

His Worship the Mayor assumed the Chair.

Moved by Councillor Neault, Seconded by Councillor Loewen,

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

CARRIED.

REPORT NO. 1-2011 OF THE MUNICIPAL PLANNING COMMISSION - CONTINUED

- 1. Application for Direct Control District Approval – Proposed Office Building
Parcel W, Plan 101856427
475 2nd Avenue South – Central Business District
Applicant: Kindrachuk Agrey Architecture
(Files CK. 4129-1 and PL. 4129-10)**
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RECOMMENDATION:

- 1) that the overall Concept Plans for the proposed building at 475 2nd Avenue South, as outlined in Attachment 2 to the report of the General Manager, Community Services Department dated February 7, 2011, be approved subject to the provision of detailed landscaping and exterior lighting plans to the satisfaction of the General Manager, Community Services Department; and
- 2) that the General Manager, Community Services Department be authorized to issue Development Permits which are in substantial conformance with the approved plans and which comply with the conditions of approval under the Architectural Control District.

Attached is the report of the General Manager, Community Services Department dated February 7, 2011, with respect to the above application.

Your Commission has reviewed the report with the Administration and the Applicant, Mr. Derek Kindrachuk, Kindrachuk Agrey Architecture. This included a PowerPoint presentation on the design intent and highlights of the project, as set out in Attachment 2 of the report.

The following is a summary of the issues reviewed and further clarification provided by the Administration and the Applicant:

- Changes were made to the design in response to recommendations from the Design Review Committee and the application, with the revisions, was approved by the Administration in terms of compliance with the Architectural Control District requirements.

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- While no off-street parking is required for this proposed development, 41 underground parking spaces will be provided. It was noted that there could potentially be about 200 to 250 people working at this site. Additional parking will be available across the street. The Owners of this site also own the site across the street and parking will be provided at that location for this proposed development and future development of that site at a planned ratio of 1 stall for every 750 sq. ft. of leasable space. There may also be an opportunity to open up parking after hours. There will also be nose in parking along 2nd Avenue, including a loading zone.
- The location of the loading area was finalized after extensive review with the applicable departments on the best option available. The loading zone will primarily be used for garbage removal. They want to try to have as much of that activity happening within the building to reduce noise, with the proximity to Clinkskill. Warning lights and alarm bells will be provided to give appropriate warning for pedestrians and motorists when vehicles are backing out of the loading area. This location was chosen as well in that there would be fewer movements to and from the site than if the access to underground parking was at that location. To keep as many of the loading and unloading movements within the building as possible would require sufficient height for these movements and, thus, the loading area is as proposed.
- In terms of lighting to minimize impact, the building lighting is located in the soffits although there will be some light spilling through the windows. Some at grade and street lighting has been provided for pedestrian safety, without polluting the vision of the building. All street lighting in River Landing is designed to be focused downward.
- The building will be fully accessible, with two elevators, ground floor accessibility and doors that automatically open.
- They are planning to go through LEED certification.

Your Commission had further general comments about 19th Street, including the possibility of a dedicated bike lane, additional parking, etc. It is your Commission's understanding that the future function of 19th Street is a matter of ongoing review.

Further to this, the following suggestions will be referred to Urban Design for consideration:

- Some type of interpretation of the Gathercole Arch, such as bar coding with links to information on the website through a blackberry, for example, as well as information available onsite for those visiting the area.
- The possibility of having a more pronounced curb along 19th Street for the protection of pedestrians and to provide more separation from traffic movements.

Following review of this matter, your Commission is supporting the above recommendations of the Community Services Department.

The City Clerk distributed copies of a letter from Derek Kindrachuk, dated March 3, 2011, requesting permission for Rob Proud, Tonko Reality Advisors Ltd., to speak and provide a powerpoint presentation regarding the above matter.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT Rob Proud be heard.

CARRIED.

Mr. Rob Proud, Tonko Reality Advisors Ltd., provided a powerpoint presentation regarding the proposed project and asked for Council's support. He provided Council with a copy of his presentation.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the recommendation of the Municipal Planning Commission be adopted.

CARRIED.

**REPORT NO. 3-2011 OF THE ADMINISTRATION AND FINANCE COMMITTEE –
CONTINUED**

1. **Communications to City Council**
From: Françoise Kartha, President
Federation des Francophones de Saskatoon
Date: December 9, 2010
Subject: Fireworks Bylaw
(File No. CK. 5500-1)

RECOMMENDATION: that the direction of Council issue.

City Council, at its meeting held on January 17, 2011, received the attached communication dated December 9, 2010, from François Kartha, President, Fédération des Francophones de Saskatoon, and resolved that the Administration review the Fireworks Bylaw and report to the Administration and Finance Committee.

In accordance with the above, your Committee received a report dated February 1, 2011 from the General Manager, Fire and Protective Services Department at its meeting held on February 28, 2011. At the same meeting, Ms. Véronique Eberhart of the Fédération des Francophones de Saskatoon addressed your Committee pointing out that her December 9, 2010 letter to City Council had two requests. Her first request was for permission to hold traditional fireworks on June 24, 2011 for the celebration of St. Jean Baptist and the second request was to have the Fireworks Bylaw amended to add the celebration of St. Jean Baptist to the list of pre-approved dates for when fireworks can be displayed.