Review were brought forward as part of an amendment package and approved on December 20, 2021.

CURRENT STATUS

The B6 – Downtown Commercial District is the primary zoning district in Downtown and encompasses most of its land area (see Appendix 1). The purpose of the B6 zone is to facilitate a wide range of commercial, institutional and residential uses in a high-density form in the Downtown area. This is supported by policies in the [Official Community Plan](#) that identify Downtown as the primary location for office, retail, recreation, culture and entertainment facilities and directs the highest densities of development to this neighbourhood.

In general, B6 is a permissive, flexible and high-density zone that accommodates a broad range of land uses and building forms. These characteristics are a considerable asset to the zone and accommodate new development. However, permissiveness and

flexibility must be balanced with appropriate development standards to ensure a high-quality built environment in line with the established vision for the Downtown.

Along with other key Downtown initiatives and investments, such as the Downtown Event and Entertainment District (District) Plan, Bus Rapid Transit and New Central Library, the timing of the B6 Review is appropriate to support new growth in the Downtown and ensure development outcomes meet community expectations and strategic objectives of the Official Community Plan and [City Centre Plan](#).

DISCUSSION/ANALYSIS

Key Topic Areas for Review

Based on preliminary work undertaken on known issues and areas for review, Administration has identified the following key topic areas for review and identification of potential amendments:

1. **Open Volume Regulations**

“Open Volume” refers to a set of regulations which apply to B6 properties. Its purpose is to regulate building height and form in a manner that is related to the site area. It limits the scale and massing of a structure by ensuring three-dimensional open space and variation are provided in the built form. This is intended to achieve appropriate proportions and offer relief from the massing as experienced in the public realm, especially as building height increases. It follows the general principle that the larger the site and the more three-dimensional open space provided on a site, the taller a building can be.

Open Volume is only used in the B6 zone and exists in lieu of regulatory approaches in other high-density zones, such as Gross Floor Space Ratio and prescriptive building setbacks. Based on a municipal scan, Open Volume appears to be unique to Saskatoon. It has not been comprehensively reviewed since its introduction in the 1970s.

Known issues with Open Volume are that it is difficult for external stakeholders to understand and account for in building design, and for staff to clearly explain. Open Volume, as it exists, may not support the intent and policies of the Official Community Plan which identifies Downtown for the highest densities of development in Saskatoon. The B6 Review will consider options to improve the Open Volume regulations.

2. **Surface Parking Lots**

Currently, surface parking lots are permitted in B6 as “commercial parking lot” or “parking station” land uses. The Zoning Bylaw contains landscaping, screening, and hard surfacing standards for these uses. However, many existing lots in the Downtown lack some or all these site improvements. The City Centre Plan found that approximately 26% of the City Centre (Downtown and its environs) is dedicated to surface parking. The City Centre Plan recommended that surface parking as a principal land use be made a discretionary use in the B6 zone, but amendments to implement this have not been brought forward to date.

Planning and engagement exercises undertaken locally and best practices in planning more broadly consistently reflect the widely accepted conclusion that surface parking, especially in an unimproved state, is harmful to a high-quality urban environment, pedestrian comfort, and vibrant and complete streetscapes.

The B6 Review will consider options for the regulation of surface parking.

3. Design Guidelines

In 2015, design guidelines for the Downtown were added to the B6 District and M4 – Core Area Institutional Service District based on recommendations of the City Centre Plan. These regulations address basic considerations that address the quality of the built form including requirements for active frontage, transparent openings at-grade, façade articulation and wind mitigation. The B6 Review will consider issues around the practical application of these regulations since 2015 and review for refinement, clarification and flexibility where appropriate without undermining their intent to ensure a high-quality built environment.

4. Adaptive Reuse

Disruptions to the workplace due to COVID-19, continuing vacancies in commercial office markets across Canada, and ongoing efforts to retain buildings with heritage significance have drawn attention to how municipalities can best support adaptive reuse of existing buildings into new and productive uses. Generally, the flexibility and permissiveness of the B6 zone presents few, if any zoning-related barriers to a change of use. However, the B6 Review will work to determine if additional improvements to support adaptive reuse can be made.

5. Miscellaneous/Housekeeping

The B6 Review will consider a variety of other development standards for improvement, added flexibility, clarification and updating of language where appropriate.

Stakeholder Engagement Planned for 2023

The B6 Review will undertake stakeholder engagement in 2023, beginning with the formation and launch of a targeted Focus Group. The Focus Group will be comprised of Downtown and industry stakeholders who will work with Administration to review topic areas and amendment options and provide feedback from a technical perspective (see Appendix 2).

Broader engagement will follow the work of the Focus Group. Information will be made available through a project webpage, letters to property owners and dissemination of information through stakeholder groups and other strategies as identified to reach Downtown businesses, residents, and the general public. One-on-one meetings with stakeholders or interest groups will be accommodated and engagement events will be held through in-person, online and hybrid formats as appropriate.

Relationship to District Plan

The District Plan is also proceeding in 2023. Engagement and communications for that project and the B6 Review will be coordinated as appropriate. Clear ongoing communication of the separate project scopes and purposes will be necessary. The District Plan will consider land use and development objectives within its study area, which includes land currently zoned B6. Any land use and zoning amendments required to specifically achieve the District Plan's vision for its study area will be put forward by that plan.

FINANCIAL IMPLICATIONS

Minor incidental costs for third party conceptual design/modelling services are anticipated and can be covered by an existing funding source.

OTHER IMPLICATIONS

There are no privacy, legal, social or environmental implications identified.

NEXT STEPS

Administration is currently working to launch the Focus Group with a call for participants this month and the group's first meeting is expected to take place in March 2023. It is anticipated that Zoning Bylaw amendments will be brought forward for consideration by City Council in late 2023 or early 2024.

APPENDICES

1. Downtown Zoning Map
2. B6 Zoning Review Focus Group – Additional Information

REPORT APPROVAL

Written by: Brent McAdam, City Centre Planner
Reviewed by: Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Division

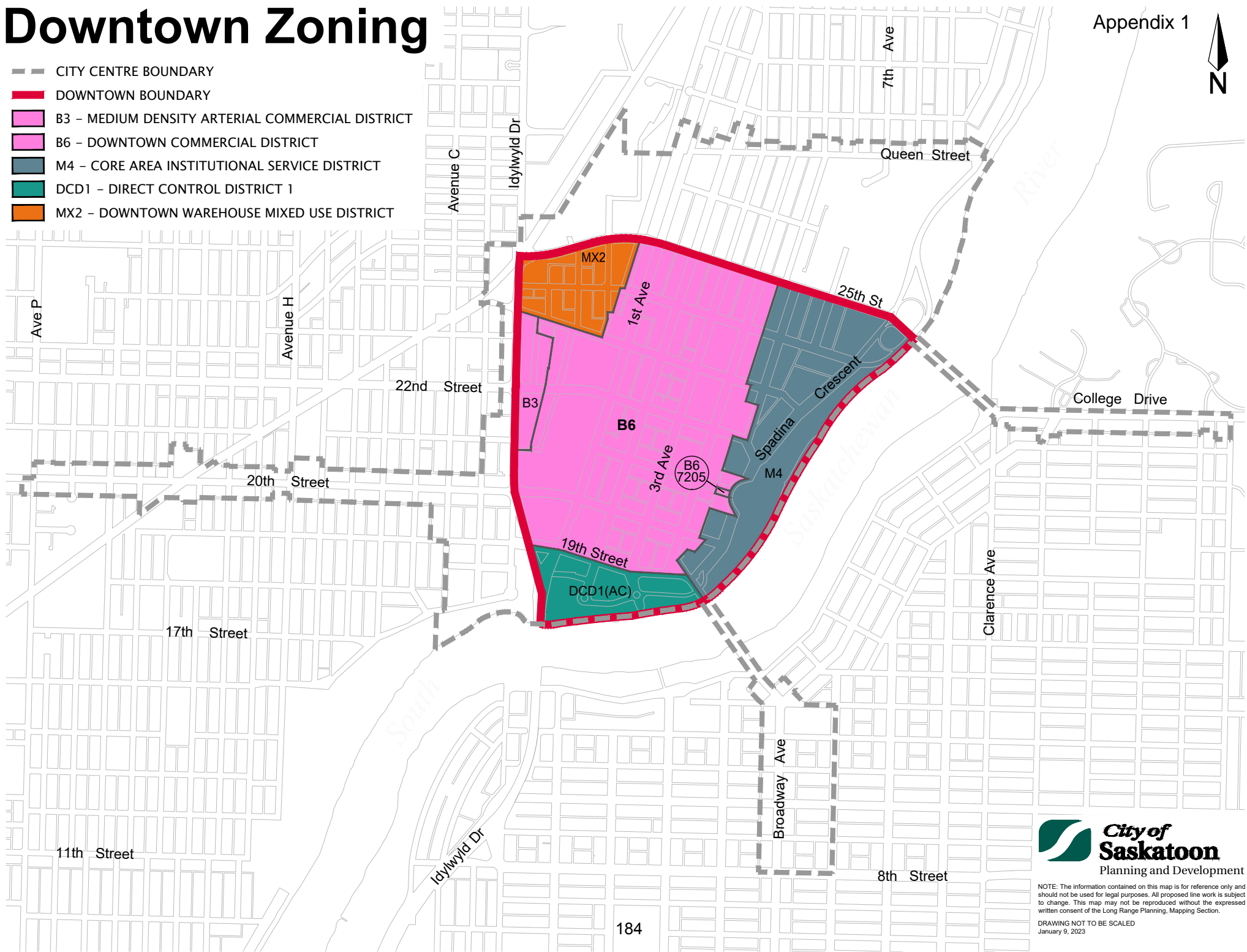
SP/2023/CS/PD/Admin Report - B6 – Downtown Commercial District Review – Project Update/sk

Downtown Zoning

Appendix 1



- CITY CENTRE BOUNDARY
- DOWNTOWN BOUNDARY
- B3 – MEDIUM DENSITY ARTERIAL COMMERCIAL DISTRICT
- B6 – DOWNTOWN COMMERCIAL DISTRICT
- M4 – CORE AREA INSTITUTIONAL SERVICE DISTRICT
- DCD1 – DIRECT CONTROL DISTRICT 1
- MX2 – DOWNTOWN WAREHOUSE MIXED USE DISTRICT



B6 Zoning Review Focus Group – Additional Information

Mandate / Purpose

The Planning and Development Department is undertaking a review of the B6 – Downtown Commercial District, the primary zoning district in Downtown Saskatoon that encompasses most of its land area. The intent of the review is to identify and implement amendments to the zone's regulations that better reflect current building practices, emphasize flexibility and encourage development of the Downtown while ensuring a high-quality built environment.

The B6 Zoning Review Focus Group will be comprised of Downtown and industry stakeholders who will work with Administration to review topic areas and amendment options and provide feedback from a technical perspective. Feedback from the Focus Group will be used to refine amendment options that are brought forward for broader public engagement and inform final recommendations for City Council to consider during the Public Hearing process.

Scope of B6 Zoning Review

Planning and Development has undertaken preliminary work to identify known issues and topic areas for review. The following key topic areas have been identified:

1. “Open Volume” regulations;
2. Surface parking lots;
3. Design Guidelines for the Downtown;
4. Adaptive reuse; and
5. Miscellaneous/Housekeeping.

Considerations related to the Downtown Event and Entertainment District are not within the scope of the B6 Zoning Review. A District Plan for that project will consider land use and development objectives within its study area, which includes land currently zoned B6. Any land use and zoning amendments required to specifically achieve the District Plan's vision for its study area will be put forward by that plan.

Composition

The Focus Group will be comprised of 6-8 individuals with representation from Downtown and industry stakeholder groups. This may include, but is not limited to:

- Designers/Architects;
- Developers/Builders;
- Planners; and
- Downtown Business Improvement District representation.

Preferred Qualifications

- Ability to commit time to attend meetings and participate in related activities (e.g. – site visits undertaken by the group);
- Members must be able to meet either in-person and/or be competent in using an online format, such as Microsoft Teams;
- Ability to work respectfully and collaboratively;
- Experience/involvement with designing and/or developing in Downtown Saskatoon; and
- Experience with the City of Saskatoon Zoning Bylaw and the B6 zoning regulations.
 - Note: The work of the Focus Group will have a particular emphasis on Open Volume. Applicants that have experience with the Open Volume regulations and in matters of design and development relating to these regulations are encouraged.

Appointment

A call for prospective Focus Group members will be made through communication to identified Downtown and industry stakeholder groups. The qualifications of the candidates and the range of expertise and diversity of experience in the composition of the group overall will be considered in the selection of members.

Conduct of Members

Members shall be given the opportunity to debate and discuss items in a respectful and cooperative manner.

Confidentiality

Members are bound to maintain the confidentiality of information received by them as such in their capacity as members. Information which is confidential, proprietary to the B6 Zoning Review Focus Group, Civic Board, Commission, Authority, Committee, the City or non-public must not be divulged to anyone, other than persons who are authorized to receive the information.

Meetings and Timeframes

The first meeting is expected to occur in March 2023. It is anticipated the group will be required to meet 4 – 5 times over the course of 2023. Most meetings are anticipated to take place during the second quarter of the year, but project timelines are subject to change. The mandate of the Focus Group will be considered complete once the proposed B6 Zoning Review amendments have been presented to City Council for consideration at a Public Hearing. This is tentatively expected for late 2023 or early 2024.

Each meeting will have an agenda to guide discussions. Materials will be provided to Focus Group members in advance of the meeting, whenever possible.

Administration will work with Focus Group members to determine suitable meeting dates and times.

Decisions

The Focus Group will provide feedback to Administration on the proposed changes to the B6 zoning regulations. The Focus Group is not a decision-making body, so where the group is unable to come to agreement on an item, the varying points of view will be noted by Administration for consideration during the review process.

Communication

A summary of discussions and recommendations will be provided to City Council when they are considering the bylaw amendments. This report will be publicly available for Focus Group participants and the general public to review.

B6 Zoning Review Project Team

- Brent McAdam, Senior Planner
- Zoe Hagen, Planner

City Greenhouse Operating Model Update

ISSUE

The City of Saskatoon's (City) Greenhouse facility, built in 1958, has escalating structural concerns and needs to be vacated soon. To maintain service levels, public procurement for private sector provision of seasonal plant material has been initiated for the 2023 season. Plant material from the former Civic Conservatory with sentimental and/or community value will be re-located to other City facilities, where possible.

BACKGROUND

The Parks Department has operated the Greenhouse at the Vic Rempel Yards since 1958. After an addition in 1976, the total size of the Greenhouse was expanded to approximately 10,000 sq ft. While, the facility is on the heritage registry, noting that these greenhouses are representative of the City's social and aesthetic history, the Facility is not a designated heritage building. It is used to grow and prepare plants for the City's flowerpot program, for flower beds in parks, and for indoor displays, such as at City Hall. Structural assessments on the Greenhouse are conducted at regular intervals, with the previous (from early 2021) showing some items of attention, but no cause for concern. Of note, there has been an unfunded capital project to replace the Greenhouse since 2016. It is also important to note the Greenhouse, given the age of the facility requires replacement, not renewal, and Civic Buildings Comprehensive Maintenance funding would not be applicable in this situation.

CURRENT STATUS

In September 2022, the Facilities Management Department received the latest engineering assessment that indicated increasing issues with the Greenhouse structure. These findings include concerns about rotting wood components, cracking, and falling glass, and snow loads in the winter. A Safe Operating Procedure was immediately put in place outlining Personal Protective Equipment requirements, signage, and related procedures to ensure safety of staff.

The building assessment report recommended the Greenhouse be vacated in the short-term and alternate arrangements be made. While not condemned, risk is increasing and an order to vacate immediately could occur at any time, including when the Greenhouse is fully stocked with seasonal material. A replacement Greenhouse of similar size is estimated to cost between \$2.5 to \$6 million, depending on replacement size, complexity, and options included.

DISCUSSION/ANALYSIS

To mitigate risk and ensure continued service delivery, the City has secured a competitive bid for 2023 seasonal plant requirements that is in line with wholesale pricing. Under this approach, the service level for flowerpots and bedding plants would not change. The cost of this procurement in 2023 will be primarily offset by savings in other operational areas. Monitoring and season end review of the deliverables

associated with the procurement of plant materials from an external provider, will be conducted.

Throughout the development of the response plan, in altering the delivery model for the greenhouse program for 2023, safety for all staff has been top of mind, and there has been open lines of communication with all staff involved.

Approaches in Other Cities

Saskatoon, SK, and Edmonton, AB, are the only major prairie cities that grow most of its seasonal plant material at a civic Greenhouse:

- Regina, SK: Approximately 20 years ago, the City of Regina closed their Greenhouse as it became too expensive to maintain and replacement cost was prohibitive. Bedding plants are directly sourced from the Provincial Capital Commission, who plant for the Legislative grounds.
- Calgary, AB: The City of Calgary procures all bedding plant material from multiple private sector bidders. Quality concerns have been minimal as the contract is very important to growers and they ensure the best product is delivered.
- Edmonton, AB: The City of Edmonton has a mixed model with majority of growing in-house, but also order from several private greenhouses due to the size of the city.
- Winnipeg, MB: The City of Winnipeg sources 100% of their plant material via 4-year public tender from growers, which tends to be split evenly between bidders.

Remaining Civic Conservatory Plant Material

When the Civic Conservatory closed in 2017, operating reductions of staff and plant inventory began to be implemented, and high value and unique plants were transferred to the Greenhouse and have been maintained and propagated since that time. City Council has previously approved a proposal to renovate and modernize the Conservatory at its existing location; however, the approximately \$6 million in funding has not been secured.

The City was unsuccessful in the first round of Green and Inclusive Community Buildings funding for the Conservatory, with a second round of applications expected in February 2023. The unique plants currently in maintenance include plants that are difficult to procure and items of community importance, such as the banana tree and the fat pork plant.

It is proposed that stored Conservatory plant material, which is of sentimental and/or community value be transferred to suitable City spaces with adequate sunlight and ease of maintenance. It should be noted that outside of a greenhouse environment some plant material will be at a higher risk of decline and potentially death. For reference, if the Conservatory were to re-open in the future, it is estimated the cost to purchase suitable plant material is approximately \$100,000; this expenditure would be included within a capital project to renovate and modernize the Conservatory. Through preservation of the remaining inventory, these costs could be partially offset, but given

we will not have access to a greenhouse we expect some of the plant material may decline in quality.

Plant Display Services

In addition to providing and preparing plants for flowerpots, park flower beds and the Civic Conservatory, the greenhouse and its staff provide and maintain indoor plants in publicly accessible City Facilities, such as City Hall. This service will continue in the short term; however, as greenhouse space becomes unavailable, adjustments to the service delivery for civic plant displays will be required. Options associated with service delivery adjustments continue to be explored and will be brought forward for City Council's information in future reporting.

FINANCIAL IMPLICATIONS

The cost to procure plants from the private sector is estimated to be primarily offset in 2023 by other savings in the Greenhouse program. Over the long term, if continued, savings of \$2.5-6 million in capital greenhouse replacement costs and ongoing operational costs of a permanent, heated Greenhouse will be realized.

OTHER IMPLICATIONS

There is a risk that plant material procured from private providers could be a different quality than what is currently produced at the Greenhouse; contracts and processes have been put in place to mitigate these risks.

Through procurement of materials and supplies from a private vendor, the opportunity exists to increase the size of the flowerpot program more easily in the future, as the current Greenhouse has space limitations, and therefore unable to expand beyond existing production levels.

NEXT STEPS

In Q3 2023, a report will be provided outlining the results of the plant procurement from external providers and will outline longer-term recommendations for the future of the Greenhouse program and operations.

Report Approval

Written by:	Konrad Andre, Parks Operations Manager
Reviewed by:	Darren Crilly, Director of Parks Troy LaFreniere, Director of Facilities Management
Approved by:	Lynne Lacroix, General Manager, Community Services

Admin Report - City Greenhouse Operating Model Update.docx

Lasby, Mary

Subject: Email - Communication - Jackie Bantle - City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Sunday, February 5, 2023 6:14 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Jackie Bantle - City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 5, 2023 - 18:13

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Sunday, February 05, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Jackie

Last Name: Bantle

Phonetic spelling of first and/or last name: Jackee Ban-tell

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Pembroke Road

City: Neuanlage

Province: Saskatchewan

Postal Code: S0K [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: SPC-PLANNING, DEVELOPMENT AND COMMUNITY SERVICES - PUBLIC Wednesday, Feb. 8th, 2023 at 9:30am

What agenda item do you wish to comment on ?: 7.3.3 City Greenhouse Operating Model Update [PDCS2023-0206]

Comments:

It has come to my attention that the City of Saskatoon greenhouse is in disrepair and considerations are being given not to replace the greenhouse but to have private companies carry out the city of Saskatoon flower program during the summer as well as the indoor plant care for city facilities. I have serious concerns about the suggestion that the City of Saskatoon will not replace its greenhouse.

A greenhouse is necessary for a Conservatory and the Conservatory must be replaced. For a city the size of Saskatoon not to have an indoor conservatory is embarrassing. Winnipeg just opened up their new conservatory (The Leaf), Edmonton has the Muttart Conservatory while Calgary has the Calgary Zoo Conservatory and Gardens. We cannot expect to have a conservatory in Saskatoon without a functioning greenhouse.

I have read the study that says that the quality of the plants for the outdoor flower program will not be compromised if sent to a private company - this remains to be seen. Also, if a private company is doing the flowers, they will be spending the least amount of money on the plants that they supply. The City of Saskatoon flower pots and outdoor gardens are known for their unique varieties and sometimes unusual varieties. Many local greenhouses COPY the flowers that the city has grown in a particular year when they plant the flowers in their greenhouse the following year. The City of Saskatoon greenhouse is setting the trend for new plants in the city and surrounding area. This will not happen if the program is given out to a local greenhouse grower.

The City of Saskatoon greenhouse could be so much more than it is. I work at the Agriculture Greenhouse at the U of S. We have so many requests from schools to host tours, workshops, etc for local schools. We can't keep up and as a research greenhouse, it's not really our mandate. This is something that the City of Saskatoon could look at for future ventures in a new greenhouse. For a nominal charge, school groups could come to the City of Saskatoon greenhouse for tours, learning about plants, etc. Perhaps, a company like 'Nutrien' would be willing to sponsor a program where students come to learn about growing food plants. Additionally, could partnerships with groups like Prairieland and the Western Development Museum be made so as to supply plants for events that they host? (ex. Gardenscape, Trade shows, Graduations, weddings, etc.)

It is very short sighted to suggest that the City of Saskatoon Greenhouse should not be replaced. A greenhouse will be necessary to ensure the uniqueness of plants in the conservatory, The quality of the plants in the planters, pots and flower beds in the City of Saskatoon have been second to none. I urge the mayor and counsellors to take another look at how they can make a new City of Saskatoon Greenhouse work for the city.

Thank you for taking the time to read my letter. If you would like to discuss this further, please do not hesitate to contact me.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Del McKenzie - City Greenhouse Condemnation - CK 600-1

From: Web NoReply <web-noreply@saskatoon.ca>

Sent: Monday, February 6, 2023 11:16 AM

To: City Council <City.Council@saskatoon.ca>

Subject: Email - Communication - Del McKenzie - City Greenhouse Condemnation - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 11:16

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Del

Last Name: McKenzie

Phonetic spelling of first and/or last name: [REDACTED]

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Braemar Crescent

City: saskatoon

Province: Saskatchewan

Postal Code: S7V [REDACTED]

Name of the organization or agency you are representing (if applicable): Self

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: City Council Meeting, Wednesday February 08

What agenda item do you wish to comment on ?: City Greenhouse condemnation

Comments:

I wish City Council to reconsider not replacing the City Greenhouses that are being condemned. Having our own greenhouses allows us to choose directly what we want to plant in pots around the city. To date the choice of unique and colorful plants has invigorated the landscapes of Saskatoon. In addition the City Greenhouses manage some of the unique plants in the Mendel Conservatory. This is a marvelous place to visit! Finally please consider that people will become unemployed as happens when a business closes.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 12:52 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 12:51

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Brenda

Last Name: Nokleby

Phonetic spelling of first and/or last name: Brenda NUK-el-bee

Email: [REDACTED]

Address: [REDACTED] Porteous Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Mayor and Councillors Meeting Wed. Feb.8 regarding Agenda item 8.3.4

What agenda item do you wish to comment on ?: 8.3.4 proposed closure of City of Saskatoon Greenhouse Ave. P and not rebuilding

Comments:

Re: proposed closure of City of Saskatoon Greenhouse Ave P with no plans to rebuild.

I am saddened to hear of this proposal. This is absolutely the wrong choice for a facility which is needed to improve the visual quality and beautification of our prairie city. The future of the existing plants at this facility is grim/fatal if this plan takes place. I fail to see how the plan to contract out is cost effective in the long run. I realize that the old facility has almost reached the end of it's life, but it needs replacement not program closure. Thank you for listening.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 1:18 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Brenda Nokleby - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:17

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Brenda

Last Name: Nokleby

Phonetic spelling of first and/or last name: Brenda NUK-el-bee

Email: [REDACTED]

Address: [REDACTED] Porteous Crescent

City: Saskatoon

Province: Saskatchewan

Postal Code: S7J [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Re: proposed closure City Greenhouses Ave P

What agenda item do you wish to comment on ?: 8.3.4

Comments:

Addendum to my previous comments regarding closure with no plans to replace this important facility. I am very concerned for the plants from the former Mendel Conservatory. They have historical/cultural (as well as monetary) importance.

I'm sure Mr. Mendel would be appalled by the proposal to close without replacement.
We need to maintain his legacy to our city.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Bernadette Vangool - Closure of City Greenhouses - CK 600-1
Attachments: To City Council.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 1:40 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Bernadette Vangool - Closure of City Greenhouses - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 13:37

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Bernadette

Last Name: Vangool

Phonetic spelling of first and/or last name: Berna Dett Van Goal

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Ewart Ave

City: Saskatoon

Province: Saskatchewan

Postal Code: S7H [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatchewan Perennial Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Meeting on Feb 8

What agenda item do you wish to comment on?: 7.3.3

Comments:

I am concerned that City Council may opt to no longer have a green house. This is short-sighted. Farming out to other suppliers should be temporary.

Attachments:

- [To City Council.docx](#) 11.19 KB

Will you be submitting a video to be vetted prior to council meeting?: No

To City Council,

The proposed new Conservatory was approved last year in principal at a Meeting of City Council. The offspring of the much loved banana tree was discussed as safely housed in the greenhouse. Now all this is gone by the wayside, because of inaction by the City of Saskatoon at a critical time to shore up or replace the existing greenhouse in a timely manner.

We can still enjoy some green space in some of the city buildings such as City Hall. 'This service will continue in the short term but as greenhouse space becomes unavailable, adjustments to service delivery for civic plant displays will be required' per your report.

It is unacceptable that the citizens of Saskatoon in future will have to drive two and a half hours to Regina to see some indoor green space. And sure Regina has the capital commission to get plants from, we however will be paying full price for our plant material from wholesalers who may not deliver what's on order because Saskatoon is a smaller centre which often do not get priority.

If we are serious about the conservatory, we should ensure that plant material to showcase is readily available. One way to do this is to maintain at least some greenhouse space. So you are not at the whim of the supplier. Also, if the flowerpot program is to expand and continue, greenhouse space is required for this as well to ensure you have a large diversity of plants to showcase. Saskatoon is famous for its great plant pots and boulevards displays. I would hate to see them reduced to petunias only. It is better for the environment to grow your own plants that have not been inoculated with neonicotisoids that are detrimental to the insect population. Growing your own you have some control over this.

I see outsourcing as a short term solution. Perhaps the Edmonton model should be considered going forward, it is better for the Citizens of Saskatoon. Employing local people at a good wage, to grow local plants. You can call it job creation.

I urge you to consider this item carefully, as passing the problem onto someone else may well be detrimental to the social wellbeing and the beauty of the City.

Bernadette Vangool
Concerned Gardener

Lasby, Mary

Subject: FW: Email - Communication - Joan MacDougall - City Greenhouse Operating Model Update - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:33 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication - Joan MacDougall - City Greenhouse Operating Model Update - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:32

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Joan

Last Name: MacDougall

Email: [REDACTED]

Address: [REDACTED] Coy ave.

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known): Planning Development and Community Services

What agenda item do you wish to comment on ?: City Greenhouse Operating Model Update

Comments:

I believe this decision requires community input for a multitude of reasons .1. The amount of dollars required to keep a city greenhouse operating is tiny in comparison to other massive projects under consideration. 2. Loss of green material in public buildings which should be increasing not decreasing. 3.The potential loss of Conservatory plants is

a likely precursor to the decision to forgo a new Conservatory. 4 There will be a major loss of knowledge, expertise and talent when greenhouse staff are let go.

If a decision is made this week it allowed very little time for public response. Surely the condition of the greenhouses was not news

Hoping for more time and community input. THANKYOU

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Heather Jensen - City Greenhouse Operating Model - CK 600-1

From: Web NoReply <web-noreply@Saskatoon.ca>

Sent: Monday, February 6, 2023 4:49 PM

To: City Council <City.Council@Saskatoon.ca>

Subject: Email - Communication – Heather Jensen - City Greenhouse Operating Model - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:49

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

Pronouns: She/her/hers

First Name: Heather

Last Name: Jensen

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Avenue K South

City: Saskatoon

Province: Saskatchewan

Postal Code: S7M [REDACTED]

Name of the organization or agency you are representing (if applicable): none

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Wednesday February 8, 2023, SPC-PLANNING, DEVELOPMENT AND COMMUNITY SERVICES - PUBLIC

What agenda item do you wish to comment on ?: 7.3.3

Comments:

I support the continuation of greenhouses operated by the City in Saskatoon. Local, appropriate living plants are very important for our lives in the City. The quality of plants in the city planters currently appears to be much higher than anything coming out of commercial greenhouses. Also, the knowledge of the people working in the greenhouse needs to be publicly supported. Having these plants grown in the city supports the life of the city overall. Living plants are associated with better mental and physical health, higher levels of productivity, and improved well-being of residents and visitors. Now is a great time to be re-building a greenhouse. Dramatic innovations in greenhouse technology, including use of new and more sustainable and less-carbon intensive methods of heating and cooling, dramatic improvements in greenhouse glazing materials (the transparent material), and improvements in greenhouse design for cold climates mean that greenhouse technology is becoming more, not less, feasible in Saskatoon. There is a real opportunity to re-build the greenhouses following a model of sustainability, and serving as a model for local production for small businesses and communities interested in local food and flowers. The expertise of people who work in the city greenhouses is worth supporting. There are opportunities to use this as a project that strengthens the city's climate resilience. Rebuilding the greenhouses and finding a way to reopen the conservatory is the proper route forward. These initiatives also are an important counter-balance to modern alienation from our natural world. I fear that sourcing plants commercially will mean our plants come in on trucks, and are less sustainable. I also fear that commercial contracts will be less able to reflect the uniqueness of Saskatoon and the needs of our weather. Commercial suppliers do not have the same ongoing engagement throughout the growing season, and using commercial suppliers would result in a de-skilling of the city plant workers. Beauty and natural environment are important and should be accessible to everyone in the city. Support for the greenhouses provides a benefit to everyone: businesses, citizens, visitors, etc. If special-project fundraising and citizen initiatives are required to support the greenhouse renovation or rebuild, and reopening the conservatory, then a citizen working group needs to be struck, and I would like to be part of such a group. I would be happy to speak to Council to emphasize the importance of this issue and the opportunities that this situation presents our city.

Will you be submitting a video to be vetted prior to council meeting?: No

Lasby, Mary

Subject: FW: Email - Communication - Peggy Sarjeant - City Greenhouse Operating Model Update - CK 600-1
Attachments: Civic green house and Conservatory.docx

From: Web NoReply <web-noreply@Saskatoon.ca>
Sent: Monday, February 6, 2023 4:59 PM
To: City Council <City.Council@Saskatoon.ca>
Subject: Email - Communication - Peggy Sarjeant - City Greenhouse Operating Model Update - CK 600-1

--- Replies to this email will go to [REDACTED] ---

Submitted on Monday, February 6, 2023 - 16:58

Submitted by user: Anonymous

Submitted values are:

I have read and understand the above statements.: Yes

Date: Monday, February 06, 2023

To: His Worship the Mayor and Members of City Council

First Name: Peggy

Last Name: Sarjeant

Phone Number : [REDACTED]

Email: [REDACTED]

Address: [REDACTED] University Drive

City: Saskatoon

Province: Saskatchewan

Postal Code: S7N [REDACTED]

Name of the organization or agency you are representing (if applicable): Saskatoon Heritage Society

What do you wish to do ?: Submit Comments

What meeting do you wish to speak/submit comments ? (if known):: Planning and Development?

What agenda item do you wish to comment on ?: City Greenhouse

Comments:

Please see attached letter

Attachments:

- [Civic green house and Conservatory.docx](#) 12.89 KB

Will you be submitting a video to be vetted prior to council meeting?: No

February 6 2023

We were very surprised and disheartened by the report on the decommissioning of the City Greenhouses. Following a conversation with City staff in early December, we understood that, although the greenhouse structure is old and requires maintenance work it was not closed. This statement followed the latest engineering assessment of September 2022. The assessment did not call for the buildings to be condemned but did say that the risks were increasing.

This report states that the greenhouse structure is too old for renewal and therefore the Civic Buildings Maintenance funding option is not available. Has the greenhouse ever been part of the Civic Buildings Maintenance Funding programme? In the past, it was discovered that the Marr Residence and the Superintendent's Residence were not part of the program.

How was it determined that the greenhouse was too old to be maintained and renovated? Please take another look at possibilities for its renewal. This is a building that is included in the Heritage Registry. Surely that counts for something and needs to be treated carefully.

This report states clearly that the proposed closure of the greenhouse is for the short term. Any closure for the long term will probably have an adverse impact on the flowers provided for the City's public spaces. We are particularly concerned about the short and long-term impact on the current plant material from the Conservatory, which is being looked after by the City. For the short term, we would ask the City to explore the possibility of asking for help from the University's horticultural department

We worry about the future direction of the City with regard to the re-opening of the Conservatory. This report includes the phrase "If the Conservatory is to re-open ... ". This does not sound very encouraging. The City of Saskatoon subscribes to the idea of a winter city. The Conservatory used to provide a welcome respite from the depths of winter.

We would welcome an assurance that the City is diligently pursuing options to provide funding for what was once one of Saskatoon's little gems

Sincerely

Peggy Sarjeant,

President Saskatoon Heritage Society