

## Walter, Penny

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**From:** City Council  
**Subject:** FW: Email - Request to Speak - Cary Tarasoff - Housing Accelerator Fund - Residential Care Home – CK 750-1

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**From:** Web NoReply <web-noreply@Saskatoon.ca>  
**Sent:** Monday, May 27, 2024 7:25 AM  
**To:** City Council <City.Council@Saskatoon.ca>  
**Subject:** Email - Request to Speak - Cary Tarasoff - Housing Accelerator Fund - Residential Care Home – CK 750-1

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

Submitted on Monday, May 27, 2024 - 07:24

Submitted by user: [REDACTED]

Submitted values are:

**I have read and understand the above statements.:** Yes

**I do not want my comments placed on a public agenda. They will be shared with members of Council through their online repository.:** No

**I only want my comments shared with the Mayor or my Ward Councillor.:** No

**Date:** Monday, May 27, 2024

**To:** His Worship the Mayor and Members of City Council

**First Name:** Cary

**Last Name:** Tarasoff

**Email:** [REDACTED]

**I live outside of Saskatoon:** No

**Saskatoon Address and Ward:**

[REDACTED] Peterson Cres

**Ward:** Ward 4

**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)::** MUNICIPAL PLANNING COMMISSION - May 28, 2024

**What agenda item do you wish to comment on ?:** 7.3 Housing Accelerator Fund – Residential Care Homes

**Comments:**

I wish to speak to this item on the agenda.

Cary Tarasoff, B.Sc., A.Sc.T., MCIP, RPP

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

# BYLAW NO. 9787

## The Zoning Amendment Bylaw, 2021 (No. 19)

The Council of The City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No.19)*.

### Purpose

2. The purpose of this Bylaw is to make amendments to the Zoning Bylaw that will establish regulations for emergency residential shelters.

### Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

### Section 2.0 Amended

4. Section 2.0 is amended by adding the following after “**electronic game machine**”:  
  
“**emergency residential shelter** means a facility where emergency temporary lodging is provided with no charge, to persons who are homeless due to poverty or disaster, operated by a public or non-profit agency, and where on-site supervision and support services are provided at all times when such shelter is occupied.”

### Section 5.0 Amended

5. The following is added after subsection 5.53:

#### “5.54 Emergency Residential Shelters

The following development standards shall apply to all emergency residential shelters:

- (1) Development permit shall be limited to a maximum of six consecutive months at an approved location.

- (2) Permitted in all zoning districts except:
  - (a) IL2 - Limited Intensity Light Industrial District;
  - (b) IL3 - Limited Light Industrial District;
  - (c) IH - Heavy Industrial District;
  - (d) IH2 - Limited Intensity Heavy Industrial District; and
  - (e) In all Direct Control Districts.
- (3) Notwithstanding Subsection (2) emergency residential shelters are not permitted:
  - (a) within low density residential land uses, including One and Two-Unit Dwellings, Semi-Detached Dwellings and Street Townhouses; and
  - (b) on any site deemed unsuitable due to the adjacent land uses, which may create life safety issues.
- (4) On-site supervision and support services shall be provided whenever the shelter is occupied.
- (5) Required parking must be provided for staff and service vehicles, with the number of spaces determined by the Development Officer.
- (6) Adequate access for emergency vehicles must be provided.
- (7) There shall be no fee for an application for a development permit for an emergency residential shelter. Every development permit application for an emergency residential shelter shall contain the following information:
  - (a) Contact information;
  - (b) The legal description and civic address of the subject property;
  - (c) Occupancy start date and anticipated end date;
  - (d) Maximum number of people being accommodated;



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Mayor

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City Clerk

**"special care home"** means a nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.



Government  
— of —  
Saskatchewan

Minister of Social Services  
Legislative Building  
Regina, Canada S4S 0B3

MAR 16 2023

MR: 609GM (080-23)

Jeff Auer

[REDACTED]

SASKATOON SK [REDACTED]

[REDACTED]

Dear Jeff Auer:

Thank you for your email about the Saskatoon Tribal Council's (STC) Emergency Wellness Centre. The information below was prepared in response to your questions.

Saskatchewan Housing Corporation (SHC) is providing \$4.03 million in funding to the STC and manages the lease of the building on Fairmont Drive in Saskatoon. The Wellness Centre is a pilot project, and SHC is currently evaluating the shelter's model to develop best practices for future service delivery.

The property on Fairmont Drive was previously used as a place of worship, which shares a zoning designation with care facilities. The City of Saskatoon is responsible for the zoning and use of residential, institutional, and commercial buildings and land within its jurisdiction. The City must ensure that the building is being used as a care facility according to the City's definition.

Agreements for services between the Ministry of Social Services and service providers, like the one between SHC and STC, include terms of accountability, quality assurance standards, licensing requirements, and service obligations. The ministry's goal is to proactively address any issues that may arise and ensure the best possible service is provided to clients or relatives.



The facility is designated as an Emergency Wellness Centre for individuals experiencing homelessness, and the facility's operation falls under the purview of SHC. The STC has agreed to provide relatives with 24-hour accommodation and three meals per day in a safe, supportive, and confidential environment. The STC's on-site intensive case managers work with relatives on an individualized case plan and/or refer relatives to external service providers.

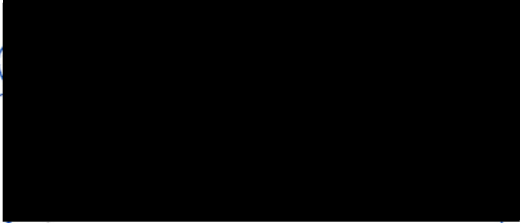
The Emergency Wellness Centre is a collaborative project, including partners like the City of Saskatoon, the Ministry of Social Services, the Saskatchewan Health Authority, the Saskatoon Fire Department, and the Saskatoon Police Service. These important partnerships strengthen STC's capacity to be a good neighbour, ensure the property is used according to city bylaws, and provide on-site support and health services to relatives.

We are committed to working with our partners to provide housing to vulnerable people in our province, while evaluating our programs and initiatives to ensure they are effective. In the coming months, the ministry will evaluate the Wellness Centre's shelter model, taking feedback from Saskatchewan residents into account.

I encourage you to reach out to Wellness Centre staff directly to learn more about the facility's operations. You can contact the STC by calling 1-306-956-6100 or by visiting their website at <https://www.sktc.sk.ca/contact/>.

Thank you again for taking the time to write.

Sincerely,



Gene Makowsky  
Minister of Social Services

cc: Marv Friesen, MLA, Saskatoon Riversdale

[REDACTED]

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**From:** Jeff Aa <[REDACTED]>  
**Sent:** November 28, 2023 12:18 PM  
**To:** carytarasoff  
**Subject:** Letter from Social Services Minister  
**Attachments:** REF-80-23 Signed.pdf

Cary Tarasoff

I requested and received the response from Minister Makowsky dated [16 Mar 2023](#), file number MR: 609GM (080-23).

This was already shared publicly with the greater Ward 2 3 website membership as they have also publicly shared the letters they received from various agencies including Minister Makowsky.

Now I am authorizing you to use this to inform others including Kings Bench Court, as a sample official response I received from the Saskatchewan Government concerning the STC Wellness Centre on 415 Fairlight Drive.

Other than sharing this information, I have no other part in any actions underway regarding this STC Wellness Centre.

Jeff Auer

February 10, 2022

Saskatoon Tribal Council  
Attn: Tribal Chief Arcand  
#200 – 335 Packham Avenue  
Saskatoon SK S7N 4S1

**Re: Temporary Development Permit – Emergency Residential Shelter  
Unit 100, 145 1<sup>st</sup> Ave N  
Lot 2, Block 163, Plan No. 73S26357**

As per Section 5.54 (8) of Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw), this letter is provided as the Development Permit for the use of 145 1<sup>st</sup> Ave N as an Emergency Residential Shelter. This Development Permit is valid from **December 15, 2021 to April 30, 2022**. This Development Permit replaces the Development Permit issued December 15, 2022.

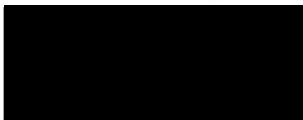
The issuance of the Development Permit is subject to the following conditions:

- On-site supervision and support services shall be provided at all times the Emergency Residential Shelter is occupied.
- Support Services are provided as outlined in the application form signed and dated December 10, 2021 and additional information for use of the second floor submitted February 8, 2022.
- Use of the Emergency Residential Shelter is limited to a maximum sleeping occupancy of 70 beds.

Upon expiry of the Development Permit all activity associated with the Emergency Residential Shelter shall cease at this location unless a revised Development Permit is issued. Please note that as per the Zoning Bylaw, a Development Permit for an Emergency Residential Shelter shall be limited to a maximum of six months in a 12-month period at an approved location.

Please contact me if you have any questions.

Regards,



Darryl Dawson, Manager |   
[darryl.dawson@saskatoon.ca](mailto:darryl.dawson@saskatoon.ca)  
Development Review Section  
Planning and Development Department

June 15, 2023

**REGISTERED MAIL**Cary Tarasoff  
Peterson Cres  
Saskatoon SK [REDACTED]

Dear Cary Tarasoff:

**Re: Notice of Appeal – Development Appeals Board – DISMISSED  
Civic Address: 415 Fairmont Drive – STC Wellness Centre**

Your Notice of Appeal to the Development Appeals Board for the above-noted property was received in this office on June 4, 2023.

Subsection 219(4) of *The Planning and Development Act, 2007* states that a Notice of Appeal must be filed within 30 days after the date of the issuance of a refusal to issue a development permit or Order to Remedy Contravention.

Upon review of your application, it was determined that a building and development permit for a Special Care Home at 415 Fairmont Drive was issued on October 24, 2022. Issuance of the permit by the Development Officer confirmed the proposed use complied with the Zoning Bylaw.

The appeal request that you have filed on behalf of Gail Gray-Degenhardt was not received within the 30-day timeline. Therefore, the Board does not have the jurisdiction to hear your request for appeal and will not hear the matter.

The Saskatchewan Municipal Board Planning Appeals Committee considered this time-limit requirement at paragraph 29 of *Kevin Muench v. Moose Jaw (City) and Jason Weston, 2021 SKMB 25* and concluded that “At some point in time there is a need for certainty and finality for all affected parties when the holder of the issued permit need no longer worry about challenges to its validity or effectiveness”.

Your appeal fee in the amount of \$50.00 will be refunded in due course.

Sincerely,

  
**Debby Sackmann, Secretary**  
Development Appeals Board

Attachment

cc: General Manager, Community Services Division  
(Attn: Development Review Manager Dawson, Planning and Development)  
(Attn: Senior Planner McAdam, Planning and Development)  
(Attn: Bylaw Compliance Manager DeLong, Community Standards)



File No.: 18268.

1986: March 26; 1987: June 4.

Present: McIntyre, Chouinard\*, Lamer, Wilson and Le Dain JJ.

"The paramount problem in the law of nuisance is, therefore, to strike a ***tolerable balance*** between conflicting claims of landowners, each invoking the privilege to exploit the resources and enjoy the amenities of his property without undue subordination to the reciprocal interests of the other.

***Reconciliation*** has to be achieved by compromise and the basis for adjustment is reasonable user.

***Legal intervention is warranted*** only when an excessive use of property causes inconvenience beyond what other occupiers in the vicinity can be expected to bear, having regard to the prevailing standard of comfort of the time and place.

Reasonableness in this context is a two-sided affair. It is viewed not only from the standpoint of the defendant's convenience, but ***must also take into account the interest of the surrounding occupiers.***

It is not enough to ask: Is the defendant using his property in what would be a reasonable manner if he had no neighbour?

***The question is, is he using it reasonably, having regard to the fact that he has a neighbour?"***

August 25, 2022

Hon. Gene Makowsky  
Minister of Social Services  
1920 Broad Street  
Regina SK S4P 3V6

**Re: 415 Fairmont Dr., Saskatoon, SK  
Proposed use of site - Special Care Home**

We understand that the Saskatoon Tribal Council (STC) is looking to establish a permanent Emergency Wellness Centre at 415 Fairmont Drive that would provide similar services to their temporary facility currently located at 145 1<sup>st</sup> Ave N. Based on the operations at the current facility, the proposed use would be considered a Special Care Home under the City of Saskatoon Zoning Bylaw No. 8770 (Zoning Bylaw). A Special Care Home is defined in the Zoning Bylaw as a nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

415 Fairmont Drive is zoned M2 – Community Institutional Service District under the Zoning Bylaw. The purpose of the M2 District is to facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are generally compatible with residential land uses, and capable of being located in a neighbourhood setting subject to appropriate site selection. A Special Care Home is considered as a permitted use in the M2 District and no change in zoning would be required to facilitate the proposed use at this location.

The site is currently approved as a Place of Worship, therefore, a development and building permit would be required to be submitted and approved to change the use of the site to a Special Care Home. A development and building permit are required to verify that the proposed use will comply with the Zoning Bylaw regulations for the M2 District and applicable Building Code requirements.

As the proposed use is a permitted use within the M2 zoning district, the process for review and approval of building and development permits for this type of “change of occupancy” is more straightforward than if a rezoning were required. The review and approvals of permit applications can all be done Administratively, without the need for public engagement or reporting to City Council for approval.

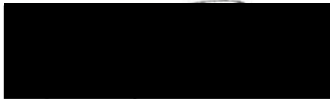
The Saskatoon Fire Department (SFD) Fire Marshal has assessed the property at 415 Fairmont Drive and have indicated that they believe the property is appropriate for use as a Wellness Center (considered as a Special Care Home under the Zoning Bylaw). SFD have



advised that the building will need some upgrades to meet the transfer of occupancy, but are similar to steps that were taken at the current location of the Wellness Center at 145 1<sup>st</sup> Ave North. For example, Carbon Monoxide Alarms and Fire Extinguishers appropriately installed based on the development and building permit review. Also, with the installation of a commercial kitchen, suppression and exhaust system installation would be required. This could be dealt with through a separate permit process at a later time without delaying any occupancy timelines. Through the development and building permit process, SFD would complete a formal review in conjunction with other civic departments, but have noted following their initial inspection they do not believe there to be any major delay in terms of occupancy related to safety upgrades relative to the occupancy.

As there is an urgent need for the facility proposed by the STC, City Administration is committed to working with the STC and other parties involved to obtain the necessary development and building permits for the proposed Special Care Home at 415 Fairmont Drive. Review of a development and building permit for a change of use would typically take 17 to 22 business days, however, we will work to expedite our review of permits when submitted.

Regards,



**Darryl Dawson, MCIP, RPP | Manager**  
Development Review Section, Planning and Development Department  
Direct line: [REDACTED]  
Email: [darryl.dawson@saskatoon.ca](mailto:darryl.dawson@saskatoon.ca)

- c: Louise Michaud, Assistant Deputy Minister Disability Programs and Housing  
Mayor Charlie Clark  
Lynne Lacroix, General Manager of Community Services  
Kara Fagnou, Director of Build Standards  
Chief Hackl, Saskatoon Fire