CITY OF YORKTON <u>REGULAR COUNCIL MEETING AGENDA</u> Monday, June 28, 2021 - 5:00 p.m.

Council Chambers, City Hall

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. **PUBLIC ACKNOWLEDGEMENTS**

4. **APPROVAL OF MINUTES**

- Regular Council Meeting Minutes June 7, 2021
- Committee of the Whole Council Meeting Minutes June 21, 2021

5. **UNFINISHED BUSINESS**

6. **REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED**

- Yorkton Public Library Board Meeting Minutes February 10, 2021
- Planning & Infrastructure Committee Meeting Minutes- May 5, 2021
- Mayor Hippsley

- York Lake Regional Park Authority Board Member Appointments 2021

7. HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS

- Federation of Canadian Municipalities re: Yorkton's selection for the Institutional Award for the Contribution to FCM's International Programs
- Yorkton Business Improvement District (YBID) Presentation 2021 Budget

8. **BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**

9. CORRESPONDENCE

• Godfrey Dean Art Gallery Annual Plan 2021-2022

10. **BYLAWS**

11. **ADMINISTRATIVE REPORTS**

- Director of Legislation & Procedures (City Clerk)
 - Recommendations from the Committee of the Whole Council Meeting of June 21, 2021 Strategic Priorities Chart - Second Quarter Update
- Director of Finance
 - Tax Title Property 110 Broadway Street East, Public Tender for Sale
- Director of Community Development, Parks & Recreation & aodbt Architecture and Interior Design

 Deer Park Clubhouse Design Update

12. GIVING NOTICE OF MOTION

• Councillor Dustin Brears –SAMA and Assessment

13. IN CAMERA SESSION

• 1 Property Matter

14. ADJOURNMENT

Yorkton Public Library Board

MINUTES FEBRUARY 10, 2021 5:00 PM YPL MEETING ROOM

Attendees	Councillor Chris Wyatt, Lauretta Ritchie-McInnes, Eileen Dellow, Juanita Brown, Shirley Glauser, Malena Vroom, Melinda Sevilla, Tami Hall, Darcy McLeod (Ex-Officio)
Regrets	
Staff, Recording	Amber Harvey, Branch Manager
Call to order	Called to order by Ritchie-McInnes at 5:03 pm
Adjourn	6:59 pm

Agenda Topics

1. Call to Order		
2. Adoption of Agenda		
Motion 21-001	Brown That the agenda be adopted as presented. CARRIED	

3. Minutes of the December 9, 2020 Meeting

Minutes from the December 9, 2020 meeting of the Committee were circulated.

	Glauser
Motion 21-002	That the minutes of December 9, 2020 meeting be approved as presented.
	CARRIED

4. Election of Chairperson and Vice Chairperson

a. Chairperson Election

- i. Ritchie-McInnes passed the Chairperson duties to Branch Manager Amber Harvey.
- ii. First call for Chairperson nominations. **Glauser** nominated Ritchie-McInnes. Ritchie-McInnes accepted the nomination for Chairperson.
- iii. Second call for Chairperson nominations. None received.
- iv. Third call for Chairperson nominations. None received.
- v. Nominations cease and Ritchie-McInnes is acclaimed as Chairperson of the Yorkton Public Library Board.
- vi. Harvey passed the Chairperson duties back to Ritchie-McInnes.

b. Vice Chairperson Election

- i. First call for Vice Chairperson nominations. **Dellow** nominated Brown. Brown accepted the nomination for Vice Chairperson.
- ii. Second call for Vice Chairperson nominations. None received.
- iii. Third call for Vice Chairperson nominations. None received.
- iv. Nominations cease and Brown is acclaimed as Vice Chairperson of the Yorkton Public Library Board.

5. Branch Manager Report

The Branch Manager Report submitted by Harvey was discussed, as well as a PowerPoint presentation summarizing YPL operations since July of 2020.

Motion 21-003

That the Branch Manager Report is received and filed. CARRIED

6. Correspondence

No correspondence at this time.

7. Financial Report

The Branch Manager distributed the February 3, 2021 Financial Report.

Motion 21-004 Dellow

That the Financial Report be received and filed. CARRIED

8. Business Arising/Updates

a. Strategic Plan Review – Chairperson Ritchie-McInnes provided background on the strategic planning document. Discussion took place on priorities moving forward. Each committee member will take a closer look at the plan to determine priorities. Harvey will share the plan with YPL staff and schedule a meeting with committee members Ritchie-McInnes and Vroom to set duties and review goals.

9. New Business

a. Goals 2021 - this item tabled until next meeting.

10. Meeting Schedule 2021

Meeting dates for the YPL Board were set for 4:30 pm in the YPL Programming Room:

April 14, June 9, September 8, November 10

11. In-Camera

Amber Harvey left the meeting at 6:34 pm.

Motion 21-005	Vroom That this meeting begin in-camera at 6:35 pm. CARRIED
Motion 21-006	Hall That this meeting to resume in open at 6:52 pm. CARRIED.

12. Adjournment	
Motion 21-007	Dellow That the meeting of the Yorkton Public Library Board be adjourned at 6:59 pm. CARRIED.

Lauretta Ritchie-McInnes CHAIRPERSON Lauretta Ritchie-McInnes

Amber Harvey

RECORDING SECRETARY Amber Harvey

Planning and Infrastructure Commission

MINUTES	MAY 5, 2021	7:00 A.M.	CITY HALL, COUNCIL CHAMBERS
Attendees		llor Quinn Haider aryski, Doug For	, Councillor Randy Goulden ster, Mike Popowich, Eleanor
Staff		or of Planning, B	g and Asset Management uilding and Development
Regrets	Councillors: Members: Gordon G Staff:	Gendur, Dorothy (Ostapowich, Isabel O'Soup
Absent	Councillors: Members: Staff:		
Recording	Amie Berehula		
Call to order	6:59 a.m.		

COVID WAIVER FORM

Discussion	Each attendee has submitted a form.

AGENDA TOPICS

ADOPTION OF AGENDA

Discussion	There were no additional items to add to the Agenda.
Motion 06-2021	Shumay & Tymiak That the agenda be approved as presented. Carried.

DECLARATION OF CONFLICT OF INTEREST		
Discussion	None.	
Approval of Minutes		
Discussion	Minutes of the February 10, 2021 Planning and Infrastructure Commission Meeting were circulated with the agenda package.	
Motion 07-2021	Forster & Haider That the Minutes of the February 10, 2021 Planning and Infrastructure Commission Meeting be approved. Carried.	

OLD BUSINESS

Discussion	None.
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New Business

1. Discretionary Use – DU02-2021 Bed & Breakfast in R-5 Mixed Density Residential District – 102 Third Ave North	
Discussion	 Koroluk presents Development Permit for a Bed & Breakfast in an established neighbourhood. The business is to be on a temporary basis to begin with, with potential to become full time. 4 Bed & Breakfasts existed before but now we don't have any.
Motion 08-2021	Zaryski & Shumay That Discretionary Use Application DU02-2021, which proposes a Bed and Breakfast use at 102 Third Avenue North, be recommended for approval to City Council. Carried.

BUSINESS FROM THE FLOOR

Discussion	 Richard provides construction update that Darlington Street construction has started. The Commission asks if there are still water problems under the bridge. Richard says the new roadway will have weeping tile to collect and discharge water. Richard estimates that York Road will undergo construction in 2023 as there is currently 1.5 years of design work to do. The Commission questions if the Commission can help with rerouting traffic design. Richard welcomes their help and will recommend that PIC be included in rerouting discussions. City Operations Center is still on schedule, set to move in in August. The Commission questions when Smith Street and Gladstone Avenue will be repaved. Richard states they have been identified as roads requiring work and estimates that this could occur shortly after the completion of the York Road project. Richardson Oilfield will begin construction any day now, estimating to take around 3 years. City of Yorkton negotiated a premium on Richardson's water usage, resulting in a 50% surcharge which will be a great help to taxpayers.
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NEXT MEETING

Thursday, May 27, 2021 at 7:00 a.m. at Fire Hall	
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ADJOURNMENT

10

Motion 09-2021	Zaryski & Haider That the meeting be adjourned at 7:27 a.m. Carried.
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Chairperson	Eugene Fedorowich
Recording	Amie Berehula
Secretary	Amie Berehula



- 37 Third Avenue North - Yorkton, Saskatchewan - S3N 2W3 - Phone 306-786-1700 - Fax 306-786-6880 - www.yorkton.ca

June 23, 2021

Memorandum to: Members of Yorkton City Council

Re: York Lake Regional Park Authority Board Appointments 2021

Having received a request from the York Lake Regional Park Administrator to submit Board Member appointments for the year 2021, I hereby recommend to Council the following:

That the Council of the City of Yorkton approve the following appointments to the York Lake Regional Park Authority Board for 2021-2022:

York Lake Residents Representatives – Rusty Tamblyn, Diane Rusnak, Lawrence Wegner, Robin Robinson and Jason Popowich.

User Group Representatives – Nicole Roy (Yorkton Canoe & Kayak Club), Derek Little (Yorkton Wildlife Club), Bud Leis (Yorkton Gun Club) and John Emery (Yorkton Navy League).

Respectfully submitted,

Mitch Hippsley

Mitch Hippsley Mayor



Box 1166, Yorkton, SK S3N 2X3 Email: <u>yorklakerp@sasktel.net</u> Phone : (306) 782-7080

June 17, 2021

City Of Yorkton 37 Third Ave. N. Yorkton, SK S3N 2W3

Re: York Lake Regional Park Board Member Appointments

Dear City of Yorkton,

On Monday, June 14, 2021 elections were held for three vacant board member positions on the York Lake Regional Park Authority. A board meeting followed that evening at 8:30 pm at the Yorkton Wildlife Club. Please see the attached minutes for the motions to accept the election results as well as the meeting attendance list.

The five York Lake residents on the board for 2021-2022 will be:

Rusty Tamblyn Diane Rusnak Lawrence Wegner Robin Robinson Jason Popowich

The four User Group members on the board for 2021-2022 will be:

Nicole Roy (Yorkton Canoe & Kayak Club) Derek Little (Yorkton Wildlife Club) Bud Leis (Yorkton Gun Club) John Emery (Yorkton Navy League) We trust that you will now have all of the required information to make official board member appointments at your next scheduled council meeting on June 28, 2021. If you require anything further, please let me know.

Sincerely,

Erin Horvath Administrator York Lake Regional Park

Enclosure: YLRP Board Meeting Minutes, June 14, 2021



President Président

Garth Frizzell Councillor City of Prince George, BC

First Vice-President Première vice-présidente

Joanne Vanderheyden Mayor Municipality of Strathroy-Caradoc, ON

Second Vice-President Deuxième vice-président

Darren Hill Councillor City of Saskatoon, SK

Third Vice-President Troisième vice-président

Scott Pearce Maire Municipalité de Canton de Gore, QC

Past President Président sortant

Bill Karsten Councillor Halifax Regional Municipality, NS

Chief Executive Officer Cheffe de la direction

Carole Saab Ottawa, ON February 22nd, 2021

Mr. Bob Maloney Mayor City of Yorkton PO Box 400, Yorkton, Saskatchewan S3N 2W3

Subject: Selection of the City of Yorkton for FCM's Institutional Award 2020

Dear Mayor Maloney:

I am delighted to congratulate you on the selection of the City of Yorkton as the recipient of the 2020 Award for Outstanding Institutional Contribution to FCM's international programs. The award recognizes the excellent work performed by the City of Yorkton's staff and elected officials in supporting Jordan's local governments to deliver municipal services more effectively through the Jordan Municipal Support Project (JMSP).

The award will be presented at FCM's Annual Conference, which will be virtual this year. Details of the online ceremony will be shared with you when the program is finalized. We would appreciate if you would participate to receive the award on behalf of the municipality. Please confirm your attendance (or that of a representative) with Isemene Isidore at 613-907-6208 (<u>iisidore@fcm.ca</u>).

On behalf of FCM, please accept my heartfelt congratulations and thank you for your exemplary commitment to international cooperation.

Sincerely,

Garth Frizzell Councillor, City of Prince George, BC FCM President

nce Street, Cc: Ms. Randy Golden, City Councillor

24, rue Clarence Street, Ottawa, Ontario, K1N 5P3

> T. 613-241-5221 F. 613-241-7440

> > www.fcm.ca

SINCE 1901 DEPUIS 1901



Introduction:

A Presentation from YBID by Executive Director Donna Brothwell



YBID

	and the second se
2021 Budget	(American)
Revenue	
Business Lavy	5 112,000.00
Gener - City of Yorkein	\$ 100,000.00
Travenut	5 506.00
Santa Class Parade	\$ 10,000.00
Other/Grants/ Punding	8 15,900.00
Total Revenue	5-258,400.00
Administration Costs	
OFFICE COSTS	TOTAL
Back Charges	5 250.00
Roard Expenses	\$ 1,000.00
Chrosentian and Travel	5 4,000.00
Salary and Benefits	5 37,506.00
Manuary and Promoton	5 4,000.00
Manthempipe and Subscriptions	\$ 1,006.00
Cittles Expenses	5 1,000.00
Productional Pass	\$ 1,706.00
Promotions and Advertising	8 12,000.00
Rent	\$ 4,000.00
Spontoutisps*	\$ 5,758.00
Talisphone	5 1,400.00
Santa Claus Parade	5 4,000.00
Total Administration Corp.	5- 78,400.00

Long Term Commitments	-		
Dracup Project 2017		50,000.00	PD Nov. 21st 2018
Dracup Project 2018	5	56,000,000	2017 and 2018 paid Nov. 21st 2018
Dracup Project 2019	5	56,800,00	Pass Aug. 30th 2009
Descup Project 2820	S .	50,000.00	Pd July 2020
Dearup Project 2021	5	54,000.00	
Dracup Project 2802	5	50,000.00	
Danup Project 2023	5	50,000,00	
Tetal	5	350,000,00	
Highway 19/Decaderay 202-	5	50,000.00	
Highway Pi/Deadersy 2023	5	50,000,00	
Fightersy Ph/Decaderary 2020	5	50,000,00	
Total	\$	150,000.00	
OLE MILL 2018	\$5,00	0.00	
Chil Mill 2019	\$5,00	0.00	Pd.July 2018
004 (408) 2020	85,00	0.00	Pd March 2019
OI2 MIR 2021	\$5,00	0.00	Pd April 2000
OLA MIR 2023	\$5,00	0.00	
Total	\$25,6	00.00	

Programs and Projects		
Clause Sweep	8	15,000.00
Flowers and Pois	8	40,000.00
	5	4
Dracup Reserve/Stightersy #9/Broadway	5	50,000.00
mir program	5	50,000.00
ORA MIRIP	5	3,000.00
Total Programs and Projects	8	140,000.00
Excess of Revenue Over Expenses (1)	8	

2021 Sponsouthpe		
Tourism	-	250.00
Yockton Film Pertinal	5	1,000.00
Pumpkin Walk	5	1,000,00
Rib Fast	5	1,000,000
Painted Island Poerwoor	5.1	1,000,00
Sever a Rame??		
SIGN Meblery	5	1,000.00
Chamber Business Summit	5	500.00
Other	-	
	5	5.750.00

Santa Chus Parade		
Revenue - Sponsoral	\$	10,000.00
Espende	\$	4,000.00
Surplus	5	6,000.00

Budget Projects

<u>Clean Sweep:</u> This project continues for 2021 with our partnership with SIGN. Our local workers will once again be out on the sidewalks keeping our District clean. We have also manufactured two new carts and signs in 2020 to hit the sidewalks for beginning of June to end of Sept. weather permitting. Also for winter of 2020 we added shoveling to this program. Now the program includes keeping the walks clean in the District DT area to be walkable and shoppable. This program is looking at a further expansion as a possible fundraising project for the District.

Flower and pots: This project which will continues with two partners. Youngs Plant World and Prairie Harvest Employment Centre. The pots are started early in the year and are placed in several locations in the District and cared for by our Partners during the year. We have approached local District partners to do a small sign project in the pots for a caring message during the pandemic but with the pots going out on June 7th and pandemic measures opening up we may need to change that a bit. We also found some Grant money from PHCDC to replace 40 of our pots that were in need of it.

Dracup Reserve: The walking bridge along the Dracup area in our District is on going at the moment but a part of our budget does include payment for this in partnership with the City of Yorkton. We have a couple more payments to Do and are watching the beautification that will happen this summer. This is a 5 year commitment of \$50,000/year.

<u>Old Mill:</u> 2021 marks the fourth payment of a 25,000 dollar donation to our Old Mill. We also dedicated two YBID benches to the project for 2021.

<u>BIIP</u>: This project got started in Jan. 2021 with applications coming in and has been a huge success. Our City and District will see several businesses renovating their facades for the 2021 constructionseason. The application process is online at the City website and a link on the YBID site as well.

Budget Projects

Santa Claus Parade: Taken on in 2016 we are proud to be the organizers and sponsors of this wonderful project. We raise money for this to host movies and support other projects related to the event. In 2020 our committee was bound and determined to do the project and the reverse parade idea was born. It all came to fruition in late Nov. and we had over 800 vehicles through the parade. Salvation Army food bank received donations of 800 pounds of non perishable food and \$6000 was raised for the Salvation Army Red Kettle Drive as well.

<u>Highway #9 and Broadway</u>: This project breaks ground in 2021 and is a great partnership with the City of Yorkton to beautify our District and a chance for YBID to put some money in that end of the District for a beautiful welcome to Yorkton. This is a commitment of \$150,000 with the City paid out \$50,000/year over three years.

Sponsors and Programs

Film Festival: Early in 2021 we have donated 1000 to the Film Festival for their virtual event. We were assured that the festival money will be going to an online viewing process for the over 300 entries. Which was shown on Access Now.

<u>Pumpkin Walk:</u> This is a local partnership with Co op and with restriction opening up we would certainly like to see this one go again.

<u>Rhythm and Ribs:</u> Waiting on news for restrictions and if will be running for 2021.

Painted Hand Pow Wow: Also a project that is postponed for 2021.

SIGN Mobility Car: In partnership with SIGN the Mobility Car continues, and we are proud to sponsor this much needed service. Our Logo is on the car which is out and about in the community helping persons to and from locations. YBID donates \$1000 each year to this service.

<u>Art Walk:</u> YBID partnered with the Yorkton Public Library in early 2021 for a unique project which brought out the community to snap themselves in a selfie and post to the #Yorktonartwalk for prizes and great fun. Art was done by a Cozy up and Color project run by the Library which enabled the YBID to canvas businesses for the perfect window to display the Art.

Communications

Goal is to continue the communication and social media interaction.

Membership list: Our membership list has been a forever changing list so ongoing is the word. Our members include all Businesses in the District. The Covid pandemic has hindered businesses to say the least but each member we talk to and get their Information from, is a great way to touch base and discuss the YBID and their business

Press releases: YBID has committed to letting our members know what we are up to. Press releases for 2021 include the New Board Members, SIGN Clean sweep program, the Brick Mill presentation and more to come.

News articles: We have a spot in the Yorkton This Week that we regularly use for information on programs and information well needed to support local. #shopyorkton is our support cry that we constantly publicize and use as ways to let our Community know to ... Shop Yorkton, shop local and Yorkton BID.

Social Media: With Covid 19 we have gone full social media for our Members in 2020 and continue for 2021. On our website is not only information on us but a separate spot for Government information available to help our Members. we share what we can find to make it easier for our Members to find and understand what is out there for help. More focus is now put into sharing our members posts.

Partners: We partner with many organizations and groups. Our Executive Director sits on the Community Parks and Recreation committee of the City, the Local Immigraton Project or LIP, as well as the Reconciliation Yorkton Group; which is moving forward gradually as we can putting into place several actions that encourage and support reconciliation in our Community. Our ED was also recently the Deputy Returning Officer for the Metis Election.

As restrictions open up and more opportunities for community partnering in the District come up we are open to that.

New projects or programs

<u>Strategic Planning</u>: Our last Strategic Planning session was in 2017 which developed a plan for 2018 – 2020.

As it is time for a new Strategic Plan we are excited that the restrictions are being removed and look forward to meeting face to face for this planning session.

<u>YBID Chats:</u> Our Zoom interview series is also now an Access show! YBID Chat series communications strategy has done some very well viewed interviews with our members which include how they are doing and advice to others during these unprecedented times. Also to showcase our District Businesses in a candid interview on themselves. The views are amazing and with the reopening Access had already produced our new show on Access Now which airs Mon, Wed, and Fri each week at 1:30 pm.

This is all in the effort to #shopyorkton and bring to light the businesses we have in our District and Community that are available. We used this platform in 2020 to interview the Candidates for Council and offered the membership important information they could rely on from each candidate themselves.

<u>Veterans Banner Program</u>: Early in 2020 we were approached by this program for funding and are waiting for them to get back to us with a request for some changes to the project to more meet our mandate for 2021. The Banners went up on our light fixtures in the District and had huge response.

Party in the Park/Street: We are always looking at ways to increase the traffic in the District and we wish to utilize the streets and park more. This summer we could see events in the district again and are looking forward to the new ideas that will come forth.

District Lights: Looking at doing a clean up of the lights and signs for the District. So a paint of the bases and replacement of the street signs as we see the New infrastructure in place. More maintenance of the existing programs. We will be applying for funding for a student in the next year to move forward.

<u>Historic information</u>: In partnership with the City Historian we are working on an information guide to empty buildings in the District. Posting pictures and information on the history of the District buildings with pictures and how to get a hold of the owners is in the works. In an effort to help fill the buildings we will start with the empty or for lease spots and grow into a history of all the buildings and a link to each location is in consideration.

<u>GET in the LOOP</u>: We have set aside money to get involved with an online shopping program for our District. A member Benefit is in the works for the District With Get In The Loop and we are excited to see how this will help our members and community. Shop Yorkton once again is the goal whether it be online or in the bricks and mortar shops. You will see new opportunities with the tags such as #getloopedintothedistrict!!!

Summary

Other ongoing programs that continue are things like the benches and garbage cans recycling and rest spots we have out. You see the Lights down Broadway and Smith St. every time you travel those streets and they are continually commented on even today. Our City Park is a must mention with the clock and just the area to sit and relax or come to an event.

We hope to attend countless business openings and events now that the restrictions are relaxing and is a great way to show our support for local Businesses and our Community.

So in summary we know that the YBID projects and sponsorships are a crucial part of beautifying our District so we have a great and prosperous place to shop. We partner with our City with the funds that are collected by the levy as well as the matching Grant of up to 100,000 each year. We are a making of our Partners and wish to thank all of them as we move into 2021 and forward.

Remember to #ShopYorkton as it is our great Businesses that allows us to have the Community we do and truly a place where "Good Things Happen"!

Thank you

Donna Brothwell Executive Director Yorkton Business Improvement District.







Pictures!































Annual Plan 2021-2022

City of Yorkton Fee for Service Report Prepared June 8, 2021 by Jeff Morton "Arts and culture activities have a strong connection with overall health. Overall health is better for people with higher levels of cultural engagement. The relationship is maintained for the majority of arts activities, after taking socio-economic factors into account. This indicates strong evidence of a connection between arts activities and very good or excellent health."

Canadians' Arts Participation, Health, and Well-Being, report from Hill Strategies, funded by Canadian Heritage, Canada Council for the Arts, and Ontario Arts Council. Published March 15, 2021.



It might seem obvious to say that the arts contribute to our health and wellbeing. The impact of the arts on mental health is widely acknowledged, and studies continue to demonstrate the objective value of participation in the arts and in artistic experiences. The Godfrey Dean Art Gallery is an important part of Yorkton's culture and recreation services. Our goal is to provide a suite of opportunities and ways to experience the arts through regularly changing exhibitions, online and social media projects, art classes, and (in time) receptions, artist talk events, and performances.

As the new Director and Curator, I am getting to know people in Yorkton more and more, including our membership, long-time friends of the gallery, current and former board members, new people, and a surprising number who visit and remark that they just hadn't ever stopped by before. I see some ways that we can increase our impact and reach more people, including through partnerships, collaborations, and audience development strategies.

In the year ahead our focus is on reopening and reconnecting. The gallery has been open with limited capacity through much of the pandemic, and while attendance was down, there has been a good level of engagement in person, on social media, and with the online art classes.

Arts participation and Canadians' mental health



Our gallery is also a gathering place, and we have missed hosting receptions, events, and in-person classes for over a year. As we emerge from the pandemic, GDAG will focus on outreach and audience development through diverse and engaging exhibition programming, professional development and mentorship opportunities, public events, and a membership drive.

Notably, the year 2021-2022 marks the beginning of a significant 3-year partnership with the University of Regina. The project, entitled *Belong Where You Find Yourself*, engages people living with dementia and their care partners in a facilitated art and craft-making process, working collaboratively with professional artists to create an exhibition and tour to local rural communities. It is a big project for the gallery, with a budget totaling more than \$150,000 over three years. The project begins in Oct 2021 with the call for participants, followed by meetings in Yorkton and area with the lead artists and participants. The project would not be possible without lead artist Alana Moore, artist in residence at Sherbrooke Community Centre in Saskatoon, specializing in art making with people living with dementia. Alana's expertise informed the design of the project, and we are thrilled to have the opportunity to work with her on this large-scale multiyear project.

Jeff Morton, Director and Curator

Programming April 1, 2021 – March 31, 2022

April (Continued from previous year)

Geoff Philips: Plantscapes of the Prairies filled the gallery with large-scale landscape paintings from an artist based in Maple Creek, SK.

May

Madhu Kumar: The Stories of Immigrant Women

This exhibition of large portrait paintings also included stories from all of the individuals portrayed, adding great depth to the experience of seeing their expression and gesture captured in each painting. Madhu Kumar: The Stories of Immigrant Women is presented in partnership with Yorkton Arts Council and the Organization of Saskatchewan Arts Councils.

Saturday Morning Art Classes with **Shirley Hart**

Virtual art classes on Zoom 4 classes, 15 participants per class

IG Takeover

Over five days, author, musician, songwriter, scientific illustrator, biologist, and poet Heather Peat Hamm shared photos, drawings, and video from her artistic and scientific work. This short engagement is intended to build interest in Heather's work, in advance of her exhibition at our gallery next year.

> **Growing Citizens** Dr.Brass School grade 4-5















PIC+COLLAGE







GODFREY DEAN ART GALLERY

Local Artist Show 2021

An annual tradition beloved in our community, this year we are returning to an in-person exhibition following last year's virtual-only edition. We will maintain a daily social media sharing strategy for the Local Artist Show, alongside the gallery's regular in-person hours.*

*The gallery remains open to the public while respecting all health orders and restrictions. M-F 11-5, Sat 1-4.

Conversations About Your Art

Professional development and mentorship opportunity provided free of charge to local artists. Produced in partnership with CARFAC SASK, travelling mentor and professional artist **Clint Neufeld (Osler, SK)** will visit Yorkton and meet with local artists in one-on-one sessions, to offer advice, encouragement, or to answer questions.

Artwork Showcase: Parth Patel

Video launch of two new drawing timelapse montages created by local artist **Parth Patel**. Still in high school, Parth is an avid artist and maintains a popular YouTube channel to share his work. When we learned about his art practice, we reached out and asked Parth to propose two new drawing videos that we would commission. The artist's work is featured in our lobby space on a large flatcreen TV as a looping video installation that visitors see when they come up the stairs.





Jun







CONVERSATIONS ABOUT YOUR ART

Presented in partnership with CARFAC SASK, Conversations About Your Art connects artists in GDAG's Local Artist Show 2021 with the CARFAC SASK Travelling Mentor, Clint Neufeld, for conversations about the artists' work and their goals.

Would you like to learn more about your art practice and how it relates to the artistic ecology in Saskatchewan and beyond? Would you like some tips and tricks to improve your technique or approach to materials? Everyone is welcome, but space is limited!





HOME VIEROS PLAVLIETS

COMMUNITY CHARMEN AND/

Q Zenitau Agatauma (K)



UTTE view / A memory approximation of the second se

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ia,

Strathenoise Misiol (20) Serves Smooth Paper, Honore Charl Low-Walk Model



KARSON

Jul-Aug

David Stonhouse: POWERBOXES

Created for and curated by GDAG, this exhibition is a sculptural art installation transforming the Godfrey Dean Art Gallery into an immersive and colourful space, cheerful and bold. GDAG is producing this large-scale exhibition of new work by Saskatoon-based emerging artist David Stonehouse. David will be painting directly on the gallery walls and installing artworks throughout the large gallery space in three colour-specific areas: pink, blue, and yellow. The result will be an experience of colour as a sensation and as a material, and (we hope) a popular place for selfies. In addition to the exhibition in the gallery, three other artworks will be installed outdoors at select locations in downtown Yorkton (locations to be announced soon). As much fun as the exhibition will be, it is also serious contemporary art with connections to the history and tradition of modernist painting.

Sep-Oct

Frank and Victor Cicansky: Keep Going Presented in partnership with Yorkton Arts Council and the Organization of Saskatchewan Arts Councils, this touring exhibition showcases paintings, sculptures and craft objects of folk artist, Frank Cicansky, in dialogue with the ceramics and sculptural work of his son, internationally renowned artist, Victor Cicansky.

Oct

Belong Where You Find Yourself

3-year project commences development phase, as described in overview above.









Nov-Dec

Melanie Monique Rose: The Flower People

This exhibition will be premiered at GDAG before touring to other galleries and arts councils across Saskatchewan. Regina-based artist Melanie Monique Rose engages with her Métis culture and traditions, working with fabric and found materials and artifacts (i.e. Bay blankets, Bay coats), expressing identity and reclaiming space. Adding elements on either side of a central line, like a rail line or a road, this recalls part of Métis history not even a hundred years ago when extreme poverty drove many "Road Allowance People" to live in fragile housing on crown land otherwise used for roads. Melanie Monique Rose is an artist whose career is gaining momentum. GDAG is honoured to premiere her latest exhibition in Yorkton. For this event we are planning a public reception, an artist talk from Melanie, and a hands-on fabric art creation workshop with the artist. We are also in discussion with Winnipegbased dancer and choreographer Mikey Harris to present him in a showcase performance and artist talk about his work mixing contemporary hip-hop and Métis dance forms.





The Flower May Not Look Like the Roots

Presented in partnership with Yorkton Arts Council and the Organization of Saskatchewan Arts Councils, this exhibition opens its province-wide tour in Yorkton. Curated by Jera MacPherson the exhibition features work from artists Sarah Fougere, Bonnie Gilmour, Barbara Meneley, Vera Saltzman, Carol Schmold, Crystal Thorburn, and Sarah Timewell.







Mar-Apr

Heather Peat Hamm: Field Notes

Curated by GDAG Director and Curator, Jeff Morton, this exhibition extends a unique opportunity to a creative and unique artist working outside of the mainstream artistic scene. Heather Peat Hamm is a published author, musician, songwriter, scientific illustrator, biologist, and poet based in rural south east Saskatchewan, usually in Forget or Runnymede. Her work is informed by her scientific work on the land, including specialized training in illustration, seemingly simple and perfectly clear drawings where literally every detail counts. Heather is a sincere and humble artist who expresses herself in visual art, writing, and music. Her exhibition at GDAG will feature finely detailed illustrations, paper mache models, and a very large "extreme to scale" drawing on paper, taking advantage of the gallery's high ceilings (est. size, 6' wide x 16' tall). Viewing that work will be an experience seeing the land as if you were as tall as a mouse, looking up at tall grass species and prairie scrub. Heather will also lead a group on an outdoor nature walk in the local area, focussing on listening and moving through the natural environment as a creative activity.

Saturday Morning Art Classes with Shirley Hart

These annual Spring art classes engage children ages 6-16 in art making activities led by instructor Shirley Hart. Presented online over the past year, forthcoming classes will be in-person with a higher capacity to engage with more young people. We will maintain our partnership with Dream Brokers, started in 2021, to offer class registrations free of cost to low income families.



www.godfreydeanartgallery.ca



So far in 2021 our daily average number of website visitors has been between 10-15, with a large majority being referrals from Facebook. These numbers represent people who encountered our gallery on social media and followed a link to find out more. Two-thirds of these visitors are new to the website, meaning many people are finding out about our gallery or website for the first time. Spikes upward of 50 website visitors per day occur occasionally in line with programming announcements.




STAGE SPOTLIG THEATRE PLATFORM WORKSHOP LAB **STUDIO** CLASSROOM SANDBOX

ED1E



Annual Review of Operations 2020-2021

City of Yorkton Fee for Service Report Prepared June 8, 2021 by Jeff Morton



As a result of the COVID-19 pandemic, 2020-2021 has been a year of challenges, including for the Godfrey Dean Art Gallery (GDAG). Despite lower engagement numbers and lower self-generated revenues, we have delivered excellent programming throughout the past year, with a brief building closure in the summer of 2020. We responded to the situation by moving programming and art classes online, and a steady number of people continue to visit the gallery as individuals and small groups. Importantly, in this unusual year, we have undergone some big changes.



In October 2020, Jeff Morton (that's me, hi there) was hired as Director and Curator, replacing Don Stein who retired after holding the position for more than ten years. Many of the big changes at the gallery were set in motion by Don, and I have benefited immensely from his advice and assistance at critical moments throughout the year.

In January 2021, the gallery launched a new website, a clean and simple wordpress site, built "in-house". At the same time, and also produced in-house, the gallery designed and launched a new official logo for our organization. Another notable change in 2020 was painting the gallery walls a crisp white colour. The move away from a peach wall colour makes our space more recognizable as a contemporary art gallery, and in-line with galleries of a similar size across Saskatchewan (i.e. in Estevan, Swift Current, Prince Albert, Moose Jaw). The change is striking, and we have heard many expressions of enthusiasm from our visitors who have remarked on the good effect and how well artworks are being presented.

NEW DIRECTOR, NEW LOGO, NEW GALLERY WALLS, NEW WEBSITE



In March and May of 2021, we produced an online children's art class series entitled Saturday Morning Art Classes with Shirley Hart. These sessions were hosted on Zoom, and through the use of a quality DSLR camera, an overhead document camera, and other A/V technologies, we were able to produce a quality virtual series. The Zoom meetings were directed at a distance, while the teacher Shirley Hart and her daughter Marissa Hart, could work on their own in the gallery's makeshift Virtual Studio.

We have also used the Virtual Studio for promotional videos and media interviews. This resource was made possible with a grant from the Yorkton and District Community Foundation, through the Government of Canada. With their investment of 3.8K plus a contribution from the gallery, we were able to purchase specialized equipment as well as quality art supplies for the initial 8-week run of classes.

In 2020-2021, GDAG's Board of Directors began a review of policy and governance documents, improving on language inclusivity and accuracy among other updates as needed. A membership structure committee was struck in 2021 to review and recommend a 3-tier membership suite, which the board approved and GDAG has now implemented, allowing us to move forward with a membership drive later this year. More information on the past year is included on the following pages, including xhibitions, programming, and audience development.

Jeff Morton

Exhibitions

Programming in 2020-2021 was a mix of artistic voices across many fields of practice. Following an initial period of closure, the gallery reopened to the public in September with a powerful new exhibition from local artist **Hanna Yokozawa Farquharson**. Entitled *Calling*, Hanna's show filled the large gallery space with minimalist fabric creations, balanced and fragile patterns, hand-sewn with great care. That artwork is touring the province now and the artist's professional career is growing quickly with new opportunities. It is meaningful to know that Hanna's first professional gallery exhibition was at GDAG, and we continue to support her career development.

Other exhibitions integrated mixed media, like **Paula Cooley and Louisa Ferguson**'s sculpture installation *Passages*. Through the artists' playful mixing of glass, stone, metal, and ceramic, they crafted an immersive experience like walking through a storybook with boats and water and fish. This exhibition did not see as many in person visitors, due to timing and the pandemic, but it was the most engaged with on our social media..

Following this, an exhibition from BC-based collective the **Fibre Art Network** showcased over 50 hand-sewn fabric artworks. Entitled Threads of Hope, the artworks mixed image, reference, text, and meaning to answer the collective's shared prompt: how do we maintain hope? How do we help?

Next up, large-scale landscape works by Maple Creek-based artist **Geoff Philips** turned the gallery into a vibrant space with bright green paintings on every wall. These paintings worked well in our gallery space where a viewer can see artworks up close and from a distance. *Plantscapes of the Prairies* was presented in partnership with Yorkton Arts Council and the Organization of Saskatchewan Arts Councils.



HANNA YOKOZAWA FARQUARSON: CALLING

















GEOFF PHILIPS: PLANTSCAPES OF THE PRAIRIES









Audience Development

As the pandemic has shut down many activities, we have been fortunate to remain open to the public while respecting all health orders and restrictions. We have had fewer visitors in 2020-2021. Numbers are trending up, and before long we will again produce events that draw groups of people to the gallery, a key driver of engagement and visitor numbers.

The gallery's primary way of tracking visitor numbers has been by staff count as well as a guestbook where visitors are encouraged to sign. These numbers are generally accurate, as staff are always present during open hours. The trend over time reflects the impact of the pandemic.

The following breakdown shows the number of visitors in each exhibition period, as well as the number of social media engagements.

Apr-Aug

Gallery closed Local Artist Show online 1000+ socials

Sep-Oct

Hanna Yokozawa Farquharson: Calling 235 visitors 344 socials

Nov-Dec

Paula Cooley and Louise Ferguson: Passages 84 visitors 751 socials

Jan-Feb

Fibre Art Network: Threads of Hope 126 visitors 390 socials¬

Mar-Apr

Geoff Philips: Plantscapes of the Prairies 151 visitors 386 socials

Mar

Saturday Morning Art Classes with Shirley Hart

60 student hours, 4 classes avg 10 participants per class 50 socials



GROWING CITIZENS LIFESTYLE STUDENTS FROM DR. BRASS SCHOOL





Send us up to 5 jpegs of your artwork, along with your name, city/town and a short bio (under 25 words). We will be sharing your artwork on FB and Instagram.

email us at gdag@sasktel.net

The Godfrey DEAN Art Gallery

Landscape & Memory 2020 ONLINE HAS CONCLUDED

We would like to thank each and every artist for making our first online project such a success. It's been an honour to showcase all the talent of our local community. Please check out the timeline to view all the incredible entries!

Thanks everyone for your kind comments and responses. We look forward to seeing you all again in person.



HAPPY RETIREMENT EXECUTIVE DIRECTOR DON STEN

Paula Cooley: *Umbra* Large metal sculpture; specialized installation by gallery staff. Good job.



Artist Showcase: Edith Skeard





Artist Showcase: Hanna Yokozawa Farquarson, short video portraits. Slow video documentation, with narration and music by the artist. vimeo.com/godfreydeanartgallery vimeo.com/474538325

Produced by GDAG, recorded and edited by Jeff Morton.

STAGE SPOTLIGHT WORKSHOP STUDIO CLASSROOM SANDBOX ED.e.

Godfrey Dean Art Gallery Inc.

FINANCIAL STATEMENTS

Year Ended December 31, 2020

Godfrey Dean Art Gallery Inc. Yorkton, Saskatchewan December 31, 2020

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Independent Auditors' Report

To the Board of Directors Godfrey Dean Art Gallery Inc.

Qualified Opinion

We have audited the financial statements of Godfrey Dean Art Gallery Inc., (the non-profit), which comprise the Statement of Financial Position as at December 31, 2020 and the Statements of Operations, Changes in Net Assets and Cash Flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the non-profit as at December 31, 2020, and results of its operations and its cash flow for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

In common with many non-profit organizations, the organization derives revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the organization and we were not able to determine whether any adjustments might be necessary to revenues, excess of revenue over expenses, assets and net assets.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the financial statements section of our report. We are independent of the non-profit in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the non-profit's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the non-profit or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the non-profit's financial reporting process.



Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, design and perform audit procedures responsive to those risks, and obtain audit
 evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not
 detecting a material misstatement resulting from fraud is higher than for one resulting from error,
 as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override
 of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the non-profit's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the non-profit's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the non-profit to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Baker Tilly SK LLP

Yorkton, SK

Godfrey Dean Art Gallery Inc. Yorkton, Saskatchewan

Yorkton, Saskatchewan Statement of Financial Position as at December 31, 2020

Assets	2020	2019
• · · · ·		
Current Assets Cash and cash equivalents Accounts receivable - note 4	53,472	31,623 1,404
Prepaid expenses	1,347	1,404
	54,819	33,180
Capital Assets - note 5		
Furniture, fixtures and equipment	1,633	280
Computer equipment	5,897	<u>2,836</u> 3,116
	7,530	3,110
	\$ 62,349	\$ 36,296
Liabilities and Net Assets	6	
Current Liabilities		
Accounts payable and accrued liabilities - note 6	1,544	330
Deferred revenue - note 8	34,300	24,500
	35,844	24,830
Net Assets	15 000	15 000
Internally-restricted net assets Unrestricted net assets	15,000 11,505	15,000 (3,534)
	26,505	11,466
	\$ 62,349	\$ 36,296
Approved on behalf of the board:		

Approved on behair of the board:

Godfrey Dean Art Gallery Inc. Statement of Changes in Net Assets For the year ended December 31, 2020

	Internally- Restricted Net Assets	Unrestricted Net Assets	2020	2019
Balance (deficit), beginning of year Excess of revenue	15,000	(3,534)	11,466	(951)
over expenses for the year	0	15,039	15,039	12,417
Balance, end of year	\$ 15,000	\$ 11,505 \$	26,505	\$ 11,466

Godfrey Dean Art Gallery Inc. Statement of Operations For the year ended December 31, 2020

	2020	2019
levenue		
Grants		= =
Saskatchewan Arts Board - Prof. Arts Organization Program	53,825	56,325
City of Yorkton - fee for service contract	40,000	40,000
City of Yorkton rental grant	19,414	19,414
Community initiatives	0.000	10,000
Yorkton District Foundation	3,800	
Canadian Heritage	12,409	0.000
Painted Hand Community Development Corporation	700	2,800
Services and rentals	004	225
Donations	694	1,367
Workshops	2,849	3,280
Memberships	90	1,049
Materials sold	1,366	1,767
Interest	50	201
Other		78
	135,197	136,506
xpenses		
Advertising and promotion	2,346	3,033
Amortization	739	448
Audience development programming	3,576	4,019
Bank charges	25	13
Contract wages	3,775	400
Exhibitions	13,974	21,486
Insurance	1,535	2,393
Memberships	734	674
Office	2,584	1,811
Professional fees	1,978	1,736
Rent	18,952	18,952
Subcontracts	400	
Telephone	1,349	1,468
Travel	118	893
Wages and benefits	68,073	66,763
-	120,158	124,089
xcess of Revenue Over Expenses for the Year	\$ 15,039	\$ 12,417

Godfrey Dean Art Gallery Inc. Statement of Cash Flow

For the year ended December 31, 2020

	2020	2019
Cash Provided By (Used In):		
Operations		
Excess of revenue over expenses for the year	15,039	12,417
Add items not requiring cash resources		
Amortization	739	448
Net change in working capital	11,224	(7,831)
not onalige in norming suprai	27,002	5,034
Investing activities	27,002	5,054
Investing activities		(4.004)
Capital asset purchases	(5,153)	(1,881)
Net Cash Increase for the Year	21,849	3,153
Cash position, beginning of year	31,623	28,470
Cash Position, End of Year	\$ 53,472	\$ 31,623
	ф 00, н <u>–</u>	• • • • • • • • • • • • • • • • • • •
Represented By:		
Cash and cash equivalents	\$ 53,472	\$ 31,623
	φ 33,472	φ 01,020

Godfrey Dean Art Gallery Inc. Notes to Financial Statements

For the year ended December 31, 2020

1. Nature of Operations

The organization was incorporated under the Non-Profit Corporations Act of Saskatchewan. The Godfrey Dean Art Gallery Inc. provides visual arts programming for the City of Yorkton and surrounding communities. The organization, as a registered charity, is not subject to income tax.

2. Significant Accounting Policies

These financial statements are the responsibility of management and have been prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPO) using the accounting policies as summarized below:

(a) Fund accounting

The accounts of the organization are maintained in accordance with the principles of fund accounting. For financial reporting purposes, accounts with similar characteristics have been combined into the following major funds:

(i) Unrestricted Net Asset fund

The unrestricted net asset fund reflects the primary operations of the organization, including unrestricted revenues received in forms of grants and services. Expenses consist of general operations including amortization of capital assets and interest expense.

(ii) Internally-Restricted Net Asset fund

Internally-restricted net asset fund is comprised of funds specifically reserved to be used for large capital expenditures.

(b) Cash and cash equivalents

Cash and cash equivalents represents cash on hand and cash held in banks, net of bank overdrafts.

(c) Capital assets

Capital assets are recorded at cost less accumulated amortization.

The assets are amortized on a straight-line basis at the following rates:

Furniture, fixtures and equipment	3-20 years
Computer equipment	5 years

In the year of purchase and disposition, capital assets are not amortized.

Godfrey Dean Art Gallery Inc. Notes to Financial Statements

For the year ended December 31, 2020

2. Significant Accounting Policies - continued

(d) Revenue

The organization follows the deferral method of accounting for contributions. Restricted contributions, subject to external stipulations, are recognized as revenue in the year in which the related expenses are incurred. Restricted contributions for which the related restrictions remain unfulfilled are accumulated as deferred contributions. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

The amount reported in these financial statements as grant revenue from the Saskatchewan Arts Board is made up of a combination of Lottery and Non-Lottery funding. This is made possible through the Partnership Agreement between the Saskatchewan Arts Board and SaskCulture Inc., which is the Trustee for the Culture Section of Saskatchewan Lotteries Trust Fund for Sport, Culture, and Recreation. Under the terms of this agreement for the applicable period, SaskCulture allocated a specified amount of Lottery funds to the Saskatchewan Arts Board as a portion of the total envelope of funds available for the program through which this grant was adjudicated and approved.

Workshop revenue is recognized when the services have been completed.

Service and rental revenue is recognized at the end of the rent term when performance has been completed.

Membership fees are set annually by the board of directors and are recognized as revenue proportionately over the fiscal year to which they relate.

(e) Donated materials and services

The organization benefits from the donation of materials and services. These financial statements do not reflect the value of donations-in-kind received in the year.

(f) Estimates

The preparation of financial statements in accordance with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reported period. These estimates are reviewed periodically and, as adjustments become necessary, they are reported in the statement of operations in the period in which they became known.

Godfrey Dean Art Gallery Inc.

Notes to Financial Statements For the year ended December 31, 2020

2. Significant Accounting Policies - continued

(g) Financial instruments

Measurement of financial instruments

The organization initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The organization subsequently measures all its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in excess of revenue over expenses.

Impairment

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in excess of revenue over expenses. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in excess of revenue over expenses.

3. Risks Arising from Financial Instruments

The organization is not exposed to significant risks through its financial instruments.

4.	Accounts Receivable	2020	2019
	Accounts receivable are comprised of the following items:		
	Holdbacks receivable Taxes receivable		1,250 154
		\$0	\$ 1,404
5.	Capital Assets		
	Cost Furniture, fixtures and equipment Computer equipment	5,773 19,098 24,871	4,385 15,333 19,718
	Accumulated amortization Furniture, fixtures and equipment Computer equipment	4,140 <u>13,201</u> 17,341	4,105 12,497 16,602
	Net book value	\$ 7,530	\$ 3,116

Godfrey Dean Art Gallery Inc.

Notes to Financial Statements For the year ended December 31, 2020

6.	Accounts Payable and Accrued Liabilities	2020	2019
	Accounts payable and accrued liabilities are comprised of the following items:		
	Accounts payable Government remittances	 1,082 462	 324 6
		\$ 1,544	\$ 330

7. Subsequent Events

On March 11, 2020, the World Health Organization categorized COVID-19 as a pandemic. The potential economic effects within the organization's environment and in the global markets, possible disruption in supply chains and measures being introduced at various levels of government to curtail the spread of the virus (such as travel restrictions, closures of non-essential municipal and private operations, imposition of quarantines and social distancing) could have a material impact on the organization's operations. The extent of this outbreak and related containment measures on the organization's operations cannot be reliably estimated at this time.

8. Deferred Revenue

Deferred revenue is comprised of the following items:

	Balance, eginning of Year	Less Amount ecognized	Plus Amount Received	I	Balance, End of Year
Saskatchewan Arts Board	\$ 24,500	\$ 24,500	\$ 34,300	\$	34,300



Revenues and Expenditures for the Coming Year

City of Yorkton Fee for Service Report Prepared June 8, 2021 by Jeff Morton

Godfrey Dean Art Gallery Budget of revenues and expenditures (for years ending Dec 31)

Revenues		2019		2020		2021		2022
	Aud	lited Financ	cial S	tatements				
Grants	y	ear ending	Dec	31, 2020	In	progress	Р	rojected
SK Arts - Professional Arts Organizations City of Yorkton - Fee for Service Contract City of Yorkton Rental Grant YDCF Canadian Heritage Paited Hand Community Development	\$ \$ \$	56,325 40,000 19,414 2,800	\$ \$ \$ \$ \$	53,825 40,000 19,414 3,800 12,409 700	\$ \$ \$	53,825 40,000 19,414	\$ \$ \$	53,825 40,000 19,414
Partnerships/Contracts University of Regina (confirmed)					\$	16,144	\$	74,820
Self-Generated Services and Rentals Donations Workshops Memberships Materials sold Interest Other	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	225 1,367 3,280 1,049 1,767 201 78 136,506	\$ \$ \$ \$ \$	694 2,849 90 1,366 50 135,197	\$ \$ \$ \$ \$	300 2,000 500 500 50 132,733	\$ \$ \$ \$ \$	500 3,000 1,000 1,000 50 193,609
Expenditures								
Advertising and promotion Amortization Audience devlopment programming Bank charges Contract wages Exhibitions Insurance Memberships Office Professional fees Rent Subcontracts Telephone Travel Wages and benefits	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	3,033 448 4,019 13 400 21,486 2,393 674 1,811 1,736 18,952 1,468 893 66,763	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,346 739 3,576 25 3,775 13,974 1,535 734 2,584 1,978 18,952 400 1,349 118 68,073	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,500 500 3,700 25 3,900 13,100 1,535 734 2,800 7,378 18,952 2,900 1,349 3,062 70,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2,500 500 6,000 25 4,000 15,000 1,535 734 3,000 33,500 18,952 15,400 1,349 15,720 72,000
	\$	124,089	\$	120,158	\$	132,435	\$	190,215
Revenue Over Expenses for the Year	\$	12,417	\$	15,039	\$	298	\$	3,394

Notes on the Budget:

1. No projected change to funding level from SK Arts at this time. An increase to operational funding will be requested in the Jan 2022 SK Arts application for a renewed 3-year funding cycle.

2. No projected changes to City of Yorkton Fee for Service Contract or City of Yorkton Rental Grant at this time.

3. Significant additional revenue source in 2021-2023: the University of Regina, for the project *Belong Where You Find Yourself*, with Dementia Supports in Rural Saskatchewan.

4. Increased expenditures in 2021 and 2022 for Professional fees, Subcontracts, and Travel represent activities included in the project *Belong Where You Find Yourself*, and are balanced by the University of Regina contract noted in Revenues for those years.



TITLE:	DATE OF MEETING: June 28, 2021
Recommendations from the Committee of the Whole of June 21, 2021 – Strategic Priorities Chart – Second Quarter Update	REPORT DATE: June 23, 2021
CLEARANCES:	ATTACHMENTS:
None.	1. Updated Draft Strategic Priorities Chart for Quarter 3 as of June 22, 2021
	2. Memo and Strategic Priorities Charts of March & June 21, 2021
Written by: Jessica Matsalla – Director of Legislation &	& Procedures (City Clerk) lessica Matsalla
Approved by: Lonnie Kaal – City Manager	Lonnie Kaal

BACKGROUND

At the Regular Council Meeting of March 29, 2021, Council adopted the updated Strategic Priorities Chart after 2021 1st Quarter completion. In the months of April, May and June 2021, the current Council/CAO priorities were worked on, and as Council business unfolded, more tasks were added to the pending directives list. At the Committee of the Whole Council meeting on Monday, June 21, 2021, a Memo from the City Manager was presented with an updated Strategic Priorities Chart which indicated items completed, pending, and added (see Attachment 2).

Completed "Current" Priorities from Q2 are as follows:

1. Tax Policy Review

An unprecedented year occurred with delays in several areas having a domino effect on delaying finalizing the 2021 Tax Policy. A later Municipal Election date, a global pandemic, and a property assessment revaluation year, all impacted the ability to approve a timely budget. Tax Bylaws were passed at the June 7, 2021 Council Meeting.

2. <u>Determination of the scope of the new Deer Park Clubhouse & options for water and</u> sewer installation

Seemingly the primary decision making has been made on this, however this will be an ongoing project, with the next updates to Council being presented this evening.

3. <u>Research/Exploration of RCMP Services.</u>

This was done as the City endeavors to perform due diligence in regular review of all its services as a best practice. Council has determined that proceeding status quo with policing services at present makes the best sense.

With those items being completed, the Committee considered items to replace them and supported the following recommendations to Council:

- 1. That the item from the '*Three* (3) year budget objectives (Operating and Capital) report' item from the "Additions to Next Priorities" section of the chart, be moved into current priorities in order to assist with future general budget, project, and taxation planning.
- 2. That the '*Play Zone Safety Review*' item from the "Additions to Next Priorities" section of the chart, be moved into the current priorities with the goal of having implementation for the 2022 school year.
- 3. That the "*Long Term Capital Plan*" (*5-Year*) item be assigned as the top priority of the "Next" section from the Council/CAO priorities chart. This supports the idea of long-range planning, and charting the course for projects and strategies (i.e. budget, amenities, taxation, and events) for the future.

Some options for Council this evening are listed:

OPTIONS:

- 1. That Council accept recommendations C00037-2021, C00038-2021 and C00039-2021 as contained in the Committee of the Whole Council meeting minutes of June 21, 2021, and further adopt the June 2021 Strategic Priorities Chart as presented, and authorize the publication of the document on the City website.
- 2. That Council accept the recommendations as contained in the Committee of the Whole Council meeting minutes of June 21, 2021, with amendments as determined by City Council, and further adopt the June 2021 Strategic Priorities Chart as presented, and authorize the publication of the document on the City website.
- 3. That Council reject the recommendations as contained in the Committee of the Whole Council meeting minutes of June 21, 2021.
- 4. That Council provide further direction.

In order to formally update and subsequently adopt the Strategic Priorities Chart (Attachment 1) going into the third quarter, it would be prudent for Council to consider the following recommendations from the Committee of the Whole:

1. That Council accept recommendation C00037-2021, as contained in the Committee of the Whole Council meeting minutes of June 21, 2021 to:

Transfer the "3-year budget objectives (operating and capital) report" item to the "Current" Council/CAO Priorities Section of the Strategic Priorities Chart.

2. That Council accept recommendation C00038-2021, as contained in the Committee of the Whole Council meeting minutes of June 21, 2021 to:

Transfer the "Play Zone Safety Review" item to the "Current" Council/CAO Priorities Section of the Strategic Priorities Chart.

3. That Council accept recommendation C00039-2021, as contained in the Committee of the Whole Council meeting minutes of June 21, 2021 to:

Assign the "Long-Term (5-year) Capital Plan" item from the "Next" section of the Council/CAO Priorities as the top priority of that section of the Strategic Priorities Chart.

4. That Council adopt the June 2021 Strategic Priorities Chart as presented, and authorize the publication of the document on the City website.

Attachment 1

	STRATEGIC PRIOR	RITIES CHART					
COUNCIL (Green is Now)	CORPORATE PRIORITI	ES (Council/CAO)	(Council Priorities are CAPITALIZED				
 EXPLORE KINSMEN ARENA PLAY ZONE SAFETY REVIEW 3 YEAR BUDGET OBJECTIVE Next Priorities LONG TERM (5 year) CAPIT COMMUNICATION: Commu Engagement: Define Terms DOWNTOWN PLAN: Review 	kton Advantage Gaps & Targets OPTIONS – (hire consultant) S (operating and capital) report AL PLAN: Draft unity, Public Awareness & & Desired Outcomes v e (<i>Configuration of subdivision</i>) gy <u>NCIL MEETINGS (Nov – Mar)</u>	ADVOCACY / PARTNERSHIPS • Staff Sargent Update • Division 'F' Liaison • Rural Municipality: Joint Priorities • York Road Funding (R2R) • Grain Millar Pogd Funding (UCE)					
STAFF	OPERATIONALST	RATEGIES (CAO/Staff)	(Staff Priorities are not Capitalized				
 POLICING – Analysis on building BUSINESS MARKETING: Yorktor THREE YEAR BUDGET OBJECTIV COMMUNITY: COMMUNICAT ENGAGEMENT: Define terms FLEET OPERATIONS REVIEW Library Services – mediation of FACILITIES MAINTENANCE place 	Advantage Gaps & Targets ES (operating and capital) report ION/PUBLIC AWARENESS & & desired outcomes with Parkland Regional Library	 ARENA ISSUES: Kinsmen Condition Assessment Summary & Westland Arena concerns re: condition – Sept PLAY ZONE SAFETY REVIEW – Sept DETERMINE ICE ARENA PLAN (Kinsmen Replacement/GC Renewal REVIEW CDPR User Fees Community Event Support – Review Process Facility Utilization Strategy – Terms of Reference INVESTIGATE POSSIBLE LOCATIONS/SCOPE OF A PUMP TRACE 					
CORPORATE 1. THREE YEAR BUDGET OBJECTIV 2. Council Committee: Review – A 3. FIVE YEAR CAPITAL PLAN – June • DOWNTOWN: Parking Review • I.T. EXTERNAL REVIEW • EVALUATE - Urban Hobby Bee • PREPARE POLICY CHANGES - Le	pril –Phase I (Assessment) /2021 keeping	PLANNING 1. BUSINESS MKTG: You 2. RESIDENTIAL LOT: Re 3. DOWNTOWN PLAN: • MARKETING - SUBDIVISON • Development	rkton Advantage, Gaps & Targets - April eview – July Review DEVELOPMENT OF ROUNDHOUSE				
 ENVIRONMENT 1.Contaminated Soil Site: Approva 2. WPCP Environmental Discharge and C of Y - June 3. Well Construction: Completion Household Organics review Curbside Recycling Program: R 	limits agreed and set by W.S.A.	ENGINEERING 1. FLEET OPERATIONS F 2. N. Sanitary Litigation 3. Investigate/Design b • York Road Options • Drainage Program: I • Facility Asset Mana	n: Update – April/2021. est option for DP Water & Sewer Update				
 PROTECTIVE SERVICES 1. Regionalized Fire: Approach – A 2. Fee for Service: Scope – May 3. EMS Support: Position (Provinc Mass Alert: Launch Fire Underwriter Certification 		 Inventory Managem Move all operations 	nformation to the Public ent: System – Aug/2021 into the new City Operations building acement Plans – Oct/2021				



City of Yorkton

· 37 Third Avenue North · Yorkton, Saskatchewan · S3N 2W3 · Phone 306-786-1700 · Fax 306-786-6880 · www.yorkton.ca

TO:	Yorkton City Council
FROM:	Lonnie Kaal, City Manager
DATE:	June 16, 2021
TOPIC:	Strategic Priorities Chart – Dashboard update
Re: What to expect process-wise - June 21 st Committee of the Whole - Update Meeting	

As a follow up to our strategic planning session from November 20, 2020, we committed to reviewing our strategic priority chart on a quarterly basis. This allows Administration the opportunity to provide Council with an update on progress from the strategic objectives assigned. More importantly, it gives Council the opportunity to provide further direction to administration on the objectives that are deemed a priority.

The framework has been set up to make progress in each quarter such that priorities and objectives can be accomplished. As such, a limit was established to the number of NOW priorities for each grouping.

- a) Council priorities should be limited to 5
- b) Staffing priorities should be limited to 3

In other words, it is the top five (5) Council priorities that Administration is working on NOW and once these are completed; priorities labelled as NEXT would move into the NOW category

The November priorities were brought forward to a meeting in March where the first update session took place. We are now looking towards updating the second quarter.

- 1) The attachment includes resolutions of Council to add to the priorities list.
- 2) The March 23 Strategic Priorities Chart shows what was on the list last quarter. <u>Council Priorities are noted on the top half of the chart.</u>
 - Capitalized denotes a Council priority
 - Green denotes this priority is in the NOW category
 - The top 5 priorities are noted under Council in Green
 - The remaining priorities are noted under NEXT and ADDITIONS TO
Staff Priorities are noted on the bottom half of the chart

- Capitalized denotes a Council priority
- Normal type denotes an administrative objective/priority
- Green denotes a Council priority in the NOW category
- The top 3 priorities are noted under each operational function.
- 3) The June 21 Strategic Priorities Chart shows what has been completed (in blue) and could come off the list.

The intent of this meeting is for Council to determine what priorities in the NEXT grouping should be moved into the NOW grouping.

Once this is completed, an update to the chart will be provided for adoption at the next Regular Council meeting as part of the Committee of the Whole recommended updates.

STRATEGIC PRIORITIES CHART March 23 rd , 2021				
COUNCIL (Green is Now)	CORPORATE PRIORITI	ES (Council/CAO)	(Council Priorities are CAPITALIZED)	
 DETERMINE SCOPE OF D & SEWER, EXPLORE COM POLICING: Analysis of Fa BUSINESS MARKETING: MARKET	IA OPTIONS – (hire consultant) P CLUBHOUSE, OPTION OF WATER IPATABLE FUTURE DEVELOPMENT	ADVOCACY / PARTNERSH Staff Sargent Upo Division 'F' Liaiso Rural Municipalit York Road Fundir Grain Miller Road Hospital Contribu Tax Assessment H	date n ty: Joint Priorities ng (R2R) d Funding (UCF)	
 Next Priorities COMMUNICATION: Community, Public Awareness & Engagement: Define Terms & Desired Outcomes DOWNTOWN PLAN: Review RESIDENTIAL LOT: Sale Price (Configuration of subdivision) LONG TERM CAPITAL PLAN: Draft COMMUNITY 'VIBE': Strategy 		 PLAY ZONE SA FLEET OPERAT FACILITIES MA CONSULTANT 	IONS REVIEW INTENANCE PLAN/REVIEW REVIEW OF I.T. SERVICES E ARENA PLAN (Kinsmen Replacement /	
STAFF	STAFF OPERATIONAL STRATEGIES (CAO/Staff) (Staff Priorities are not Capitalized)			
 2. POLICING: Comparable Anal 3. INCREASE DEPARTMENTAL (COMMUNITY: COMMUNIC ENGAGEMENT: Define term FLEET OPERATIONS REVIEW GALLAGHER CENTRE: Review 	ding and next steps – June/2021 ysis on Service Costs - June/2021 COMMUNICATION TO THE PUBLIC ATION/PUBLIC AWARENESS & ns & desired outcomes V ew operations and revised structure n with Parkland Regional Library	Westland Arena con 2. DEER PARK CLUBHO 3. Hwy #9/#10 Beautifi • GALLAGHER CENTRE • REVIEW CDPR User F • Direction on GC Ren • PLAY ZONE SAFETY F • Community Event Su	men Condition Assessment Summary & cerns re: condition – May USE – determine scope – May/2021 cation – define scope May/2021 E: Review operations and revise structure Fees ewal / Kinsmen Replacement	
CORPORATE 1. Council Committee: Review – April –Phase I (Assessment) 2. TAX POLICY: Review – April/2021 3. FIVE YEAR CAPITAL PLAN – June/2021 • DOWNTOWN: Parking Review • I.T. EXTERNAL REVIEW		2. Infrastructure: Upda 3. Inventory Managem	E INFORMATION TO THE PUBLIC – June hte/Message – May/2021 ent: System – Aug/2021 cement Plans – Oct/2021	
ENVIRONMENT 1.Contaminated Soil Site: Approval – April 2. WPCP Environmental Discharge limits agreed and set by W.S.A. and C of Y - June 3. Well Construction: Completion – June • Household Organics review • Curbside Recycling Program: Review		ENGINEERING 1. INVESTIGATE BEST OPTION FOR DP WATER & SEWER - May 2. FLEET OPERATIONS REVIEW – June/2021. 3. N. Sanitary Litigation: Update – April/2021. • York Road Options • Drainage Program: Update • Facility Asset Management:		
PROTECTIVE SERVICES 1. Regionalized Fire: Approach – April 2. Fee for Service: Scope – May 3. EMS Support: Position (Province) - July • Mass Alert: Launch • Fire Underwriter Certification		2. IMPROVE/INCREASE 3. RESIDENTIAL LOT: Re Development DOWNTOWN	Frees Review	

STRATEGIC PRIORITIES CHART June 21st, 2021				
COUNCIL (Green is Now) CORPORATE PRIORITI	ES (Council/CAO)	(Council Priorities are CAPITALIZED)		
 Current Priorities TAX POLICY: Review – April EXPLORE KINSMEN ARENA OPTIONS – (hire consultant) DETERMINE SCOPE OF DP CLUBHOUSE, OPTION OF WATER & SEWER, EXPLORE COMPATABLE FUTURE DEVELOPMENT POLICING: Analysis of Facilities & RCMP Services BUSINESS MARKETING: Yorkton Advantage, Gaps & Targets a) IMPROVE/INCREASE INFORMATION TO THE PUBLIC 	ADVOCACY / PARTNERSHIPS Staff Sargent Update Division 'F' Liaison Rural Municipality: J York Road Funding (Grain Miller Road Fu Hospital Contributio Tax Assessment Forr	e Ioint Priorities (R2R) unding (UCF) n Formula		
 Next Priorities COMMUNICATION: Community, Public Awareness & Engagement: Define Terms & Desired Outcomes DOWNTOWN PLAN: Review RESIDENTIAL LOT: Sale Price (Configuration of subdivision) LONG TERM CAPITAL PLAN: Draft COMMUNITY 'VIBE': Strategy 	 PLAY ZONE SAFET FLEET OPERATION FACILITIES MAINT CONSULTANT REV DETERMINE ICE A Gallagher Centre I ADDITIONS TO "NEXT" FRC 3 year budget obj Marketing the dev Evaluate the succe Investigate possib 	NS REVIEW ENANCE PLAN/REVIEW /IEW OF I.T. SERVICES RENA PLAN (Kinsmen Replacement /		
STAFF OPERATIONAL ST	RATEGIES (CAO/Staff)	(Staff Priorities are not Capitalized)		
 CHIEF ADMINISTRATIVE OFFICER 1. POLICING – Analysis on building and next steps – June/2021 2. POLICING: Comparable Analysis on Service Costs - June/2021 3. INCREASE DEPARTMENTAL COMMUNICATION TO THE PUBLIC COMMUNITY: COMMUNICATION/PUBLIC AWARENESS & ENGAGEMENT: Define terms & desired outcomes FLEET OPERATIONS REVIEW GALLAGHER CENTRE: Review operations and revised structure Library Services – mediation with Parkland Regional Library FACILITIES MAINTENANCE plan/review 	Westland Arena concer 2. DEER PARK CLUBHOUSE 3. Hwy #9/#10 Beautificat • GALLAGHER CENTRE: Re • REVIEW CDPR User Fees	E – determine scope – May/2021 ion – define scope May/2021 eview operations and revise structure s al / Kinsmen Replacement IEW ort – Review Process		
CORPORATE 1. Council Committee: Review – April –Phase I (Assessment) 2. TAX POLICY: Review – April/2021 3. FIVE YEAR CAPITAL PLAN – June/2021 • DOWNTOWN: Parking Review • I.T. EXTERNAL REVIEW	PUBLIC WORKS	NFORMATION TO THE PUBLIC – June Message – May/2021 :: System – Aug/2021		
ENVIRONMENT 1.Contaminated Soil Site: Approval – April 2. WPCP Environmental Discharge limits agreed and set by W.S.A. and C of Y - June 3. Well Construction: Completion – June • Household Organics review • Curbside Recycling Program: Review	ENGINEERING 1. INVESTIGATE BEST OPTI 2. FLEET OPERATIONS REV 3. N. Sanitary Litigation: U • York Road Options • Drainage Program: Upd • Facility Asset Managem	I pdate – April/2021 . Iate		

PROTECTIVE SERVICES 1. Regionalized Fire: Approach – April	PLANNING 1. BUSINESS MKTG: Yorkton Advantage, Gaps & Targets - April	
2. Fee for Service: Scope – May	2. IMPROVE/INCREASE INFORMATION TO THE PUBLIC - June	
3. EMS Support: Position (Province) - July	3. RESIDENTIAL LOT: Review – July	
Mass Alert: Launch	Development Frees Review	
Fire Underwriter Certification	DOWNTOWN PLAN: Review	
	Compliance Inventory: Review	



REPORTS TO COUNCIL

TITLE: Tax Title Property – 110 Broadway Street East, Public Tender for sale	DATE OF MEETING: June 28, 2021	
	REPORT DATE: June 24, 2021	
CLEARANCES:	ATTACHMENTS: 1. Building Condition Assessment	
Jeff Fawcett – Manager of Capital Projects	 Structural Condition Assessment Mechanical Condition Assessment 	
Jeff Fawcett	 Electrical Condition Assessment Environmental Phase 1 	
	6. Environmental Phase 2	
	 RE/MAX Bridge City Proposal Current Photos of Building 	
Presented by: Ashley Stradeski – Director of Finance	Ashley Stradeski	
Reviewed by: Jessica Matsalla - City Clerk	Jessica Matsalla	
Approved by: Lonnie Kaal - City Manager	Lonnie Kaal	

BACKGROUND

The City of Yorkton received the property at 110 Broadway Street East from Cornerstone Credit Union for taxes owing in the amount of \$742,788.56 on March 25, 2021.

DISCUSSION/ANALYSIS/IMPACT

On March 15, 2021 Council was advised that the City of Yorkton was to be taking 110 Broadway Street East, previously known as the Ramada Hotel, back from the Cornerstone Credit Union for outstanding taxes owing in the amount of \$742,788.56.

Prior to the final decisions by The Cornerstone Credit Union to hand the property to the City, The Cornerstone Credit Union had advertised the property for sale and had auctioned all contents of the property prior to the transfer of ownership to the City of Yorkton

On March 25, 2021 the title for 110 Broadway Street East was transferred to the City of Yorkton.

Since March 23, 2021 The City of Yorkton has become responsible for all utility bills as well as daily property security inspections required to maintain a minimum level of required building insurance.

Currently the property is being monitored daily by City staff and as of the day this report was written, the building has been broken into 5 times.

On March 23, 2021, Administration proceeded with a full review of the property which was conducted by (consultant) Alton Tangedal Architect Ltd. to review structural, mechanical, electrical, hazardous materials and architectural code compliance.

This review was completed to determine the overall existing condition of the building and to what extent repairs or upgrades would be required to make the facility serviceable again as a hotel or similar business.

The investigation revealed that the approximately 50,000 sq. ft. structure is in a seriously neglected state and will require substantial investment to repair and/or upgrade in the estimated amount of \$4,845,600 plus applicable taxes or a full demolition which, including the environmental costs, would be \$450,000 + applicable taxes. This is based on the City of Yorkton waiving dumping fees.

On May 5, 2021, 110 Broadway Street East was offered out to Public Tender for Sale, for a three week period as is required by the *Tax Enforcement Act*. The tender included a \$750,000 reserve bid and two options, which were to demolish the structure within six months or to repair/upgrade within six months.

There were no bids submitted for the purchase of the property by the tender closing date of May 26, 2021

On June 4, 2021 Management received a proposal from Remax Bridge City Realty, for an Exclusive in-house listing contract between the City of Yorkton and Re/MAX Bridge City Realty with a flat-rate fee payable to RE/MAX Bridge City Realty in the amount of \$50,000 at possession date within the listing time period of 12 months.

In anticipation that a demolition of the building will take place by the City or a Purchaser and the extended timelines involved to have decommissioning completed, management has made application to SaskEnergy and SaskPower, which can be halted if an alternate direction is given.

FINANCIAL IMPLICATIONS

If the intent is to proceed with a 12 month listing with Remax Bridge City Realty, a financial consideration would be necessary for security and monitoring on an ongoing basis as well as heating and power required through the winter months.

A service contract for the ongoing water remediation issues in the basements of the structure will also require consideration as the water levels are rising rapidly. As of the week of June 14th, this building is having water seep in at a rate of over 4 inches a day. This will require pumping regularly, with use of a vac truck service at around \$1000 / week.

If the intent is to move to demolition, a consultant will be required to oversee and monitor the demolition processes in conjunction with the Engineering Department for an anticipated fee of \$17,000 plus applicable taxes

As stated earlier the estimated demolition cost is \$450,000 + applicable taxes, <u>based on the City</u> <u>of Yorkton waiving dumping fees.</u>

COMMUNICATION PLAN / PUBLIC NOTICE

On May 5, 2021, 110 Broadway Street East was offered out to Public Tender for Sale, for a three week period as is required by *the Tax Enforcement Act*.

The tender included a \$750,000 reserve bid and two options, which were to demolish the structure within six months or to repair/upgrade within six months.

There were no bids submitted for the purchase of the property by the tender closing date of May 26, 2021.

At this time, Administration would suggest to proceed with a Public Tender for demolition of all the structures at 110 Broadway Street East and associated parcels, after which time the empty property would be placed for sale and re-development. This will prevent the City from incurring substantial ongoing costs with relation to this property, while getting it out for redevelopment as quickly as possible.

OPTIONS

- 1. That Administration be authorized to proceed with a Public Tender for demolition of all structures at 110 Broadway Street East and associated parcels and to placing all associated fees on the property taxes there after and then to place 110 Broadway Street East and associated parcels for sale and re-development, and further bring back the results to a future Council meeting.
- 2. That Administration be provided with alternative direction.

RECOMMENDATION

1. That Administration be authorized to proceed with a Public Tender for demolition of all structures at 110 Broadway Street East and associated parcels and to placing all associated fees on the property taxes thereafter and then to place 110 Broadway Street East and associated parcels for sale and re-development, and further bring back the results to a future Council meeting.

Attachment 1



Building Condition Assessment Report

Former Ramada Inn

110 Broadway Ave E.

Yorkton, Saskatchewan

April 28, 2021

Completed for the City of Yorkton



Introduction:

Alton Tangedal Architect Ltd. (ATAL) was engaged by the City of Yorkton (COY) thru Mr. Jeff Fawcett, Manager of Capital Projects to conduct a facility assessment of the former Ramada Inn located at 110 Broadway Ave. E. in Yorkton. The facility has recently been taken over by the City for Administrative reasons that have no direct bearing on this review. Mr. Fawcett asked the ATAL team to review the complete facility and advise on the physical condition and engineering systems status as well as possible environmental concerns. The attempt will be made to identify condition issues and concerns with out destructive methods at this time, so all items identified will be visible.

As part of the process ATAL engaged BBK Engineering to review structural, Mechanical Design Group to review Mechanical, ALFA Engineering to review Electrical, and Hydrosphere Technologies for Environmental/Hazmat review. Each group met on site with Mr. Fawcett on March 30, 2021 to do a walk-thru of the space and the exterior to gather information to formulate this report and recommendations. A follow up site review was done by Hydrosphere Technologies to confirm actual hazardous building material confirmation.

The report format will consist of a complete general assessment of systems throughout the facility and will include potential budgets for construction repairs and upgrades to make the facility serviceable again as a hotel or similar business. A general look at potential hazmat removal and demo costs will be considered in this report as well.



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Executive Summary

Section A – Architectural

- 1) Code Evaluation
- 2) Roof Structures
- 3) Building Envelope
- 4) Interior Code Compliance
- 5) Interior Finishing
- 6) Basement Areas
- 7) Floor Systems
- 8) Conclusion
- Section B Structural
- Section C Mechanical
- Section D Electrical
- Section E Environmental Phase 1 & 2
- Section F Executive Summary



Executive Summary

Overall, the hotel condition is fair to poor. Having been closed for the last year or so has resulted in significant damage and deterioration to the building which was already in very poor condition.

Remedial repair work is going to at a significant cost to bring the facility back to its prior or even usable condition.

Architectural and code issues will prove to be a large burden to the retrofit at close to \$2 million.

Structural has some components mostly in the original building area and some around the pool that will require repair at a cost of \$250,000.

Mechanical issues are very significant. Most of the equipment is outdated and well beyond its anticipated life span. To address the needs, it is anticipating that it will cost \$1,250,000.

The Electrical service needs significant upgrade due to deterioration of the current facilities with an estimated cost of \$388,000

Environmental has been a bit of a surprise although there are some hazardous materials that do exist multiple tests proved that there were limited amounts of material. Total expected for remediation is approximately \$150,000.

Total anticipated for redevelopment including environmental will be \$4,038,000. + applicable taxes

A recommended contingency of 20% is suggested given the review did not involve destructive testing and hidden issue may not be known, so and additional \$807,600 + applicable taxes should be included.

Total anticipated cost of redevelopment will be \$4,845,600 + applicable taxes

Full demolition is anticipated including the environmental cost noted above would be \$450,000 + applicable taxes. This is base on the City of Yorkton waving dumping fees.



1) Code Evaluation

This hotel complex consists of an original frame facility with a basement that was about half of the building area. There were three major additions extending from 1967 to 1985. In 2004 an entrance canopy was building as a drive thru on the front of the hotel.

All additions after the original construction consist largely of concrete footing or piles, complete with concrete grade beams. The major wall structures inside and out were masonry with the exterior being block and brink while the interior was primarily concrete block and in some instances all concrete separating hotel rooms. However, some portions of the original building and some portions of the pool area roof have been constructed with combustible materials so the building cannot be classified as non-combustible.

The building is recorded as 4,647 sq metres or approximately 50,000 sq. ft.

The building would have been designed and built under several different versions of the National Building Code of the day but would unlikely meet the current code requirements. The following is a brief review of the 2015 NBC application to a Group C hotel facility. This complex also has the night club known as Holly's attached which will fall into a Group A, Division 2 classification. The hotel itself has restaurants, banquet halls, meeting rooms, and a swimming pool area that will simply be considered ancillary spaces for the purpose of this review.

The review is based on Part 3 of the National Building Code 2015:

Former Ramada Inn 110 Broadway E., Yorkton, Saskatchewan

Building Area 4,647 sq M (the Holly's space will be included for the purpose of this code review.



2) <u>Roof Structures</u>

While the roof structure of each addition varies from shingles, to asphalt and gravel roofing to torch applied products, they are all laid over wood truss system of various sorts. Most of the asphalt shingle systems are showing signs of major deterioration and failure. Some shingle areas are a little newer, but still appear to be at the end of their life expectancy as surface materials are failing and shingles are getting more brittle.

Other areas consisting of built-up asphalt roofing are well beyond their lifespan. You can see visible signs of ridging, thinning ballast, and exposed tar surfaces. Some areas are blistered and cracked suggesting total failure in immanent.

There is a small section of metal roof, but it would prove to be insignificant in preventing the major impact of water infiltration on the building.

Deterioration hasn't yet made a significant problem in the interior, but the time is coming when the entire build will start experiencing major water infiltration from the roof.

Complete roof replacement is anticipated to be around \$1,000,000 assuming complete removal and replacement of materials and flashings as well as some deck repairs through out.

3) Building Envelope

The majority of the building exterior walls are constructed of masonry materials including concrete block and brick blended with cement-based stucco. The original building is in wood frame but has almost been surrounded by various additions. The surface of the building exteriors does seem to be in performing fairly well with the exception of the rear area where the original building was and a major failure of the concrete block structure around the pool duct work on the roof. The exterior would been to have some visual touch up and cosmetic repairs over the whole building.

An anticipated budget of \$75,000 would be required to protect and protect the exterior from further deterioration.



4) Interior code compliance

With the codes having increased dramatically over the years this facility would require a major upgrade which could include the inclusion of fire protections sprinkler systems or increased wall ratings and building separations. A complete and through code analysis has not been done at this time, because the expected revisions to meet code would necessitate review and negotiation with the authority having jurisdiction, but it is anticipated that the implementation of a fire protection sprinkler system will be a top consideration.

The projected cost of \$275,000 to complete the sprinkler system plus probably another \$200,000 for removal and replacement of finishes would be required for a total of \$475,000.

Other upgrades to doors and stairwells would be around \$65,000.

5) Interior refinishing

The extent of any renovation would be dependent upon the final user and demands. On the main floor and second floor hotel rooms the finishes have been upgraded over time and are not terribly out of date. It is likely that a new hotel user would spend considerable amount of money on any upgrade to these areas. The pool space is solid, but the finishes are worn and could stand to be updated to provide more currently health care standard. The dining and banquet facilities are extremely outdated and a complete make over would likely be necessary.

The kitchen, and laundry facilities have had most of the equipment removed and would need to be replaced in their entirety to restart operations or create a code compliant space. This is anticipated to be worth about \$350,000.

6) Basement Areas

There are two known basement area and some crawlspace. The first basement area would generally be located under the original hotel building below the kitchen and banquet hall areas. This area was in extremely poor condition with a great deal of standing water and moisture accumulation. There is sign of structural failure and new supporting posts under old wood floor joists. There is significance mould and moisture damage everywhere as well as signs of potential hazardous materials such as asbestos. The basement had housed offices and support/storage areas, but the current condition would not permit this use without major clean-up and upgrades.



There is a second basement on the extreme east end of the facility which houses some boiler and hot water equipment, some of which have been abandoned and replace with other equipment which is still in the same room. This area was in much better condition that the other basement but is currently full of some large unused equipment some of which may contain hazardous materials. The access from this room may not currently meet the building code requirements due to the amount of equipment obstructing egress. Post inspection visit by the environmental team found this area covered in water. No source has been confirmed.

7) Floor systems

The floor system on the upper floors are largely concrete core floor which provide a high-quality floor structure to these areas. Core floor and cast in place concrete on the main and second floors have preformed well and there are no concerns about their longevity for the future.

8) Conclusion

In conclusion the Architectural building systems and code issues would represent an expense of just under \$2,000,000 to bring the building up to code and fit-up to meet the needed building requirements Architecturally.

The Structural, Mechanical, and electrical portion of the attached reports will identify specific issues with their respective systems and the expectations to rehabilitate and to maintain the building for future operation. Environmentally the report will identify the risk, but the City of Yorkton has requested further investigation into the building systems to confirm the full scope of hazardous materials to be removed. The results of that report are included in the attachments.

We welcome any questions or concerns that the reviewer may have.

STRUCTURAL ENGINEERS



April 13th, 2021

Alton Tangedal Architect Ltd. 1170 8th Avenue Regina, SK | S4R 1C9

Attention: Alton Tangedal

email: alton@atalarch.ca

RE: YORKTON HOTEL STRUCTURAL CONDITION ASSESSMENT YORKTON, SK FILE NO. 119560

Dear Alton,

Thank you for the opportunity to provide you with structural consulting services for the above noted project. As requested, BROWNLEE BEATON KREKE conducted a visual review of the subject building(s) on March 23, 2021. The purpose of this review was to provide a structural condition assessment of the building's structural and foundation systems. The main objective of our assessment is to visually confirm existing construction and materials, identify structural conditions and deficiencies of concern and provide general remedial recommendations deemed necessary to ensuring that the subject structural and foundation systems can perform as intended into the future. Present during our visual review was Alton Tangedal (Alton Tangedal Architects Ltd.), John Yannitsos (Mechanical Design Group), Tim Caswell (Alfa Engineering), Jeff Fawcett (City of Yorkton) and the undersigned.

It should be noted, the scope of our review does not permit the physical examination and confirmation of every structural component within the building. Effort has been made to verity the primary structural systems and conditions; however, engineering judgement has been used to fill in the gaps where necessary. Partial sets of existing drawings were made available for this review however much of the existing building structure is currently covered in architectural finishes and as such, was not visible in most locations at the time of our review. Within the basement, some of the perimeter foundation walls and underside of main floor were partially visible. Access to the building crawlspaces was not available at the time of this review. It should be noted, the scope of our review does not include structural analysis of the existing systems and is limited to a review of the existing conditions of the structural systems where accessible. As such, the results of this assessment are presented within the context of these limitations.

1.0 BACKGROUND & EXISTING CONSTRUCTION

To our knowledge, the existing building is comprised of a combination of building additions with the original building being constructed around 1967. To our knowledge approximately four separate additions (possibly more) have been constructed since the original building was erected. The below satellite image outlines the reviewed areas of the building.



Figure 1- Satellite Overview of Hotel Buildings

BUILDING #1- Original Hotel Block/Kitchen/Lounge/Ballroom (Approx. Construction: 1967) Based on visual observations of this area of the building (No structural drawings available), we understand the structural systems for the original portion of the building are comprised of the following:

- Wood Framed Roof including wood sheathing over open web wood roof trusses.
- Wood framed load bearing interior and exterior walls
- Interior built up wood beams supported on adjustable steel columns.
- A portion of this area of the building is constructed over a basement and appears to be conventionally framed with intermediate wood framed load bearing walls complete with cast in place concrete exterior walls supporting the wood main floor joists.
- Although unknown, anticipate the remainder of the building was constructed over a crawlspace with similar conventional wood framed floor structures.
- Although unknown, we anticipate the building foundations are comprised of concrete strip footings below load bearing walls and concrete spread footings below column locations.

BUILDING #2- Two-Storey West Hotel Block (Approx. Construction Date:1969) Based on the existing building drawings, we understand the structural systems for this area of the building are comprised of the following elements:

- Wood Framed Roof including wood sheathing over open web wood roof trusses.
- Second and Main floor structures are comprised of cast in place concrete slabs.

- Concrete Masonry Load Bearing Walls support the roof and floor structure around the perimeter and at interior corridor and suite devising walls.
- Foundations are comprised of cast in place concrete grade beams around the perimeter of the building which are founded on cast in place concrete piled foundations. Existing building drawings indicate the interior corridor and suite devising walls are founded on a cast in place concrete spread footing.

BUILDING #3- Two-Storey East Hotel Block/Waterslide Facility (Approx. Construction Date:1975) Based on the existing building drawings and site observations, we understand the structural systems for this portion of the building are comprised of the following:

- The roof structure is comprised of pre-cast 8" hollow core slab panel construction.
- The main and second floor structures are comprised of pre-cast 8" hollow core slab panel construction.
- Load bearing concrete masonry block walls are used to support the roof and second floor structure throughout the building, complete with shear walls between the suites.
- Foundations are comprised of cast in place concrete grade beams throughout which are founded on cast in place concrete piles.
- The mechanical basement contains cast in place concrete foundation walls founded on concrete pile foundations.
- The pool basin is comprised of cast in place concrete walls and slabs founded on piled foundations.
- The pool apron is a cast in place structural slab supported over void and complete with interior supporting piles and concentrated reinforcing mats over the piles.
- The pool waterslide structure appears to be supported on steel frames/columns complete with steel outrigger beams.
- The upper waterslide and second floor pool access platform is comprised of wood framed construction complete with
- The pool roof structure is comprised of 4"x6" tongue and groove roof deck supported on large Glulam Girder Beams. The girder beams are supported on Concrete Block Pilasters at each end.
- Stairwells are comprised of structural cast in place concrete construction throughout.

BUILDING #4-Holly's Bar & Nightclub (Approx. Construction Date: Unknown) As no structural drawings were available for this area of the building, identification of structural systems was conducted using site observations. Majority of the walls and floors were noted to be covered in architectural finishes at the time of this review. The observed/assumed systems are outlined below.

- Conventional steel framed roof structure including metal roof deck supported on open web steel roof joists that span the entire width of the building (east to west).
- Although unknown, the wall structure is anticipated to be comprised of concrete masonry block construction given the large depth of door casings and jambs in the exterior walls.
- The main floor structure appears to be comprised of a cast in place concrete slab supported on grade.
- Although unknown, we anticipate the foundations are comprised of concrete grade beams around the building perimeter which we anticipate are founded on deep concrete pile foundations.
- Grade on the east side of the building was noted to be much lower than the remainder of the building and as such, the grade beam this side of the building was deepened to provide retainment for the soil below the main floor.

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2.0 OBSERVATIONS & DISCUSSION

The followings observations and discussion were noted during our visual review of the subject areas of the hotel building.

BUILDING #1 Original Center/South Hotel Block/Kitchen/Lounge

- The roof structure along the south side of this building appears to have been experiencing leaking for some time as multiple areas of the ceiling were noted to be deteriorating and at exposed areas rotting wood sections were noted on the existing trusses. Additionally, puddles of water were noted on the floor throughout multiple areas of the main floor. Buckets collecting water were also noted in multiple locations of opened sections of the ceiling.
- Multiple areas of the south wall structure were noted to be showing signs of deterioration which we believe is related to moisture infiltration through the building envelope.
- Vertical cracks were noted in multiple locations along the main corridors which we believe is likely related to differential foundation movement.
- The walk-in cooler roof panels were noted to be failing and the fan apparatus was noted to be coming loose and falling.
- From within the basement, multiple localized areas of the main floor structure were noted to be deteriorated due to moisture damage. These areas will need to be replaced to ensure safe floor performance.
- Most of the perimeter foundation walls in the basement were covered in finishes at the time of this review; however, much of the finishes covering the walls were noted to be showing signs of moisture damage, particularly near the base of the walls which we believe indicates moisture infiltration through the basement walls is likely occurring.
- Deeper extents of water were noted throughout multiple areas of the basement at the time of our review. The exact cause of the moisture is not known by the underwriter.
- Exposed sections of the foundation walls were noted to be in poor condition. The interior face of the walls appears to be deteriorating due to moisture infiltration and multiple foundation cracks/damage were noted.
- A newer basement access appears to have been cut into the north foundation wall of the basement. The lintel over the stairwell does not actually bear on the foundation wall at the ends meaning it is not properly supported. The side walls of the staircase appear to be moving differentially in relation to the north foundation wall. A gap of approximately %" was noted near the top of the wall.
- Multiple (Approximately two) interior load bearing walls near the north end of the basement appear to have been removed and not properly supported sometime in the past. Some form of a steel angle header and supporting posts appear to be installed; however, we do not believe the structure is adequate for the intended purpose. Reinforcement or replacement of the walls will need to be undertaken to ensure the floor structure can perform as originally intended.
- The structure around the kitchen, bar, dining room and banquet hall were covered in finishes at the time of this review and as such, could not be visually assessed. No signs of damage or deterioration were noted throughout these spaces at the time of this review.

In general, we believe this area of the building is in the worst structural condition and is beginning to show signs of its age and will require significant remediation to ensure the structural and foundation systems can perform as originally intended. We believe the following remedial scope of work will be required. It should be noted as finishes are removed; it is anticipated that additional areas of remedial scope may be required due to unseen conditions.

1. Remove basement wall finishes to repair existing foundation walls including crack repairs, deteriorated concrete repairs. It should be noted, reinforcement of the basement foundations walls may be necessary in some locations. We believe installing a new dimple drainage board

Experience. Capability. Trust. 3611 Pasqua street / Regina, Saskatchewan, Canada, S4S 6W8 and interior weeping tile system should be considered to ensure protection from moisture infiltration in the future.

- 2. Install multiple sump pits and pumps throughout the basement to help control moisture below the basement slab.
- 3. Install a new steel lintel over the north basement access stairwell and repair brick as required.
- 4. Install new main floor and basement wall/beam structure at previously removed load bearing walls as required. New foundations will also be required at these locations.
- 5. We anticipate that localized areas of the roof and walls will need to be replaced due to experienced rot due to moisture infiltration.

BUILDING #2- Two-Storey West Hotel Block

The structural systems in this area of the building were covered in finishes and as such were not exposed or visible during our review. In general, there were not visual indications that would suggest underlying concerns with the foundations and superstructure noted in any of the reviewed locations. It is our understanding that this area of the building is constructed over a crawlspace. Access to the crawlspace below this area of the building was not available at the time of our review and as such, reviewing the conditions of the crawlspace and supported systems could not be undertaken under the scope of this assessment. In our experience with buildings of this age, crawlspace moisture control is a common recurring issue. As such, we believe it would be beneficial to review the crawlspace conditions to ensure there are no concerns related to excess moisture or deterioration of the supported systems. Based on our visual review of the accessible locations, we believe the superstructure and foundations in this area of the building are performing as originally intended.

BUILDING #3- Two-Storey East Hotel Block/Waterslide Facility

- The waterslide supporting steel structure is in very poor condition and experiencing significant corrosion in most locations. We believe replacement of the waterslide supporting structure is required.
- The second-floor wood framed platforms, stairs and landings are in very poor condition and are experiencing rot related to moisture exposure. We believe replacement of the subject wood members and mechanical room roof will be required.
- The pool basin is covered in a coating; however, there were no visual indications of underlying damage to the basin concrete noted during our review. We believe the pool coating will require replacement prior to re-use as it appears worn and aged.
- Excessive moisture related issues such peeling paints, mold growth within adjacent suite walls and steel corrosion appear to be apparent in and surrounding the pool area.
- The main wood and glulam roof structure appears to be performing as originally intended over the pool area.
- On the exterior near the air handling unit ductwork penetrations to the east of the pool area, significant damage to the exterior block was noted and visible from the ground elevation. It appears that the CMU construction at this location is failing and will require remediation.
- The foundation walls within the mechanical basement at the south side of the building were exposed and appeared to be performing as originally intended. A sump pit, containing water, was noted in the corner of the basement at the time of our review.
- The wall finishes within the suites adjacent to the waterslides were noted to be peeling off and signs of black mold growth were noted.
- Much of the remaining structural systems in this area of the building were covered in finishes at the time of this review and as such, could not be visually assessed. There were no visual indications that would suggest issues related to the remaining structural and foundation systems visually observed at the time of our review.

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 It is our understanding that this area of the building is constructed over a partial crawlspace. Access to the crawlspace below this area of the building was not available at the time of our review and as such, reviewing the conditions of the crawlspace and supported systems could not be undertaken under the scope of this assessment. As outlined prior, we believe it would be beneficial to review the crawlspace conditions to ensure there are no concerns related to excess moisture or deterioration of the supported systems.

In general, we believe that the main structural and foundation systems supporting the suites portion of the building are performing satisfactorily and as originally intended. Much of our concerns regarding structure are concentrated around the pool area. We believe the following structural remediation scope is required if the owner wishes to operate the pool facility in the future.

- 1. Remove and replace the existing waterslide support structure.
- 2. Remove and replace all the existing wood framed platforms, stairs and landings serving the waterslide.
- 3. Remove the existing mechanical room roof structure due to wood deterioration.
- 4. Remove and replace the existing pool coatings.
- 5. Investigate the condition of the underlying structure in the wall surrounding the pool area to ensure there is no concerns related to damage caused by moisture/vapors.
- 6. Investigate any accessible areas of the crawlspace to ensure proper performance and protection of supported systems.
- 7. Repair damaged CMU exterior walls at air handler duct penetration near roof (to east of pool area).

BUILDING #4- Holly's Bar & Nightclub

- The exposed areas of the roof structure appear to be performing as intended with no visual signs of structural concerns.
- Walls were note exposed; however, there were no visual signs that would indicate concern related to the wall structure performance.
- The main floor slab was not exposed at the time of this review; however, there did not appear to be signs of significant movement or differential noted throughout the slab area.
- The wood framed mezzanine was not exposed at the time of this review and as such, could not visually assessed.
- Wood framed stages were only partially accessible underneath. Signs of moisture were noted below the accessible area of the stage. It is not known whether this is related to cleaning processes or moisture infiltration through the slab.

In general, we believe the structural systems of the Holly's Bar and Nightclub are good condition and performing satisfactorily and as originally intended. We recommend that review of the mezzanine structure be undertaken should the owner wish to re-use the structure in the future.

3.0 CONCLUSIONS

As requested, the undersigned performed a visual structural condition assessment of the subject hotel building(s) on March 23rd, 2021. The main objective of our review was to visually confirm existing construction and materials, identify structural conditions and deficiencies of concern and provide general remedial recommendations deemed necessary to ensuring that the subject structural and foundation systems can perform as intended into the future.

Based on the results of our assessment, we believe most of the structural and foundation systems reviewed under the scope of this assessment are performing reasonably well except for a few concentrated areas outlined below.

Much of our concerns related of the building structure and foundations are concentrated around the south block of the hotel which houses the kitchen, dining hall, bar, and banquet hall. Considerable moisture damage and wet wall/floor surfaces were noted during our review and we believe that considerable remediation of the rotted and deteriorated areas will be required to maintain the integrity of the affected systems which include both the roof and main floor structures. Additionally, we believe the existing basement foundations are in poor condition and will also require considerable remediation to maintain the foundation integrity and protect the interior of the basement from excessive moisture infiltration in the future.

The other main area of structural concern is concentrated around the pool area. We believe that the existing waterslide support structure and access platforms/stairs need to be replaced given their existing deteriorating conditions. Additionally, we believe that to re-use the pool basins, replacement of the pool coating will be required in order to protect the integrity of the basin concrete. Lastly, given the significant presence of mold and moisture damage in the walls surrounding the pool area, we believe that review of the supporting wall systems should reviewed to ensure damage related to moisture/vapor infiltration is not present.

As noted, prior, there was no access to the crawlspaces below much of the building. We believe it would be beneficial to gain access to these spaces to confirm their condition.

I trust that this is satisfactory for your needs at this time; however, if you have any questions please do not hesitate to contact the undersigned.

Yours truly,

BROWNLEE BEATON KREKE (Regina) Ltd.

Tyler Frank, P.Eng.

Attachments: 1. Site Photos

Attachment 2

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Photo 1- Foundation Wall Deterioration/Moisture Infiltration



Photo 2- North Wall Lintel Not Properly Bearing on Foundation



Photo 3- North Stair Foundation Differentially Moving from Basement Foundation



Photo 4- Basement Load Bearing Walls Removed



Photo 5- Support Post Below Old Bearing Wall Location



Photo 6- Moisture Infiltration Evident Near Base of Foundation Walls



Photo 7- Deteriorating Foundation Wall Condition, Moisture Infiltration



Photo 8- Signs of Moisture Damage Present in Main Floor Structure



Photo 9- Signs of Moisture Damage at Base of Foundation Walls



Photo 10- Deteriorated Slide Supports



Photo 11- Deteriorated Slide Supports/Pool Basin



Photo 12- Severely Corroded Waterslide Column



Photo 13- Severely deteriorated pool mechanical roof



Photo 14- Severely deteriorated Wood platform and landing framing



Photo 15- Severely deteriorated pool stair framing



Photo 16- Rotted Roof Structure at South Side Roof



Photo 17- Water Infiltration Evident on Main floor of Building #1



Photo 18- Deteriorated Wall Structure (Building #1)



Photo 19- Deteriorated Wall Structure (Building #1)



Photo 20- Mold Growth Adjacent to Pool



Photo 21- Failing Wall Structure at AHU Penetrations

MECHANICAL DESIGN GROUP

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Alton Tangedal Alton Tangedal Architect Ltd. 100-1170 8th Avenue Regina, SK S4R 1C9

к тС9 :: Ramada Hotel - 100 Broadway St E, Yorkton, SK – Mechanical Condition Assessment

RE: Ramada Hotel - 100 Broadway St E, Yorkton, SK – Mechanical Condition Assessment Report

Alton,

Further to your request for us to conduct a mechanical condition assessment on the existing mechanical systems installed in the Ramada Hotel building located at 100 Broadway St E in Yorkton, SK. We were to attend to site, perform an as found site review of the mechanical systems and provide our comments, concerns, and recommendations of the condition of the mechanical systems and their reuse for a hotel or other occupancy. The city of Yorkton are the current owners of the hotel and land and are concerned for the condition of the mechanical as the hotel has been closed for more than a year and the mechanical systems were not maintained other than some heating systems and their cost to repair or replace if they were to consider selling the building to a potential buyer and would want an operational building. We attended to site on Tuesday March 23, 2021 and completed our as found review. Following are our observations, comments, and recommendations.

1. Background Information,

The Ramada Hotel building is a two story masonry and wood framed building that was built sometime in 1985. The building is approximately 50,000 ft² and was originally constructed as a hotel and banquet hall occupancy. There were possibly up to 4 major additions onto the original building including a pool room, additional rooms, and a dance hall building. The original building was constructed with exterior walls of stucco, wood sheeting, and finished on the interior with drywall. We assume there is some insulation in the exterior wall assembly but we cannot confirm the amount. The flooring is wooden joists with plywood sheeting on top with a combination of masonry block walls or drywall. The interior walls are also a

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combination of wood framing with drywall. The roof is most likely wood framed roof joists with wood sheeting topped with asphalt torched on membrane with drywall on the underside. The additions are however comprised of cast in place concrete beams and columns with precast concrete flooring and wood framed roof joist with asphalt torched on membrane with drywall on the underside.

The mechanical systems are comprised of coper and cast iron plumbing systems, gas fired hot water heaters and storage tanks with hot water heating boilers with distribution piping and radiation cabinets for heating of the original building, and electric heating or forced air gas heating roof top units for the additions. Entrances are heated by electric force flow heaters. The guest rooms are all cooled by wall mounted PTAC units, and corridors, restaurant, banquet, and lounge areas are served from roof mounted air handling units with integral DX electric cooling systems. There are no fire protection sprinkler systems installed but there are fireman hose and standpipe stations and fire extinguishers installed throughout the building. Most of these systems however were turned off and only the electric heaters were in operation during the time of our review.

2. Observations and Comments,

Our observations of the mechanical systems were mostly external observations as all systems were tuned off, and we did not attempt to energize them. Only the electric heaters in some areas and guest rooms were operational as the city gave instructions to staff to minimize operational costs as much as possible. The basement portion that is located in the original building had several inches of standing water on the floor with over half of the basement area and other areas had some roof leaks and other envelope issues were also present that were reflective of a lack of heat in a building over a winter period.

1. Plumbing Systems

The plumbing systems are mostly comprised of copper domestic water piping and cast iron sanitary piping. There are several incoming water services to the building as they are all installed with the original addition or additions as they were constructed. But it appears that there is only one sanitary service connection for the entire building. This service is from the original building and must have been extended into the additions as they were instructed. But the piping systems were showing many signs of leaks and repairs with other materials, especially in the original building portion. There were several sanitary pipes repaired with PVC piping jointed together with mechanical joint couplers onto old piping. Plumbing fixtures would also most

Ramada Yorkton Condition Assessment April 8, 2021 Page 3 of 7

lilley need extensive refurbishment or replacement to not have them leak when water is turned on. The domestic water heaters are located in several mechanical rooms located in the building. Some water heaters are old and appear to be beyond their life expectancy and the others that are not do not appear to be in good operational condition. Sanitary pipes exposed in the basement are showing signs of leaks at joints that would be typical of their age.

The pool system has ABS piping systems installed but are showing signs of operational effects. Piping appears to be in somewhat good shape but does appear that joints have residual salt residue that can either be caused by condensation on the outside of the pipe or from the joint leaking. The pool boiler also has the outer jacketing removed which might be an indication that the boiler was being serviced continuously and the service contractor left the covers off to speed up service visits. The boiler is a high efficient unit that appears to be fairly new, but not being in operation with water left inside may have now resulted in issues with the heat exchanger. The hot tub and pool basins all appear to have proper code required drain assemblies, skimmers, and jets as required by code, but their condition and operational capacities are unknown.

2. Heating Systems

The heating systems is provided from a combination of gas fired hot water heating boiler system, gas fired roof top units, and electric heating devices. The hot water boiler heating system is installed in the original building and has heating distribution piping that extends in the basement and up to radiation cabinets located along the inside perimeter of the exterior wall. The boiler is a mid-efficient multi stacked boiler unit that has separate combustion sections and can operate independently but still is connected to the same piping that serves the building. The boiler appears to be beyond its life expectancy, but the pumps and peripheral components appear to be different ages and may be operational. The roof top units that provide heating are mostly serving the large banquet rooms, nigh club, lounge areas or pool areas. There is also a large make-up air unit that serves the pool area and another that serves the corridors. But these units appear to also be beyond their life expectancy. Finally the electric heaters are mostly the individual room perimeter terminal air conditioners or PTAC units. These all electric units have electric heating coils that provide heat for the individual rooms. The entrances also have electric force flow units that are mostly operational and can still provide heat if necessary.
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3. Fire Protection Systems

The fire protection system is comprised of fire extinguishers and fire hose cabinets. There are no fire protection sprinklers installed in the building and fire hose cabinets are all connected to the domestic water piping that extends throughout the building. This would have been acceptable when the building was first constructed. The fire hose cabinets appear to have hoses that are in good condition but fire hoses would need to be properly inspected and hydro tested to confirm that they are not rotted on the inside of the hose. Fire extinguishers do appear to be properly spaced and located at accessible points in the building. The few extinguishers we checked did have their certifications tags up to date but they are soon to expire and would need to be recertified if the building is to be occupied.

4. Ventilation & cooling Systems

The ventilation systems are mostly provided by the roof mounted air handling units that serve the large banquet rooms, nigh club, lounge areas and pool areas. But individual guest rooms are served from the wall mounted PTAC units. These units not only cool the room air, they also provide a small amount of outside air into the room for ventilation that is then exhausted out from the room by the washroom exhaust fan unit. The various roof top units that serve the large banquet rooms, nigh club, lounge areas and pool areas all have cooling systems that can cool the room air even with full occupied guests in them and also provide the required ventilation air. But these roof top units do appear to be older units, and we are not sure if they have fully operational cooling systems or if there are even operational as we were not able to access the roof and review the individual units.

3. Opinions and Recommendations,

Our first opinions are for the plumbing systems. They do appear to be original to the building and there already have been several repairs made to the piping systems. The domestic water heaters appear to be close to, if not past, their life expectancy. Plumbing fixture would most likely require extensive refurbishment or replacement to allow the units to operate without leaking. Having the building heating systems turned off, with limited heating during the winter months, may have damaged these pipe systems and we would be surprised if there is not any serious issues with piping if there were pressure applied to the pipes or equipment. Replacing this piping may be impractical and costly due to the finishes that would be needed to be demolished and rebuilt for the piping to be installed. Our

Ramada Yorkton Condition Assessment April 8, 2021 Page 5 of 7

recommendation for the piping systems would be to pressure test the system before any significant decisions on renovations are made to ascertain the pipe condition and sections of piping that would need to be replaced to allow renovations to be made cost effectively. But we consider the plumbing system at its expected life cycle and full replacement should be considered.

Our opinion for the pool systems is that they appear to be at or near their life cycle expectancy. Having the building shut-down for the year most likely has caused issued with the pumps, valves, and gaskets that make up the piping and distribution system. while some fo the components might be able to be reused we would consider full replacement the only reasonable solution to the pool system.

Our next opinions are for the heating systems. We would consider the heating system obsolete and beyond repair. Boilers are obsolete mid efficient units and most likely the piping systems are also at or beyond their life expectancy. We would therefore recommend that the heating boilers be removed and not replaced. To install new heating piping in the building would most likely not be cost effective and the money could be placed into replacing the roof top units that could provide heating for the large rooms and corridors. The individual PTACs installed in each guest room could be maintained and defective units could be replaced with new units. These units are a low cost and very effective way to provide space comfort control to each guest room.

Our opinion of the fire protection system is that the existing fire protection hose reals could be considered for removal and supply piping could be removed and capped when the domestic water piping is being replaced. This would need to be undertaken only after a complete code analysis is undertaken that can confirm that the fire hose cabinets are not required under current building and fire codes. If however they are found to be needed, then the entire system should be considered for replacement. All fire extinguishers will also need to be recertified to place the units into proper condition for occupancy.

Finally, our last opinion is for the ventilation and cooling systems. Again the individual PTAC units installed in each guest room could be maintained and defective units could be replaced with new units. These units would continue to provide the ventilation and cooling for each room and are a low cost and very effective way to provide space comfort control to each guest room. But the PTAC units and the building's roof top units conditions are suspect and we are concerned that most of them would need to be repaired or replaced with new units. But not replacing the boiler unit would mean that these units may be the only heat source in some of the major occupied areas of the building and would need to be closely

Ramada Yorkton Condition Assessment April 8, 2021 Page 6 of 7

inspected and maintenance to reduce the risk of unit failure that would not provide space comfort control or ventilation air as needed by code. Our recommendation is that a complete replacement of the HVAC systems be considered due to the age and lack of maintenance conducted to the systems.

To consider replacement of the plumbing, pool equipment, fire protection, and building HVAC systems, our opinion of probable cost to repair, retrofit, or replace the mechanical at over \$1,250,000.00 plus applicable taxes and associated architectural, electrical, and structural related costs.

4. Conclusion

In conclusion, we have concerns that all of the mechanical systems are near or beyond their expected life expectancy and having the heating systems mostly turned off over the winter may have made their conditions worse. To be able to re-occupy the building as a hotel we assume there would need to be major renovations and replacement of the mechanical systems before reopening. For the plumbing systems we assume a majority of the domestic water and sanitary piping may need to be replaced along with the pool equipment and piping. For the heating systems, the boiler heating system would most likely be removed and not replaced as roof top units could provide the same level of heat for a more economical cost. Next, the fire protection system would require the fire hoses be replaced and fire extinguishers be re-certified before occupancy. For the ventilation and heating systems, the PTAC units and roof top unit systems provide ventilation and cooling to the guest rooms, large banquet rooms, nigh club, lounge areas and pool areas and are an effective system. But the PTAC units and the building's roof top units conditions is suspect and we are concerned that most of them would need to be repaired or replaced with new units.

Finally to consider replacement of the plumbing, pool equipment, fire protection, and building HVAC systems, our opinion of probable cost to repair, retrofit, or replace the mechanical at over \$1,250,000.00 plus applicable taxes and associated architectural, electrical, and structural related costs.

Ramada Yorkton Condition Assessment April 8, 2021 Page 7 of 7

5. Qualification and Closure

The above represents our opinions only for existing condition of the mechanical systems for the Ramada Hotel as it now exists only. This report is prepared for the sole use of Alton Tangedal and their clients only. Our review only included a site review. No mechanical drawings or other system details or descriptions were given to us to allow us to examine the building's interior walls, floors, or ceilings. It is recognized that this review of none of the above noted material may not identify all original conditions or systems that may have been provided or installed in the building.

A detailed mechanical analysis was not undertaken for any particular element unless specifically noted otherwise. The reviews of the National Building Code Compliance and zoning regulations for when the building was constructed were not reviewed or review of environmental implications or energy implications, or other mechanical systems is beyond the scope of this report.

Mechanical Design Group and its affiliated holding companies shall assume no liability for the use of this report for any purpose other than that mentioned above. In no case shall Mechanical Design Group and its affiliated holding companies assume liability to any third party for any use of this report or portion thereof. The above represents our opinions only for the existing mechanical systems currently installed in the Ramada Hotel located in Yorkton, Saskatchewan only.

Should there be any questions on the above, please do not hesitate to contact the undersigned.

Sincerely,

Mechanical Design Group





Attachment 4

ALFA ENGINEERING LTD. consulting professional electrical engineers 2909 saskatchewan drive • regina, sask. • s4t 1h4 ph.352-7989 • fax 359-1808 • e-mail alfa@alfaengltd.com

April 12, 2021

Alfa File: 21050

Alton Tangedal Architect Ltd. 1170 – 8th Avenue Regina, SK S4R 1C9

Attention: Mr. Alton Tangedal

RE: YORKTON HOLIDAY INN BUILDING ASSESSMENT

ALFA Engineering was retained to complete a physical, non-invasive assessment of all electrical systems within the building. The inspection was performed by ALFA Engineering on Tuesday, March 3rd, 2021.

- 1.0 Main Electrical Service:
 - 1.1 Description:
 - 1.1.1 The existing main service to the building is fed underground from the SaskPower transformer located in the parking lot on the south side of the building. The service conductors run underground and enter the distribution equipment located in the Electrical Room from the bottom of the equipment. The service consists of a 1000A, 120/208V, 3 phase, 4 wire, free standing, two (2) section, front accessible main service entrance board.
 - 1.2 Condition Assessment:
 - 1.2.1 The main service is original to the 1975 addition and is in fair condition but has outlived its life expectancy and replacement parts are difficult to find.
 - 1.3 Recommended Action:
 - 1.3.1 The main service will need to be replaced as part of the renovation and repurpose of the building. A new 120/208V, 3-phase, 4-wire electrical main service should be designed to meet the needs of the new purpose of the building. The service will be fed underground and terminate on a weatherproof splitter or the primary lugs of the main service. A new location may have to be found for the main service equipment within the building footprint if the existing building does not have the space for it.

Opinion of Probable Cost: Main Electrical Service: \$50,000.00



2.0 Branch Wiring

- 2.1 Description:
 - 2.1.1 The Branch wiring is copper conductor in conduit run in the block and stud walls to the outlet devices. There are multiple branch wiring panels located throughout the building and they feed local wiring devices and equipment in close proximity to their locations.

The branch wiring panels are all 120/208V, 3-phase, 4-wire panels. A combination of surfaced and recessed panels are utilized throughout the building.

2.1.2 Branch circuit devices include standard and decora style devices with multiple finish and cover plate types.

2.2 Condition Assessment:

- 2.2.1 Existing branch wiring panels are beyond their theoretical life and have no or very little space available for new breakers. Many of the panels located in the basement areas are showing rust and signs of water damage.
- 2.2.2 Many of the devices are showing their age and use.
- 2.3 Recommended Action:
 - 2.3.1 The existing branch wiring should be replaced with new. Panel locations and type should be based on the phase and voltage of the new main service. Panels shall be located as needed, based on the use of the spaces.
 - 2.3.2 New wiring and devices shall be located as it suits the floor plans. Device and cover plates should be replaced with a single style and finish.

Opinion of Probable Cost: \$100,000

3.0 Interior Lighting

- 3.1 Description:
 - 3.1.1 The interior lighting is comprised mainly of T12 and T8 fluorescent and incandescent type luminaires. Public and staff areas utilize surface, recessed, decorative fluorescent and incandescent luminaires. The luminaires located in the hotel rooms are incandescent wall sconces with many of them fitted with compact fluorescent screw in lamps.

The pool area is illuminated with HID low bay luminaires.

- 3.2 Condition assessment:
 - 3.2.1 The older T12 luminaires may have ballasts containing PCB's, further investigation would be required to determine the presence of PCB's.

The interior lighting is in poor condition. The lighting is beyond its theoretical life and is due for replacement/upgrading.



- 3.3 Recommended Action:
 - 3.3.1 The interior lighting is recommended to be replaced with new throughout. Locations should be based on the type and area of the usage. New luminaires should incorporate energy efficient LED light sources.

Opinion of Probable Cost: \$100,000

4.0 Exterior Lighting

- 4.1 Description:
 - 4.1.1 The exterior of the building is illuminated with HID and Incandescent style wall and flood lighting luminaires and provides a minimum level of site illumination.
- 4.2 Condition Assessment:
 - 4.2.1 The lighting is beyond its theoretical life and are due for replacement/upgrading. The locations and coverage that the current exterior lighting is poor for the use of the space.
- 4.3 Recommended Action:
 - 4.3.1 The exterior lighting should be replaced with newer LED style luminaires. Additional exterior lighting should also be added to serve all elevations of the building for a more even distribution around the building for security reasons. All lighting to be installed should be dark-sky compliant to minimize the effect of light pollution around the building.

Opinion of Probable Cost: \$15,000

5.0 Communications

- 5.1 Description:
 - 5.1.1 The main telephone demarcation and equipment is located in the Basement Storage Area. All individual lines originate from this location and are fed to telephone outlets throughout the building via the owner's switch.
 - 5.1.2 There is a data communications rack located in the Basement Storage Area adjacent the main telephone equipment plywood. All data cabling runs to this location.
- 5.2 Condition Assessment:
 - 5.2.1 Much of the equipment is beyond its theoretical life.
- 5.3 Recommended Action:
 - 5.3.1 Reconfiguration of the communications systems may be required to better suit the repurposed building requirements.

Opinion of Probable Cost: \$50,000



6.0 Fire Alarm System

- 6.1 Description:
 - 6.1.1 The upgraded addressable fire alarm system is comprised of a Notifier AFP-200 series control panel located in the Main Electrical Room with a remote annunciator panel located in the front lobby entrance. The fire alarm appears to include pull stations at the exit doors, bells, smoke and heat detectors. System appears to meet the requirements of the NECB.
- 6.2 Condition Assessment:
 - 6.2.1 Overall, the fire alarm system appears to have been well maintained and functioning properly.
 - 6.2.2 It appears that ULC monitoring of the fire alarm system is not present.
- 6.3 Recommended Action:
 - 6.3.1 It is recommended the fire alarm system be upgraded to include ULC monitoring.

Opinion of Probable Cost: \$3,000

- 7.0 Life safety Systems
 - 7.1 Description:
 - 7.1.1 The existing life safety systems consist of emergency lighting and exit lighting.

The emergency lighting system appears to be batteries feeding remote lighting heads throughout the building illuminating exit paths. The heads appear to be located as per code, but the equipment also appears to be original to the building construction.

The exit lighting appears to be incandescent style EXIT signs complete with LED retrofit lamps located at exterior doors and indicating means of egress throughout the building. The exit signage appears to be original to the building construction as well.

- 7.2 Condition Assessment:
 - 7.2.1 The life safety systems are all beyond their theoretical life and need to be replaced. Many of the emergency battery packs and exit luminaires were not operational.
- 7.3 Recommended Action:
 - 7.3.1 It is recommended that the emergency lighting be replaced with new and installed compliant with the National Building Code 2015 and Canadian Electrical Code 2018.

It is recommended that the Exit Lighting be installed new and installed to be compliant with the National Building Code 2015 and Canadian Electrical Code 2018.

Opinion of Probable Cost: \$50,000



8.0 Security Systems

- 8.1 Description:
 - 8.1.1 The security system in the building is comprised of intrusion alarm and CCTV. These systems appear to have been installed by the owner over the years. The intrusion alarm appears to be comprised of passive infrared detectors and interior sounding horns. The CCTV system appears to be surface mounted cameras within protective enclosures throughout the building interior.
- 8.2 Condition Assessment:
 - 8.2.1 The two systems appear to be of more recent installation. There was no head end equipment located in the building so the actual assessment of the operation of these systems was not possible.
- 8.3 Recommended Action:
 - 8.3.1 It is recommended that this equipment be accessed by the owners' security personnel for salvageability and reuse in the new facility.

Opinion of Probable Cost: \$10,000

9.0 Sound Systems

- 9.1 Description:
 - 9.1.1 The Sound system in the building is comprised of recessed speakers down the corridors, public and staff areas throughout the building. The system appears to have been installed by the owner over the years.
- 9.2 Condition Assessment:
 - 9.2.1 The system appears to be of more recent installation. There was no head end equipment located in the building so the actual assessment of the operation of this system was not possible.
- 9.3 Recommended Action:
 - 9.3.1 It is recommended that this equipment be accessed by the owners' sound system provider for salvageability and reuse in the new facility.

Opinion of Probable Cost: \$10,000

Overall Opinion of Probable Cost for Electrical: \$388,000

Yours truly,

In Could

Tim Caswell, A.Sc.T. Senior Technologist, Principal

ALFA ENGINEERING LTD.



Attachment 5



Phase I Environmental Site Assessment Former Ramada by Wyndham 110 Broadway St E, Yorkton, SK



Alton Tangedal Architect Ltd. Suite 100, 1170 – 8th Avenue Regina, SK S4R 1C9

Hydrosphere Technologies 37 Lott Road East White City, Saskatchewan, S4L 0C1

Project Number: 21602

Date April 2021

TL Herring Consulting Group Inc., Hydrosphere Technologies (Hydrosphere) was retained by Alton Tangedal Architect Ltd. (ATAL) on behalf of the City of Yorkton to complete a Phase I Environmental Site Assessment (ESA) of the property located at 110 Broadway St E, Yorkton, SK.

The primary purpose of the Phase I ESA was to determine whether the current or historical operations conducted on, or adjacent to, the subject property might have had a negative environmental impact as defined by:

- Presence of environmental contamination on site;
- Potential for migration of contaminants (both on-site and off-site); and
- Potential for negative health effects to occupants from on-site contaminants.

PROJECT NAME	CT NAME Phase I Environmental Site Assessment, Former Ramada by Wyndham	
SITE INFORMATION		
SITE ADDRESS	110 Broadway St E, Yorkton, Sask.	
LEGAL (BLOCK/PLAN)	Lot C & D Blk/Par 5-Plan CG1523 Ext 0	
	Lot 21 & 22 Blk/Par 5-Plan 86Y08978 Ext 0	
	Lot 8 – 10 Blk/Par 5-Plan 7023 Ext 0	
OCCUPANCY	Vacant – former commercial hotel with restaurant and night club.	
	Findings	RECOMMENDED ACTION
HISTORICAL LAND USE	Combination of undeveloped commercial and residential land prior to commercial development.	None
ADJACENT LAND USE	Commercial properties surrounding including a PCB storage site, three storage tank sites.	Observation of materials and/or soils during demolition/excavation.
ABOVEGROUND FUELS	None identified on-site.	None
UNDERGROUND FUELS	None identified on-site.	None

	Four inactive but un-reclaimed fuel tanks within 250m at equal or higher elevation.	Observation of materials and/or soils during demolition/excavation.
WASTE MANAGEMENT	No hazardous waste storage on-site. One storage tank off-site within 250m at an equal or higher elevation.	None Observation of materials and/or soils during demolition/excavation.
SPILL AND STAIN AREAS	None identified but observations limited by snow cover.	None
WASTEWATER DISCHARGES	City of Yorkton.	None
AIR DISCHARGES	No potential sources were identified.	None
POLYCHLORINATED BIPHENYLS (PCBS)	The potential source was identified in the electrical room(s). Two sites containing PCBs within 250m of this site at an equal or higher elevation.	Inventory and evaluation before demolition or removal.
ASBESTOS AND UFFI	Potential sources identified in flooring and ceiling tiles as well as piping insulation.	Sample and inventory before demolition plan development.
LEAD	Potential sources observed during the site visit included original piping in the basement mechanical and concrete paint on the basement level.	Sample and inventory before demolition plan development.
OZONE DEPLETING SUBSTANCES (ODSS)	Sources are limited to A/C units, rooms and rooftop, and refrigeration units.	Inventory and evaluation before demolition or removal.
ELECTROMAGNETIC FIELDS (EMFS)	No potential sources were identified.	None
NOISE AND VIBRATIONS	Limited to road and railway traffic.	None
MICROBIAL GROWTH	Potential sources from water damage to floors and ceiling as well as standing water in some areas.	Sample and inventory before demolition plan development.
MERCURY	Potential sources identified were limited to lighting and thermostats.	None

Based on the information gathered, interviews, and the site visit, the Phase I ESA has identified any environmental concern associated with the subject property associated with the following sources:

- asbestos;
- PCBs;
- mould;
- lead; and
- ODSs.

In our opinion, the environmental risk associated with the subject property is a medium impact with a high likelihood (see **Figure 2**) for a risk ranking of HIGH. It should be noted that at this time, not all requested responses from regulatory agencies have been received and our conclusions may be modified based on these requests. Any information received which would impact the findings will be forwarded upon receipt.

It is recommended that a Phase II sampling and survey program be undertaken to confirm or refute the environmental concerns identified and provide a quantitative assessment to base a remediation cost estimate on.

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INTRODUCTION

TL Herring Consulting Group Inc., Hydrosphere Technologies (Hydrosphere) was retained by Alton Tangedal Architect Ltd. (ATAL) on behalf of the City of Yorkton to complete a Phase I Environmental Site Assessment (ESA) of the former Ramada by Wyndham, 110 Broadway St E, Yorkton, SK.

Site Description and Background

The primary purpose of the Phase I ESA was to determine whether the current or historical operations conducted on, or adjacent to, the subject properties might have had a negative environmental impact as defined by:

- Presence of environmental contamination on site;
- Potential for migration of contaminants (both on-site and off-site); and
- Potential for negative health effects to occupants from on-site contaminants.

Identification of Subject Property

The property examined during the investigation, referred to as the subject property or subject site (**Figure 1**) is defined as:

Generic Reference:	110 Broadway St E, Yorkton, SK
Legal Description:	Lot C & D Blk/Par 5-Plan CG1523 Ext 0 Lot 21 & 22 Blk/Par 5-Plan 86Y08978 Ext 0
	Lot 8 – 10 Blk/Par 5-Plan 7023 Ext 0



Figure 1 Site location (outlined)

Source: Information Services Corp.

Site photographs are also presented in Appendix A.

Scope of Work

A Phase I ESA involves the evaluation and reporting of existing information collected through a records review (current and historical), site inspection, and contact with regulatory officials. A Phase I ESA does not normally include sampling or testing of air, soil, groundwater, surface water or building materials. These activities are carried out in a Phase II ESA, if required.

The evaluation of risk presented within this report is based on the following risk matrix (**Figure 2**). This is based on the subjective matrixes of likelihood and impact.



Figure 2 Risk Matrix

The Phase I ESA was completed in accordance with the Canadian Standards Association (CSA) Phase I Environmental Site Assessment Standard Z768-01 (R2016). The professional qualifications of the project team are presented on page 13 – Statement of Qualifications.

Records Review

A summary of information obtained from searches, file requests and interviews is summarized below:

- 1. EcoLog Eris Reporting
- 2. Enviroscan
 - a. 19656 Fire Insurance Plans
 - b. 1985 COPE (Construction, Occupancy, Protection, Exposure) Report
 - c. 2000 Multirisk Report
- 3. Saskatchewan Ministry of the Environment (MOE)
 - a. SaskSpills Database
 - b. Hazardous Materials Storage Database
- 4. City of Yorkton
 - a. Taxation and Assessment
- 5. Information Services Corporation
 - a. Aerial Photographs
 - b. Land Titles
- 6. Interview
 - a. Jeff Fawcett, Manager of Capital Projects, City of Yorkton

SITE CHARACTERIZATION

Current and historical information describing the subject sites and adjacent properties was obtained from a variety of sources (detailed above) and summarized below.

Site Description

The subject site is comprised of an "L" shaped lot covering 0.795 hectare (2.11 acres) of commercial property. Site development is a two-storey hotel with 91 guest rooms, pool with water slide, night club, banquet rooms and restaurant with protected cooking. The building was built in the late 1960s with additions/redevelopments in 1976 and 1983. The building has a footprint of 3432 sq. m and a total area of 5496 sq. m.

There is parking available to the north and west of the hotel and site servicing of the property is provided by the City of Yorkton, SaskPower, SaskEnergy, etc.

The building is listed as M&S Sec. 11 - Apartments, Clubs, Hotels and identified as the former Ramada by Wyndham hotel. The building is slated for demolition and comments regarding building finishes and materials are presented in section Site Inspection. Photographs of interior finishes and potential concerns are provided in **Appendix A**.



Figure 3 - Site Layout (outlined in red)

Source: Google Maps.

A summary of the site and structure information is presented below:

Site Information		
Legal Description	Lot PT C-D Block 05 Plan CG1523 Sup 00 as per SAMA report	
Zoning	C1 – City Centre Commercial	
Area (size)	0.795 hectare (2.11 acres)	
Utility Providers	Utilities provided by provincial/municipal providers.	
Structure Information		
Туре	Two-storey steel/cinderblock with concrete grade beam on pile foundation	
Date of Construction	Late 1960s with additions/redevelopments in 1976 and 1983	
Size	Total Gross Area – 510 m ² (5,495 ft ²)	
Number of Storeys	Two-storey with basement.	
Heating	Natural gas fired boilers	
Cooling	Individual window air conditioners (hotel rooms)	
	Roof top HVAC (meeting rooms/hotel)	
Electrical	Metered from basement electrical.	
Exterior Finish	Stucco on metal. Tar & gravel ballast on concrete and steel deck over wood joist.	
Interior Finishes	Drywall over cinderblock and/or wood	

Soil, Topography and Drainage

The soils of the Yorkton area are medium-textured soils derived from highly calcareous glacial till. They are frequently found in association with Oxbow types, but in general are most common in the eastern section of the Black Soil Zone, in the districts of Yorkton, Melville, and Langenburg.

The topography is chiefly undulating, with some areas mapped as mixed undulating and gently rolling.

The drainage is fair to poor with low wet depressions (sloughs) and marshy areas being quite common. Many of these contain water. However, the soils on the higher positions are sufficiently well drained to be fertile and arable.

The remaining potion of the property that is not covered by the subject building is used for parking which drains to the municipal system. No evidence of wells, pits, lagoons, stressed vegetation, watercourses, ditches, or standing water was observed. It should be noted that the site was snow covered during the site visit.

Current/Historical Land Use

Current and historical land use of the subject site and adjacent properties was determined through the review of the following sources:

- ERIS Reporting;
- Enviroscan Reporting; and
- Information Services Corporation (land titles and air photos).



Figure 4 – Surrounding Lands

Source: SAMA

Subject Property (shaded)

Period/Date	Land Use	Source	Potential Concern
Initial development late 1960s - present.	Commercial, hotel. Originally a Holiday Inn but most recently a Ramada by Wyndham.	Air Photos Archives	None identified

Undeveloped commercial or possibly residential.

None identified

Adjacent Properties, from air photos

Period/Date	Land Use	Source	Potential Concern
1949	The subject area appears to be a combination of a roadway, residential, and undeveloped land in this air photo.	Air Photos	None identified
1965	The subject property is undeveloped with commercial developments surrounding.	Fire Insurance Plan	None identified
1976	The area is being developed with the current hotel (main and west addition) but missing the nightclub addition. Commercial and residential properties surrounding.	Air Photos	None identified
1997	The subject property is developed consistent with today. Commercial properties surround to the north, east, and west. Residential is present to the south.	Air Photos	None identified
2004	The subject site and all surrounding properties are developed consistent with today's configuration	Air Photos	None identified
		Google Maps	
2015	The subject site and all surrounding properties are developed consistent with today's configuration.	Air Photos	None identified
		Google Maps	
2020	The subject site and all surrounding properties are developed consistent with	Air Photos	None identified
		Interviews	
	today's configuration.	Archives	

SITE INSPECTION

Troy Herring and Jordan Herring of Hydrosphere Technologies participated in the ATAL site tour on 30 March 2021. Areas inspected included:

- A selection of guest rooms and suites during the tour;
- Basement level including administrative, mechanical, and maintenance areas;
- Pool Area and chemical storage/infrastructure rooms;
- Restaurant and kitchen areas;
- Laundry Room and building infrastructure rooms;
- The public areas of the hotel; and
- The public accessible exterior of the subject and adjacent properties.

Photographs documenting the site visit are presented in Appendix A.

During this site inspection the following CSA Z768-01 (R2016) inspection items were evaluated for their potential impact to the property.

Fuel/Chemical Storage and Handling

Material handling associated with the site included: paints, solvents, cleaning chemicals, pool maintenance chemicals, and boiler maintenance chemical. Depending upon total volumes, these chemicals will need to be inventoried and manifested prior to disposal.

Waste Management

Currently, no hazardous wastes are generated at the subject property.

Spill and Stain Areas

Limited amounts of staining of the visible parking lot areas were noted during the site visit however this was not considered excessive. It should be noted that snow cover limited observations in some areas of the property.

Wastewater Discharges

Municipal wastewaters (sewage) generated on site as discharged to the City of Yorkton system. Surface water effluent drains from site to the municipal storm water system.

Air Discharges

No air discharges of concern were noted to be generated on this site.

Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls, commonly referred to as PCBs, are typically found in transformers and other electrical equipment containing insulating fluids. By definition, PCB liquid, solid, and equipment means

materials containing more than 50 parts per million (ppm) PCBs. Materials containing less than 50 ppm PCBs are not classified as PCB waste under federal regulations. PCBs have been banned in transformers and capacitors since early 1980, but units manufactured prior to this date must be suspected to contain PCBs unless tested or marked otherwise.

The electrical service for this property is provided by SaskPower however there were two separate transformers identified in the pool electrical room and the maintenance/shop area of the basement. These appear to be site owned units and may contain PCB oil.

Numerous fluorescent lights, and associated ballasts, were also identified across that building(s) which may also be sources of PCBs.

Asbestos and Urea Formaldehyde Foam Insulation (UFFI)

For half a century, until the 1980s, asbestos was used in office buildings, public buildings, and schools. It insulated hot water heating systems and was put into walls and ceilings as insulation against fire and sound.

Asbestos has also been found in many building products. It has been used in clapboard; shingles and felt for roofing; exterior siding; pipe and boiler covering; compounds and cement, such as caulk, putty, roof patching, furnace cement and driveway coating; wallboard; textured and latex paints; acoustical ceiling tiles and plaster; vinyl floor tiles; appliance wiring; hair dryers; irons and ironing board pads; flame-resistant aprons and electric blankets; and clay pottery. Loose-fill vermiculite insulation may contain traces of "amphibole" asbestos.

The sale and installation of UFFI as thermal insulation began in approximately 1970 and continued until December 1980 when it was banned under the federal Hazardous Products Act. UFFI was installed in both new and existing buildings during this period.

The presence of asbestos is suspected in the following building materials: floor tile in the kitchen and laundry areas, piping insulation in the mechanical/boiler rooms, and original ceiling tiles above the existing suspended ceiling in numerous locations. No physical material samples were taken.

No observations or indications of UFFI material was identified during the site tour.

Potential Lead Containing Building Materials

Lead poisoning from lead-based paint may arise from swallowing or breathing minute particles of lead. Exposure to lead from paints may occur from renovation or demolition activities where lead based paints are disturbed, i.e. cutting, sanding, or crushing. Lead poisoning produces serious health effects, particularly in children.

Since 1950, the widespread use of lead as an additive in paint has been greatly reduced voluntarily by the manufacturers. However, it was not until 1976 that Federal Government regulations set limits on the amount of lead allowed in paints, enamels, and other liquid coating materials as set forth under the "Hazardous Products Act". The allowable amount of lead in interior paints, enamels, and other liquid coating materials was set at five thousand parts per million (ppm), or 0.5 percent for paints. This limit is presently in force.

During the site visit potential lead piping was noted in the basement mechanical areas on the supply systems.

Ozone Depleting Substances (ODSs)

Different types of Freon are generally present in air conditioning and refrigeration: Freon R-12 (Ozone-Depleting Potential (ODP) level = 1.0), Freon R-22 (ODP level = 0.05), and Freon R-502 (ODP level = 0.33). All types listed above contain CFCs (chlorofluorocarbons), which are substances known to contribute to the earth's ozone layer depletion; however, Freon R-22 contains the lowest concentration of CFC as indicated by the ODP level.

The ODP for the refrigeration and area air conditioning units identified at the subject site was not confirmed; however, the minimal amount of potential ODS contained in the equipment makes this finding minor but should be addressed in decommissioning.

Electromagnetic Frequencies (EMFs)

No electrical substations or high voltage transmission lines, which could generate significant electromagnetic fields, were identified near the subject property.

Noise and Vibration

Sources of noise and vibration associated with this site include roadway traffic and rail line traffic/activities to the south. This is not anticipated to detrimentally impact the site.

Microbial Growth

Areas of water damage and microbial growth were noted in the basement areas, in the nightclub (Holly's), and the laundry areas of the building. This includes areas of black mould growth in the administrative offices.

Mercury

Mercury is a cumulative poisonous element, which is toxic to the nervous system. Mercury-based paints were used up until the early 1990s. Mercury may also be present in thermostats, thermometers, and high intensity lighting.

No sources of mercury were identified during the site visit.

CONCLUSIONS

Based on the information gathered, interviews, and the site visit, the Phase I ESA has identified any environmental concern associated with the subject property associated with the following sources:

- asbestos;
- PCBs;
- mould;
- lead; and
- ODSs.

In our opinion, the environmental risk associated with the subject property is a medium impact with a high likelihood (see **Figure 2**) for a risk ranking of HIGH. It should be noted that at this time, not all requested responses from regulatory agencies have been received and our conclusions may be modified based on these requests. Any information received which would impact the findings will be forwarded upon receipt.

It is recommended that a Phase II sampling and survey program be undertaken to confirm or refute the environmental concerns identified and provide a quantitative assessment to base a remediation cost estimate on.

CLOSURE

The information in this report is intended for the use of Alton Tangedal Architect Ltd., the City of Yorkton and their appointed agents. The report may not be relied upon by any other person or entity without the consent of TL Herring Consulting Group Inc. (Hydrosphere Technologies).

Any use, which a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. TL Herring Consulting Group Inc. (Hydrosphere Technologies) accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The scope of our investigation was limited to a review of the background history of the site, contact with relevant regulatory agencies, a site visit, and interviews with people with historical knowledge of the site. TL Herring Consulting Group Inc. (Hydrosphere Technologies) assumes that the information that has been provided for review is accurate. Our opinion cannot be extended to portions of the site, which were inaccessible or unavailable for direct observation at the time of our investigation.

While comments have been provided regarding asbestos, urea formaldehyde and PCBs, a thorough inspection of these materials was not completed. No on-site testing, sampling or analysis of soils, water, wastes, air or other materials was conducted. Our observations should be evaluated in light of this limited scope.

It is possible that unexpected environmental conditions may be encountered on the subject property, which has not been explored with the scope of this Phase I ESA. Should such conditions be encountered, TL Herring Consulting Group Inc. (Hydrosphere Technologies) should be notified in order that we may determine if modifications to our conclusions are necessary.

The conclusions presented represent the best judgements of the assessor based on the current environmental standards and on the site conditions observed on 30 March 2021. Because of the nature of the investigation and the limited data available, the assessor cannot warrant against undiscovered environmental liabilities.

This report was prepared by Jordan Herring, CESA and reviewed by Troy L. Herring, AScT, EP(CEA), CESA, EP(EMSLA).

HYDROSPHERE TECHNOLOGIES

Jordan Herring, CESA

Troy L. Herring, AScT, EP(CEA), EP(EMSLA), CESA

STATEMENT OF QUALIFICATIONS

Name:	Jordan T. Herring, CESA
	Environmental Technician, Hydrosphere Technologies
Education:	Certificate in Occupational Health and Safety (Practitioner), Saskatchewan Polytechnic, Kelsey Campus, Saskatoon, Sask. 2018.

Phase I Experience:

- Registered as a Certified Environmental Site Assessor with the Associated Environmental Site Assessors of Canada (18010).
- Phase I ESA and Phase I ESA Upstream Oil and Gas Training with AESAC completed in 2015
- Assisted with assessments of several properties, including residential and commercial land and buildings, for mortgage or refinancing purposes since 2015.

Name:	Troy L. Herring, AScT, EP(CEA), EP(EMSLA), CESA Principal Consultant, Hydrosphere Technologies
Education:	Diploma in Engineering Technology (Water Resources), Saskatchewan Institute of Applied Science and Technology (SIAST), (Co-op Work/Study Program), Palliser Institute, Moose Jaw, Sask. 1994.

Phase I Experience:

- Registered as a Certified Environmental Site Assessor with the Associated Environmental Site Assessors of Canada.
- Phase I ESA background information assembly and review, various sites, Western Canada.
- Assessor of several commercial properties, including shopping centres and office buildings, for mortgage or refinancing purposes since 1993.
- Preparation of Phase I reporting for more than 250 sites.

Appendix A – Photographs

1. Site Photos

2. Air Photos



Photo 1 – Lower-level sump full of water. Water damage to walls.



Photo 2 – Housekeeping. Maintenance area paint storage.



Photo 3 – Boiler room piping insulation elbows. Potential for ACMs. Similar piping insulation found in multiple areas of property.



Photo 4 – Ceiling tiles above suspended ceiling. Found throughout property. Potential for ACMs.



Photo 5 – Electrical room transformer. Potential for PCBs.



Photo 6 – Pool chemical room.



Photo 7 – Holly's bar and nightclub.



Photo 8 – Hotel restaurant kitchen.



Photo 9 – Lower-level electrical panels.



Photo 10 – Lower-level fluorescent lighting ballasts.



2020 Aerial Photo



2015 Aerial



2004 Aerial


1997 Aerial



1976 Aerial



1949 Aerial

Appendix B – Supporting Documentation

- 1. Land Titles
- 2. SAMA Assessment
- 3. ERIS Reporting
- 4. EnviroScan Reporting
- 5. Saskatchewan Ministry of Environment



REQUEST DATE: Tue Apr 20 10:20:54 GMT-06:00 2021



Owner Name(s) : CITY OF YORKTON Municipality : CITY OF YORKTON Title Number(s) : 153854837 Parcel Class : Parcel (Generic) Land Description : Lot D-Blk/Par 5-Plan CG1523 Ext 0 Source Quarter Section : NE-35-25-04-2 Commodity/Unit : Not Applicable

Area: 0.182 hectares (0.45 acres) Converted Title Number: 00Y02739 Ownership Share: 1:1



REQUEST DATE: Tue Apr 20 10:22:10 GMT-06:00 2021



Owner Name(s): CITY OF YORKTON Municipality : CITY OF YORKTON Title Number(s): 153854815 Parcel Class : Parcel (Generic) Land Description : Lot C-Blk/Par 5-Plan CG1523 Ext 0 Source Quarter Section : NE-35-25-04-2 Commodity/Unit : Not Applicable

Area: 0.322 hectares (0.79 acres) Converted Title Number: 00Y02739 Ownership Share: 1:1



REQUEST DATE: Tue Apr 20 10:22:46 GMT-06:00 2021



Owner Name(s) :CITY OF YORKTONArea :0.108 hectares (0.27 acres)Municipality :CITY OF YORKTONArea :0.108 hectares (0.27 acres)Title Number(s) :153854893Converted Title Number :00Y02739EParcel Class :Parcel (Generic)Ownership Share :1:1Land Description :Lot 22-Blk/Par 5-Plan 86Y08978 Ext 0Source Quarter Section :NE-35-25-04-2Commodity/Unit :Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



REQUEST DATE: Tue Apr 20 10:23:53 GMT-06:00 2021



Owner Name(s) : CITY OF YORKTON Municipality : CITY OF YORKTON Title Number(s) : 153854781 Parcel Class : Parcel (Generic) Land Description : Lot 10-Blk/Par 5-Plan 7023 Ext 0 Source Quarter Section : NE-35-25-04-2 Commodity/Unit : Not Applicable

Area: 0.056 hectares (0.14 acres) Converted Title Number: 00Y02739C Ownership Share: 1:1



REQUEST DATE: Tue Apr 20 10:24:31 GMT-06:00 2021



Owner Name(s) : CITY OF YORKTON Municipality : CITY OF YORKTON Title Number(s) : 153854758 Parcel Class : Parcel (Generic) Land Description : Lot 9-Blk/Par 5-Plan 7023 Ext 0 Source Quarter Section : NE-35-25-04-2 Commodity/Unit : Not Applicable

Area: 0.056 hectares (0.14 acres) Converted Title Number: 00Y02739B Ownership Share: 1:1



REQUEST DATE: Tue Apr 20 10:25:04 GMT-06:00 2021



Owner Name(s) : CITY OF YORKTON Municipality : CITY OF YORKTON Title Number(s) : 153854703 Parcel Class : Parcel (Generic) Land Description : Lot 8-Blk/Par 5-Plan 7023 Ext 0 Source Quarter Section : NE-35-25-04-2 Commodity/Unit : Not Applicable

Area: 0.056 hectares (0.14 acres) Converted Title Number: 00Y02739A Ownership Share: 1:1

:



General Property Overview



YORKT-515051800



2019 Roll Year

\$2,224,300 🖤 🕄



Civic Address 110 Broadway St E

Legal Land Description Lot PT C-D Block 05 Plan CG1523 Sup 00

Title Acres **NA**

Municipality YORKT - YORKTON

Roll Status 2020 - Roll Confirmed

Last Published Thu Jan 07 2021

Report Year 2020

Method of Valuation C.A.M.A. - Cost

Reviewed Date June 23, 2020

 \uparrow



Urban

2.078 Acres



Outbuildings

Total Living Area **0 SQ FT**

Garage **No**

Deck Yes

Other Residential Buildings **No**

Finished Basement

Unfinished Allowance None

Commercial Buildings

M&S Sec. 11 - Apartments, Clubs, Hotels

TRA Area of Main Building 11,034 SQ FT

Year Built of Main Building 1975

Other Commercial Buildings **No**

\$ Values

Non-Agricultural

Assessed Value \$454,200

Taxable Value **\$454,200**

Exempt Value **\$0**

Tax Class

 \uparrow

Percentage of Value

Tax Status **Taxable**

Improvement

Assessed Value **\$1,770,100**

Taxable Value **\$1,770,100**

Exempt Value **\$0**

Tax Class
Comm & Industrial Other

Percentage of Value

Tax Status **Taxable**



\$2,224,300 Assessed Values

\$2,224,300 Taxable Values

\$0 Exempt Values

Need more information?

Purchase additional reports below



Property Report

Lists property attributes used to determine the property's value

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:



General Property Overview



YORKT-515051800



2020 Roll Year





Civic Address 110 Broadway St E

Legal Land Description Lot PT C-D Block 05 Plan CG1523 Sup 00

Title Acres **NA**

Municipality YORKT - YORKTON

Roll Status
2021 - Revaluation

Last Published Wed Mar 31 2021

Report Year 2021

Method of Valuation C.A.M.A. - Cost

Reviewed Date June 23, 2020



Urban

2.078 Acres



Outbuildings

Total Living Area **0 SQ FT**

Garage **No**

Deck Yes

Other Residential Buildings **No**

Finished Basement

Unfinished Allowance None

Commercial Buildings

M&S Sec. 11 - Apartments, Clubs, Hotels

TRA Area of Main Building 11,034 SQ FT

Year Built of Main Building 1975

Other Commercial Buildings **No**

\$ Values

Non-Agricultural

Assessed Value **\$1,036,200**

Taxable Value **\$880,770**

Exempt Value **\$0**

Tax Class

Percentage of Value 85%

Tax Status **Taxable**

Improvement

Assessed Value \$690,200

Taxable Value \$586,670

Exempt Value **\$0**

Tax Class
Comm & Industrial Other

Percentage of Value 85%

Tax Status **Taxable**



\$1,726,400 Assessed Values

\$1,467,440 Taxable Values

\$0 Exempt Values

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Property Report

Lists property attributes used to determine the property's value

Attachment 6



Project Property:

21602 ATAL 110 Broadway St E Yorkton SK S3N

Project No: Report Type: Order No: Requested by: Date Completed:

Standard Select Report 21032400545 Hydrosphere Technologies March 29, 2021

Environmental Risk Information Services A division of Glacier Media Inc. 1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:

21602 ATAL 110 Broadway St E Yorkton SK S3N

Project No:

Coordinates:

Latitude:	51.2097575
Longitude:	-102.4553275
UTM Northing:	5,676,228.49
UTM Easting:	677,739.82
UTM Zone:	13U
	1,644 FT

Elevation:

Order Information:

Order No:
Date Requested:
Requested by:
Report Type:

21032400545 March 24, 2021 Hydrosphere Technologies Standard Select Report

501.00 M

Historical/Products:

Insurance Products

Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AUWR	Automobile Wrecking & Supplies	Ν	-	-	-
CDRY	Dry Cleaning Facilities	Y	0	0	0
СНМ	Chemical Register	Ν	-	-	-
CNG	Compressed Natural Gas Stations	Ν	-	-	-
CONV	Convictions	Ν	-	-	-
DIS	Wastewater Dischargers	Ν	-	-	-
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Ν	-	-	-
EIIS	Environmental Issues Inventory System	Ν	-	-	-
ES	Environmental Spills (Sask Spills)	Ν	-	-	-
FCON	Federal Convictions	Ν	-	-	-
FCS	Contaminated Sites on Federal Land	Ν	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Ν	-	-	-
GHG	Greenhouse Gas Emissions from Large Facilities	Ν	-	-	-
HMS	Hazardous Material Storage	Ν	-	-	-
HORW	Horizontal Wells	Ν	-	-	-
HSSS	Hazardous Substance Storage Sites	Y	0	2	2
HSST	Hazardous Substance Storage Tanks	Y	0	5	5
IAFT	Indian & Northern Affairs Fuel Tanks	Ν	-	-	-
ILOA	Intensive Livestock Operation Approvals	Ν	-	-	-
MINE	Canadian Mine Locations	Ν	-	-	-
MNR	Mineral Occurrences	Ν	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	Ν	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	Ν	-	-	-
NDSP	National Defense & Canadian Forces Spills	Ν	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Ν	-	-	-
NEBI	National Energy Board Pipeline Incidents	Ν	-	-	-
NEBP	National Energy Board Wells	Ν	-	-	-
NEES	National Environmental Emergencies System (NEES)	Ν	-	-	-
NPCB	National PCB Inventory	Y	0	3	3
NPRI	National Pollutant Release Inventory	Ν	-	-	-
OGS	Upstream Oil & Gas Site Spills	Ν	-	-	-
OGW	Oil & Gas Wells	Ν	-	-	-
OGWW	Oil and Gas Wells	Ν	-	-	-
OIL	Uil & Gas Facilities	Ν	-	-	-
PAP	Canadian Pulp and Paper	Ν	-	-	-

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Database	Name	Searched	Project Property	Within 0.25 km	Total
PCFT	Parks Canada Fuel Storage Tanks	Ν	-	-	-
PES	Pesticide Register	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	3	3
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Petroleum and Natural Gas Spill Report Directory	Ν	-	-	-
WDS	Waste Disposal Site Inventory	Y	0	0	0
WWIS	Water Well Information System	Ν	-	-	-
		Total:	0	16	16

Executive Summary: Site Report Summary - Project Property

Мар Кеу	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	SCT	Peebles Machine Shop Ltd.	20 Seventh Ave S Yorkton SK S3N 0X4	ESE/81.6	-1.00	<u>15</u>
<u>2</u>	NPCB	CKOS- TV	95 East Broadway Yorkton SK	NW/95.6	1.00	<u>15</u>
<u>2</u>	NPCB	CKOS-TV	95 EAST BROADWAY YORKTON SK S3N 0L1	NW/95.6	1.00	<u>16</u>
<u>3</u>	HSST	DAVID DEDMAN PONTIAC BUICK GMC LTD.	62 ARGYLE ST. YORKTON SK S3N 0P6	SW/110.1	0.69	<u>25</u>
<u>4</u>	HSST	T & M SERVICE	78 BROADWAY ST. E. YORKTON SK S3N 0K9	W/175.5	3.00	<u>25</u>
<u>5</u>	SCT	Dream Cabinets Ltd.	80 Livingstone St Yorkton SK S3N 0R1	SW/209.0	1.69	<u>26</u>
<u>6</u>	HSST	K & W CAR WASH	60 7TH AVE. S. YORKTON SK S3N 2W8	SSE/230.3	-1.00	<u>26</u>
<u>7</u>	NPCB	GOVERNMENT OF SASKATCHEWAN	120 SMITH STREET YORKTON SK S3N 3V3	NNE/231.4	0.00	<u>26</u>
<u>8</u>	RST	YELLOW HEAD GAS BAR	206 BROADWAY ST E YORKTON SK S3N3K4	ESE/233.0	-2.00	<u>26</u>
<u>8</u>	RST	YELLOW HEAD GAS BAR	206 BROADWAY ST E YORKTON SK S3N 3K4	ESE/233.0	-2.00	<u>27</u>
<u>9</u>	HSSS	GDR MUFFLER SHOP INC.	55 7TH AVE. S. YORKTON SK S3N 3G2	SE/235.9	-2.00	<u>27</u>
<u>10</u>	HSST	FAS GAS YORKTON SERVICE #96	150 BROADWAY ST. E. YORKTON SK S3N 3K4	E/237.4	-2.00	<u>27</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>11</u>	HSSS	ACKLANDS LTS. (YORKTON)	#15 4TH AVE. N. YORKTON SK S3N 2X3	WNW/243.4	3.00	<u>27</u>
<u>11</u>	SCT	Acklands-Grainger Inc.	15 Fourth Ave N Yorkton SK S3N 1A3	WNW/243.4	3.00	<u>28</u>
<u>12</u>	HSST	SHELL CANADA PRODUCTS LTD.	140 SMITH ST. E. YORKTON SK S3N 3Z7	NE/247.8	-1.00	<u>28</u>
<u>12</u>	RST	SHELL	140 SMITH ST E YORKTON SK S3N3Z7	NE/247.8	-1.00	<u>29</u>

Executive Summary: Summary By Data Source

HSSS - Hazardous Substance Storage Sites

A search of the HSSS database, dated 1989-Feb 2006* has found that there are 2 HSSS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	<u>Address</u>	Direction	<u>Distance (m)</u>	<u>Map Key</u>
ACKLANDS LTS. (YORKTON)	#15 4TH AVE. N. YORKTON SK S3N 2X3	WNW	243.39	<u>11</u>
Lower Elevation	<u>Address</u>	Direction	<u>Distance (m)</u>	<u>Map Key</u>
GDR MUFFLER SHOP INC.	55 7TH AVE. S. YORKTON SK S3N 3G2	SE	235.92	<u>9</u>

HSST - Hazardous Substance Storage Tanks

A search of the HSST database, dated 1989-Feb 2006* has found that there are 5 HSST site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	<u>Distance (m)</u>	<u>Map Key</u>
DAVID DEDMAN PONTIAC BUICK GMC LTD.	62 ARGYLE ST. YORKTON SK S3N 0P6	SW	110.07	<u>3</u>
T & M SERVICE	78 BROADWAY ST. E. YORKTON SK S3N 0K9	W	175.52	<u>4</u>

Lower Elevation	<u>Address</u>	Direction	Distance (m)	<u>Map Key</u>
K & W CAR WASH	60 7TH AVE. S. YORKTON SK S3N 2W8	SSE	230.35	<u>6</u>
FAS GAS YORKTON SERVICE #96	150 BROADWAY ST. E. YORKTON SK S3N 3K4	E	237.42	<u>10</u>

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NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation CKOS- TV	<u>Address</u> 95 East Broadway Yorkton SK	Direction NW	<u>Distance (m)</u> 95.59	<u>Map Key</u> <u>2</u>
CKOS-TV	95 EAST BROADWAY YORKTON SK S3N 0L1	NW	95.59	2
GOVERNMENT OF SASKATCHEWAN	120 SMITH STREET YORKTON SK S3N 3V3	NNE	231.37	<u>7</u>

<u>RST</u> - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Dec 31, 2020 has found that there are 3 RST site(s) within approximately 0.25 kilometers of the project property.

Lower Elevation	Address	Direction	<u>Distance (m)</u>	<u>Map Key</u>
YELLOW HEAD GAS BAR	206 BROADWAY ST E YORKTON SK S3N3K4	ESE	233.03	<u>8</u>
YELLOW HEAD GAS BAR	206 BROADWAY ST E YORKTON SK S3N 3K4	ESE	233.03	<u>8</u>
SHELL	140 SMITH ST E YORKTON SK S3N3Z7	NE	247.84	<u>12</u>

<u>SCT</u> - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation Dream Cabinets Ltd.	Address 80 Livingstone St Yorkton SK S3N 0R1	Direction SW	<u>Distance (m)</u> 208.95	<u>Map Key</u> <u>5</u>
Acklands-Grainger Inc.	15 Fourth Ave N Yorkton SK S3N 1A3	WNW	243.39	<u>11</u>
Lower Elevation Peebles Machine Shop Ltd.	<u>Address</u> 20 Seventh Ave S Yorkton SK S3N 0X4	Direction ESE	<u>Distance (m)</u> 81.59	<u>Map Key</u> <u>1</u>



Source: © 2015 DMTI Spatial Inc.

Eris Sites with Unknown Elevation

Trail

Proposed Road
 Ferry Route/Ice Road

102°27'30"W

Other Recreation Area

51°12'30"N



102°27'W



Order Number: 21032400545



Address: 110 Broadway St E, Yorkton, SK

Year: 2008

Aerial

© ERIS Information Limited Partnership



Topographic Map

Order Number: 21032400545



Address: 110 Broadway St E, SK

Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Detail Report

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	ESE/81.6	500.0 / -1.00	Peebles Machine Shop Ltd. 20 Seventh Ave S Yorkton SK S3N 0X4	SCT
Established: Plant Size (fi Employment	t²):	01-DEC-72			
<u>Details</u> Description: SIC/NAICS C		Machine Shops 332710			
Description: SIC/NAICS C		Agricultural Implem 333110	ent Manufacturing		
<u>2</u>	1 of 2	NW/95.6	502.0 / 1.00	CKOS- TV 95 East Broadway Yorkton SK	NPCB
Company Co Industry: Site Status: Transaction Inspection E	Date:	U0241 Other Stored for Disposal 1/6/1995			
<u>Details</u> Label: Serial No.:					
PCB Type/C Location: Item/State: No. of Items Manufacture	:	Askarel/Askarel Fone Hill storage si	te		
Status: Contents:		Stored for disposal			
Label: Serial No.: PCB Type/C Location: Item/State:		Askarel/Askarel Norquay site			
No. of Items Manufacture Status: Contents:		Stored for disposal			
Label: Serial No.: PCB Type/C Location: Item/State: No. of Items Manufacture	:	Askarel/Askarel Wynyard Transmitte	er Site		

15

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Contents:		Stored for disposa	I		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items:		Askarel/Clorinol Norquay site			
Manufacture Status: Contents:		Stored for disposa	I		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items:		Askarel/Pyranol Fone Hill storage s	site		
Manufacturei Status: Contents:	r:	Stored for disposa	I		
2	2 of 2	NW/95.6	502.0 / 1.00	CKOS-TV 95 EAST BROADWAY YORKTON SK S3N 0L1	NPCB
Company Co Industry:	de:	U0241 OTHER			
Site Status: Transaction I Inspection Da		4/9/1996			
<u>Details</u> Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN62208 990193-29 ASKAREL/CLORII NORQUAY SITE CAPACITOR/FULI 1 SPRAGUE STORED FOR DIS 0.1 L	L		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status:		WN62207 7414 ASKAREL/ASKAR NORQUAY SITE CAPACITOR/FULI 1 DAYTON STORED FOR DIS	L		
Contents: Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		0.23 L WN62217 14F821 ASKAREL/ASKAR NORQUAY SITE CAPACITOR/FULI 1 GE STORED FOR DIS 1.7 L	L		

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Label: Serial No.: PCB Type/Co Location:	ode:	WN62209 990193-29 ASKAREL/CLORING NORQUAY SITE	OL		
Item/State: No. of Items: Manufacture		CAPACITOR/FULL 1 SPRAGUE			
Status: Contents:		STORED FOR DISF 0.1 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State:	ode:	WN62210 990193-29 ASKAREL/CLORIN NORQUAY SITE CAPACITOR/FULL	OL		
No. of Items: Manufacture Status: Contents:		1 SPRAGUE STORED FOR DISF 0.1 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State:	ode:	WN62211 990193-29 ASKAREL/CLORIN NORQUAY SITE CAPACITOR/FULL	OL		
No. of Items: Manufacture Status: Contents:		1 SPRAGUE STORED FOR DISF 0.1 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture		WN62130 LK 40 106A,4000 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 PLASTIC CAP. LTD	GE SITE		
Status: Contents:		STORED FOR DISF 1.92 L	JUSAL		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufactured Status: Contents:		WN62205 7414 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 DAYTON STORED FOR DISF 0.23 L			
Label: Serial No.: PCB Type/Co Location: Item/State:	ode:	WN62125 LK 40 106A,4000 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL			
No. of Items: Manufacture Status: Contents:		1 PLASTIC CAP. LTD STORED FOR DISF 1.92 L			
Label: Serial No.: PCB Type/Co Location: Item/State:	ode:	WN62137 T30020X,3000 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL			

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
No. of Items:		1			
Manufacture	r:				
Status:		STORED FOR DISF	POSAL		
Contents:		0.2 L			
Label:		WN62124			
Serial No.:		14F413, 5000 VD			
PCB Type/Co	ode:	ASKAREL/PYRANC			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	GE			
Status:		STORED FOR DISF	POSAL		
Contents:		2.67 L			
Label:		WN62123			
Serial No.:		14F413, 5000 VD			
PCB Type/Co	ode:	ASKAREL/PYRANC			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1 GE			
Manufacture Status:	r:	STORED FOR DISF			
Contents:		2.67 L	OSAL		
Label:		WN62104			
Serial No.:	da	14F821, 7500 VD	N		
PCB Type/Co Location:	bae:	ASKAREL/PYRANC FONE HILL STORA			
Item/State:		CAPACITOR/FULL	GE SHE		
No. of Items:		1			
Manufacture		GE			
Status:	•	STORED FOR DISF	POSAL		
Contents:		3.03 L			
Label:		WN62122			
Serial No.:		ADC12M5, 1200 V			
PCB Type/Co	ode:	ASKAREL/ASKARE	E		
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	PLASTICON			
Status:		STORED FOR DISF	POSAL		
Contents:		8 L			
Label:		WN62111			
Serial No.:		CR24 6530, 4000			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State: No. of Items:		CAPACITOR/FULL			
Manufacture		SPRAGUE			
Status:		STORED FOR DISF	POSAL		
Contents:		0.33 L			
Label:		WN62120			
Serial No.:		ADC12M5, 12000			
PCB Type/Co	ode:	ASKAREL/ASKARE	Ľ		
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	PLASTICON			
Status:		STORED FOR DISF	POSAL		
Contents:		8 L			
Label:		WN62118			

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Serial No.:		Y8732, 4000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:					
Manufacture	r:	SPRAGUE			
Status: Contents:		STORED FOR DISI 5.87 L	POSAL		
Label:		WN62117			
Serial No.:		Y8732, 4000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE	EL		
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	SPRAGUE			
Status:		STORED FOR DISI	POSAL		
Contents:		5.87 L			
Label:		WN62116			
Serial No.:		Y8732, 4000 VDC	-,		
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GESITE		
Item/State: No. of Items:		CAPACITOR/FULL			
Manufacture		SPRAGUE			
Status:		STORED FOR DISI	POSAL		
Contents:		5.87 L	COAL		
Label:		WN62115			
Serial No.:		Y8732, 4000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE	EL		
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	SPRAGUE			
Status:		STORED FOR DISI	POSAL		
Contents:		5.87 L			
Label:		WN62136			
Serial No.:		CR-43, 3000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1 SPRAGUE			
Manufacture Status:	ι.	STORED FOR DIS			
Contents:		0.27 L	USAL		
Label:		WN62114			
Serial No.:		2509M, 2500 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE	EL		
Location:		FONE HILL STORA			
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture	r:	AEROVOX			
Status:		STORED FOR DISE	POSAL		
Contents:		0.82 L			
Label:		WN62134			
Serial No.:		KDMC 8M4-1,8000			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:					
Manufacture	r:	PLASTICON			

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Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Contents:		STORED FOR DISF 1.06 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62112 26F511, 10000 V ASKAREL/PYRANC FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 0.37 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62131 22F157, 1500 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 0.4 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62110 23F710, 600 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 0.32 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62212 23F1098G2 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 GE STORED FOR DISF 0.2 L			
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62213 23F1060G2 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 GE STORED FOR DISF 0.2 L			
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		0.2 L WN62206 7414 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 DAYTON STORED FOR DISF 0.23 L			
Label: Serial No.: PCB Type/Co	de:	WN62216 14F821 ASKAREL/ASKARE	ïL		
Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
---	----------------------	---	------------------	------	----
Location: Item/State: No. of Items: Manufacturer Status:	:	NORQUAY SITE CAPACITOR/FULL 1 GE STORED FOR DISF	POSAL		
Contents:		1.7 L			
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62214 14F858 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 GE STORED FOR DISF 1.6 L			
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62215 14F858 ASKAREL/ASKARE NORQUAY SITE CAPACITOR/FULL 1 GE STORED FOR DISF 1.6 L			
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62109 LK40-106, 4000 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 PLASTIC CAP. INC. STORED FOR DISF 0.32 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62108 23F397, 2500 VD ASKAREL/PYRANC FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 0.34 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62107 TJL-25100S-1,25 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 CORNELL-DUBILLE STORED FOR DISF 0.35 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN62106 P09M556, 3000 V ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 AEROVOX STORED FOR DISF 0.68 L	GE SITE		

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturen Status: Contents:		WN62135 2009D, 2000 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 AEROVOX STORED FOR DISF 0.27 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturen Status: Contents:		WN62133 KMDC 8M4-1, 800 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 PLASTICON STORED FOR DISF 1.06 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturen Status: Contents:		WN62132 22F157, 1500 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 0.4 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturen Status: Contents:		WN62113 2509M, 2500 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 AEROVOX STORED FOR DISF 0.82 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturer Status: Contents:		WN47273 B67661, 4000 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 1.25 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturen Status: Contents:		WN62121 ADC12M5, 12000 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 PLASTICON STORED FOR DISF 8 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State:	de:	WN47276 6340, 4000VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
No. of Items:	,	1			
Manufacture	r:	AEROVOX			
Status:		STORED FOR DISE	POSAL		
Contents:		0.47 L			
Label:		WN62105			
Serial No.:	-	P09M556, 3000 V	-,		
PCB Type/Co	ode:				
Location: Item/State:		FONE HILL STORA CAPACITOR/FULL	GESHE		
No. of Items:		1			
Manufacture		AEROVOX			
Status:		STORED FOR DISE	POSAL		
Contents:		0.68 L			
Label:		WN47274			
Serial No.:		B6783, 4000VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items: Manufacture		1 GE			
Status:		STORED FOR DISE	POSAL		
Contents:		1.25 L	00/12		
Label:		WN47277			
Serial No.:		6352, 4000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items: Manufacture		1 AEROVOX			
Status:		STORED FOR DISF	POSAL		
Contents:		0.47 L	00,12		
Label:		WN47278			
Serial No.:		6352, 4000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1 AEROVOX			
Manufacture Status:	r.	STORED FOR DISF	POSAL		
Contents:		0.47 L	COAL		
Label:		WN47279			
Serial No.:		804, 6000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE	EL		
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1			
Manufacture Status:	r:	AEROVOX STORED FOR DISF	POSAL		
Contents:		0.46 L	OUAL		
Label:		WN47280			
Serial No.:		7414, 6000 VDC			
PCB Type/Co	ode:	ASKAREL/ASKARE			
Location:		FONE HILL STORA	GE SITE		
Item/State:		CAPACITOR/FULL			
No. of Items:		1 GE			
Manufacture Status:	ı.	STORED FOR DISF	POSAL		
Contents:		0.48 L	JUNE		
Label:		WN47281			

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture		7250, 6000 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1		ACTURER:SANGAMO	
Status: Contents:		STORED FOR DISI 0.52 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN47282 ?. 6000 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 SANGAMO STORED FOR DISP 0.52 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN47283 Y48112, 4000 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 SPRAGUE STORED FOR DISE 3.02 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturel Status: Contents:		WN47284 Y48112, 6000 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 SPRAGUE STORED FOR DISF 3.02 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN57488 AOC12M5, 12000 ASKAREL/ASKARE WYNYARD TRANS CAPACITOR/FULL 1 PLASTICON STORED FOR DISF 2.67 L	MITTER SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN47275 B67667, 4000 VD ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISF 1.25 L	GE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture		WN62103 Y8732, 4000 VDC ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 SPRAGUE			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Status: Contents:		STORED FOR DISI 1.43 L	POSAL		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacturel Status: Contents:		WN62102 2509M 226, 2500 ASKAREL/ASKARE FONE HILL STORA CAPACITOR/FULL 1 AEROVOX STORED FOR DISI 0.47 L	AGE SITE		
Label: Serial No.: PCB Type/Co Location: Item/State: No. of Items: Manufacture Status: Contents:		WN62101 23F937, 5000 VD ASKAREL/PYRANG FONE HILL STORA CAPACITOR/FULL 1 GE STORED FOR DISI 0.39 L	AGE SITE		
<u>3</u>	1 of 1	SW/110.1	501.7 / 0.69	DAVID DEDMAN PONTIAC BUICK GMC LTD. 62 ARGYLE ST. YORKTON SK S3N 0P6	HSST
Facility Code Business De Application L	sc:	RE - 281 Repair Shop 10/3/1992			
<u>Details</u> Type: Tank Conten Capacity (L): Other Conter Tank Installe	nts:	ABOVE GROUND WASTE OIL 2500			
<u>4</u>	1 of 1	W/175.5	504.0 / 3.00	T & M SERVICE 78 BROADWAY ST. E. YORKTON SK S3N 0K9	HSST
Facility Code Business De Application L	sc:	SE - 927 Service Station 9/1/1989			
<u>Details</u> Type: Tank Conten Capacity (L): Other Conter Tank Installe	nts:	Underground DIESEL 14000 1963			
Type: Tank Conten Capacity (L): Other Conter Tank Installe	nts:	Underground GASOLINE (MOTO 14000 1963	R)		
Type: Tank Conten		Underground GASOLINE (MOTO	R)		

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Capacity (L):		23000			
Other Conten Tank Installe		1963			
Type: Tank Conten Capacity (L): Other Conten		Underground GASOLINE (MOTC 32000	DR)		
Tank Installe		1975			
5	1 of 1	SW/209.0	502.7 / 1.69	Dream Cabinets Ltd. 80 Livingstone St Yorkton SK S3N 0R1	SCT
Established: Plant Size (ft ² Employment:		1/1/1978 4800			
<u>Details</u> Description: SIC/NAICS Co	ode:	Wood Kitchen Cab 337110	inet and Counter To	op Manufacturing	
<u>6</u>	1 of 1	SSE/230.3	500.0 / -1.00	K & W CAR WASH 60 7TH AVE. S. YORKTON SK S3N 2W8	HSST
Facility Code Business Des Application D	sc:	OT - 1754 Other 4/5/1993			
<u>Details</u> Type: Tank Conten: Capacity (L): Other Conten Tank Installed	nts:	Underground GASOLINE (MOTC 13500	DR)		
<u>7</u>	1 of 1	NNE/231.4	501.0 / 0.00	GOVERNMENT OF SASKATCHEWAN 120 SMITH STREET YORKTON SK S3N 3V3	NPCB
Company Co Industry:	de:	U0054 GOVERNMENT (N	OT FEDERAL)		
Site Status: Transaction I Inspection Da		8/12/1989	,		
<u>8</u>	1 of 2	ESE/233.0	499.0 / -2.00	YELLOW HEAD GAS BAR 206 BROADWAY ST E YORKTON SK S3N3K4	RST
Headcode: Headcode De Phone: List Name: Description:	esc:	1186800 Service Stations-G 3067867917	asoline, Oil & Natur	al Gas	

Мар Кеу	Numbe Record		Direction/ Distance (m)	Elev/Diff (m)	Site		DB
<u>8</u>	2 of 2		ESE/233.0	499.0 / -2.00	YELLOW HEAD GAS 206 BROADWAY ST YORKTON SK S3N 31	E	RST
Headcode: Headcode D Phone: List Name: Description.			1186800 Service Stations-C 3067867917	Gasoline, Oil & Natu	ral Gas		
<u>9</u>	1 of 1		SE/235.9	499.0 / -2.00	GDR MUFFLER SHOI 55 7TH AVE. S. YORKTON SK S3N 30	-	HSSS
Facility Cod Site Number Application Contents:	r:	RE - 276 W - 2 10/1/1992	2 Leachable toxic w	aste, L-17 (lead)	Storage Area (m²): Storage Type:	465 Warehouse	
<u>10</u>	1 of 1		E/237.4	499.0 / -2.00	FAS GAS YORKTON 150 BROADWAY ST. YORKTON SK S3N 31	Ε.	HSST
Facility Cod Business De Application	esc:		SE - 536 Service Station 8/22/1989				
<u>Details</u> Type: Tank Contel Capacity (L) Other Conte):		Underground GASOLINE (MOT 35000	OR)			
Tank Install Type: Tank Conte Capacity (L) Other Conte	nts Desc: :		1988 Underground GASOLINE (MOT 35000	OR)			
Tank Install Type: Tank Contel Capacity (L)	ed: nts Desc:):		1988 Underground GASOLINE (MOT 35000	OR)			
Other Conte Tank Install			1988				
Type: Tank Contel Capacity (L) Other Conte Tank Install	: ents:		Underground DIESEL 25000				
Tank Install	eu.		1988				
<u>11</u>	1 of 2		WNW/243.4	504.0 / 3.00	ACKLANDS LTS. (YO #15 4TH AVE. N. YORKTON SK S3N 22	-	HSSS
Facility Cod Site Numbe		RE - 17 W - 2			Storage Area (m²): Storage Type:	530 Warehouse	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Application D Contents:)ate: 10/2	2/1992 WASTE BATTERY			
<u>11</u>	2 of 2	WNW/243.4	504.0 / 3.00	Acklands-Grainger Inc. 15 Fourth Ave N Yorkton SK S3N 1A3	SCT
Established: Plant Size (ft² Employment:		01-FEB-53			
<u>Details</u> Description: SIC/NAICS Co	ode:	Plumbing, Heating a 416120	and Air-Conditionir	ng Equipment and Supplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Service Establishme 417920	ənt Machinery, Eq	uipment and Supplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Electrical Wiring and 416110	J Construction Sup	pplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Chemical (except Ag 418410	gricultural) and All	ied Product Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Industrial Machinery 417230	v, Equipment and S	Supplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	General-Line Buildir 416310	ng Supplies Whole	esaler-Distributors	
Description: SIC/NAICS Co	ode:	Other Paper and Dis 418220	sposable Plastic P	Product Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Other New Motor Ve 415290	shicle Parts and A	ccessories Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Construction and Fc 417210	prestry Machinery,	Equipment and Supplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	All Other Miscellane 453999	ous Store Retaile	rs (except Beer and Wine-Making Supplies Stores)	
Description: SIC/NAICS Co	ode:	Industrial Machinery 417230	v, Equipment and S	Supplies Wholesaler-Distributors	
Description: SIC/NAICS Co	ode:	Hardware Wholesal 416330	er-Distributors		
Description: SIC/NAICS Co	ode:	All Other Machinery 417990	, Equipment and S	Supplies Wholesaler-Distributors	
<u>12</u>	1 of 2	NE/247.8	500.0 / -1.00	SHELL CANADA PRODUCTS LTD. 140 SMITH ST. E. YORKTON SK S3N 3Z7	HSST
Facility Code Business Des Application D	sc:	SE - 23 Service Station 6/19/1989			
<u>Details</u> Type:		Underground			

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Tank Conten	ts Desc:	GASOLINE (MOTO	DR)		
Capacity (L):	•	45460			
Other Conte	nts:				
Tank Installe	ed:	1989			
Type:		Underground			
Tank Conten	ts Desc:	GASOLINE (MOTO	DR)		
Capacity (L):	ŗ	45460			
Other Conte	nts:				
Tank Installe	ed:	1989			
Type:		Underground			
Tank Conten	ts Desc:	GASOLINE (MOTO	DR)		
Capacity (L):		22730			
Other Conte	nts:				
Tank Installe	ed:	1989			
<u>12</u>	2 of 2	NE/247.8	500.0 / -1.00	SHELL	RST
				140 SMITH ST E YORKTON SK S3N3Z7	

Headcode: Headcode Desc: Phone: List Name: Description: 01186800 SERVICE STATIONS GASOLINE OIL 3067820815 Info-direct(TM) BUSINESS FILE

Unplottable Summary

Total: 0 Unplottable sites

DB

Company Name/Site Name

Address

City

Postal

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. Note: Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts &

Automobile Wrecking & Supplies:

Government Publication Date: 1999-Dec 31, 2020 Dry Cleaning Facilities: List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's

supplies industry. Information is provided on the company name, location and business type.

Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities. Government Publication Date: Jan 2004-Dec 2018

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals. Government Publication Date: 1999-Dec 31, 2020

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at

This database summarizes the penalties and convictions handed down by the Saskatchewan courts. Companies and individuals that have been found guilty of environmental offenses under Saskatchewan's Environmental Protection Legislation are listed in this database. The records in this database

This database is maintained by SERM and supplies the locations of the wastewater dischargers in the province. The geographic coordinates have been

Compressed Natural Gas Stations:

Canadian Natural Gas Vehicle Alliance. Government Publication Date: Dec 2012 -Dec 2020

are associated with the City the offense took place and are not plotted.

Convictions:

Chemical Register:

Government Publication Date: 1995-Aug 31, 2020

Environmental Effects Monitoring:

Wastewater Dischargers:

provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only. Government Publication Date: 2000-Oct 2016

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data. Government Publication Date: 1992-2007*

ERIS Historical Searches: FHS ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Oct 31, 2020

3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the

AUWR

CDRY

CHM

CNG

CONV

DIS

EEM

Provincial

Private

Federal

Private

Private

Provincial

Federal

Private

Order No: 21032400545

Environmental Issues Inventory System:

Federal Convictions:

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed. Government Publication Date: 1992-2001*

Environmental Spills (Sask Spills): ES This database includes an inventory of known spills that occurred throughout the province and that are reported under regulation R.R.S. c. D-14, Reg. 1. Some of the geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only. Government Publication Date: 1977-Jan 2021

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty. Government Publication Date: 1988-Jun 2007*

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Jan 2021

Contaminated Sites on Federal Land:

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery. Government Publication Date: May 31, 2018

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2018

Greenhouse Gas Emissions from Large Facilities:

Hazardous Material Storage:

Horizontal Wells:

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The Saskatchewan Hazardous Materials Storage Program collects this information. With the approval of the Ministry of Environment, hazardous substances and waste dangerous goods can be stored in underground storage tanks, above-ground storage tanks, outdoor storage site and warehouse/indoor storage sites. A hazardous substance/waste is defined as a substance/waste that because of its quantity, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the environment or human health. This inventory includes information on operator ID, operation name, address, legal land description and operation status. Government Publication Date: 1980 - Jan 31, 2021

Saskatchewan Industry and Resources maintains an inventory of horizontal wells drilled in the province. The database provides detailed information in regard to well name, owner name, status, license no., initial and final drilling date, well type, horizon name and pool name. Government Publication Date: Aug 1987-Jun 2007*

Hazardous Substance Storage Sites: HSSS This is an inventory of hazardous substance storage sites that must be registered under regulation 25/92, S. 3. The database is a catalog of information on the location of outdoor and warehouse sites, housing hazardous products used by companies in the agricultural, chemical, farming, warehousing, trucking, waste recycling, distribution, service stations/repair shops, bulk stations, autobody, mining, and manufacturing industry. Information is provided on the type of product(s) stored, application date, company name, location, and the type of business service operated on site. For current information, please refer to the HMS database.

Government Publication Date: 1989-Feb 2006*

Provincial

Federal

Federal

Federal A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and

Federal

Provincial

Provincial

Provincial



FCON

FCS

FRST

GHG

HMS

HORW

Federal

Order No: 21032400545

Federal

MINE This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290

MNR

NATE

NDFT

NDSP

federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID

Provincial

Private

Provincial

Federal

DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have

Federal

Hazardous Substance Storage Tanks:

Government Publication Date: 1989-Feb 2006*

on site. For current information, please refer to the HMS database.

number, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks:

Government Publication Date: 1950-Aug 2003* Intensive Livestock Operation Approvals:

Under the Agricultural Operations Act, certain types of intensive livestock operations are required to obtain plan approval. Approvals are subject to the size of operation and their proximity to a water source. Those requiring plan approvals must submit documentation regarding manure storage, utilization of manure nutrients and disposal method for dead animals. Sask. Agriculture, Food and Rural Revitalization maintains a database of approvals issued over the last three decades, for operations that may or may not be currently operational. An ILO plan approval may have been issued to an intensive livestock operation but never been constructed, been approved and not constructed yet, or it may have been constructed and later discontinued. There is no distinction in the database between operational and non-operational sites. Please note that the value "Sum of Animal Units" is a calculation used to compare different types of livestock operations (each type of animal is rated on a scale). Geographic coordinates were provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the Quarter section only.

Government Publication Date: 1971-Apr 2020

Canadian Mine Locations:

Mineral Occurrences:

listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database. Government Publication Date: 1998-2009*

Saskatchewan Energy and Mines maintains an inventory of 2890 separate mineral occurrences in the "Saskatchewan Mineral Deposit Index" regarding metallic, industrial mineral and coal deposits. Information within the database pertains to the SMDI No., showing name, location, commodity, deposit type, status, classification and geographical reference data. For additional information regarding geological data and exploration history, please contact the office and quote the SMDI No.

blended products. Information is provided on the contents and capacity of the tank, company name, location, and the type of business service operated

Government Publication Date: 1981-Feb 2021

National Analysis of Trends in Emergencies System (NATES):

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released. Government Publication Date: 1974-1994*

National Defense & Canadian Forces Fuel Tanks: The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on

prohibited any release of this database. Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018



Federal The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both

Provincial

This is an inventory of hazardous substance storage tanks that must be registered under regulation 25/92, S. 3. The database is a compilation of information on aboveground and underground storage tanks that hold substances such as gasoline, diesel, chemicals, heating oil, kerosene and alcohol

HSST

IAFT

ILOA

erisinfo.com | Environmental Risk Information Services

National Defence & Canadian Forces Waste Disposal Sites:

National Energy Board Pipeline Incidents:

jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal

Government Publication Date: 2008-Dec 31, 2020

Government Publication Date: 2001-Apr 2007*

National Energy Board Wells:

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory: NPCB Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Oil & Gas Wells:

35

Government Publication Date: 1993-May 2017 Upstream Oil & Gas Site Spills: Provincial

comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Saskatchewan Industry and Resource compiles spill information pertaining to crude oil, produced water and spills on upstream oil and gas facilities. Information includes location, date of spill, substance spilled, total amount spilled and source. Government Publication Date: 1990-Dec 31, 2020

Well data includes well licences, drilling information, completion information, core analysis, drill stem tests, coordinate information, logs, casing details, etc. The data includes wells drilled under the Oil and Gas Conservation Regulations, 1985 as well as shallow structure test holes. The Oil and Gas Wells database is maintained by the Government of Saskatchewan.

Oil and Gas Wells:

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Nov 30, 2020

Government Publication Date: Jul 31, 2020

Federal

Federal

Federal

Federal

Federal Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect

Provincial

Private

Federal

NDWD

NEBI

NEBP

NEES

NPRI

OGS

OGW

OGWW

Oil & Gas Facilities:

Pesticide Register:

Retail Fuel Storage Tanks:

Scott's Manufacturing Directory:

A list of oil and gas facilities licensed in Saskatchewan made available by the government of Saskatchewan. Includes new and active facilities, as well as those whose operational status is suspended. Government Publication Date: Jan 2021

Private Canadian Pulp and Paper: PAP This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Government Publication Date: 1920-Jan 2005*

Saskatchewan Agriculture and Food maintains a database of all vendors of registered pesticides. Government Publication Date: 1998-Apr 2010

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks. Government Publication Date: 1999-Dec 31, 2020

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Petroleum and Natural Gas Spill Report Directory:

List of spill locations and links to detail reports for spills data gathered under the reporting requirements of the Oil and Gas Conservation Regulations, 1985 and 2012. This list does not contain records of spills, incidents, or releases reported under other legislation or regulations. Made available by the Petroleum and Natural Gas Division of the Ministry of the Economy. Upstream oil and gas operators are required to notify and report any incidents that occur in the field to the Government of Saskatchewan's Ministry of Energy and Resources; incidents that have occurred since November 4, 2015 are reported in Upstream Oil & Gas Site Spills. Government Publication Date: Feb 1961-Nov 4, 2015*

Waste Disposal Site Inventory: WDS This inventory pertains to registered waste disposal sites within the province of Saskatchewan. Specific dates as to when the waste disposal site was activated are not available. The geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only. Government Publication Date: 2000-Jan 2021

Water Well Information System: This database was collected from Saskatchewan Water, Water Resource Administration and contains over 100,000 records. The geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only.

Government Publication Date: Jul 31, 2020

36

Federal Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites.

Provincial

Private

Private

SCT

PCFT

PES

RST

SPL

Provincial

Provincial

Provincial

WWIS

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

<u>Map Key:</u> The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

<u>Unplottables:</u> These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



enviroscan



An SCM Company

175 Commerce Valley Drive W Markham, Ontario L3T 7Z3

T 905-882-6300 W: www.optaintel.ca

Report Completed By:

Stephanie

Site Address:

110 Broadway Street East Yorkton Skequested by: Project No:

21032400545 Opta Order ID:

Eleanor Goolab Ecolog Eris

Date Completed: 4/14/2021 10:23:37 AM



ENVIROSCAN Report

Opta Historical Environmental Services Enviroscan Terms and Conditions **Requested by:**



Project #: 21032400545

Eleanor Goolab Date Completed: 04/14/2021 10:23:37

ТΜ **Opta Historical Environmental Services Enviroscan Terms and Conditions**

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



175 Commerce Valley Drive W

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ENVIROSCAN Report

Report Index



OPTA INFORMATION INTELLIGENCE

Project #: 21032400545

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8 (1965) Volume: Yorkton Firemap: 3

10 (1965) Volume: Yorkton Firemap: 3

12 (1965) Volume: Yorkton Firemap: 4

14 (1965) Volume: Yorkton Firemap: 516 (1965) Volume: Yorkton Firemap: 26

17 (1985) COPE Report - 1985 HOLIDAY INN 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No:

40179733 (distance = 41 metres*)

20 (2000) Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733 (distance = 41 metres*)

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Project #: 21032400545

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1965 Volume: Yorkton Firemap: 3 Yorkton Plan: 430 (1957) Sheet: 3 (1965)



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Project #: 21032400545

1965 Volume: Yorkton Firemap: 26 Yorkton Plan: 430 (1957) Sheet: 26 (1965)





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Project #: 21032400545	40179733 Date Completed: 0	Requested by: Eleanor Goolab 04/14/2021 10:23:37	OPTA INFORM	ATION INTELLIGENCE
AIS Ref No.: 4017973	INSURERS' ADVISORY ORGANIZATION CONFIDENTIAL - FOR USE OF MEMBERS ONLY NOT FOR GENERAL DISTRIBUTION	2009-Ma 12:23 [-	This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.
COPE (Cons	ruction, Occupancy, Protection, Exposure	e) REPORT		
	Risk: HOLIDAY INN 110 BROADWAY STREET EAST YORKTON, SASKATCHEWAN ?			
Reference	No. 40179733 / Building No. 01			
(Surveyed By G. H. TAYLOR on 26-SEP-85)			
	information contained in this report wa n of the risk by an IAO Loss Control Rep	-	ing	
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Industry Code: Construction Code: Risk Classification Protection Code: Combustibility	<pre>701 - Hotels - Excluding Seasonal 2 - Non-Combustible / Masonry Walls NS - Non-Sprinklered 4 - Non-Sprinklered, Semi-Protected M3</pre>			
	CONSTRUCTION			
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Project 2:2032400545 PHORMATCH NTELLERGE Date Completed: 04/14/2021 10:2337 PLOORS & ROOPS - COMMINSTIBLE: 25% WOOD FLOORS & ROOP - C-2 SECONDARY CONSTRUCTION HEIGHT: Number of Storeys: 1 Basements: p Combustible Storeys Without Grade Access: 2 VERFICAL OPENINGS: Grade: 3422 m2 total: 50 m3 Const.: 2 Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors STAIR IN HEND BAST-1ST Comb.: M3 Const.: 2 Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors AREA: Building Dimensions (m): 0 X 0 0 X 1 0 X 0 Grade: 3422 m2 Total: 5495 m2 Effective: 4938 m2 L1, L2 Area 0% ROOF SURFACE: 100 % APPROVED COMBUSTIBLE CONCEALED SPACES: 20 % PART COMS ROOF SPACE BUILDING COMC SPACE Distance to FINISHED Elevators: NIL COMMON HAZARDS: 7211a1 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT MATER HENCE IN HESE STANDARD CONSULTATE INCOMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT MATER INCOMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT MATER FROTECTION MUNICIPAL PROTECTION: Distance to FINISTANDARD CONSULTATE Distance to FINISTANDARD Accessibility: GOOD FUS FIRECULATION: Distance to FINISTANDARD Accessibility: GOOD FUS FIRECULATION CLASS: 06 Revised Class: 0.	Page: 18 Project Name: 21602 ATAL	ST E YORKTON SK S3N 0L2 Reference No:	enviroscan	
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<pre>Building Dimensions (m): 0 X 0 0 X 1 0 X 0 Grade: 3432 m2 Total: 5495 m2 Effective: 4938 m2 L1, L2 Area 0% ROOF SURFACE: 100 % APPROVED COMBUSTIBLE CONCEALED SPACES: 20 % PART COMB ROOF SPACE BUILDING CONDITION: GOOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Easement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance from Hydrants: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:</pre>	STAIR IN PLBD H Type: Open (V- STAIR IN HCB 15	-4) O Hrs-Walls/ O Hrs-Doors ST - 2ND Comb.: M3 Const.: 2		
<pre>Grade: 3432 m2 Total: 5495 m2 Effective: 4938 m2 L1, L2 Area 0% ROOF SURFACE: 100 % APPROVED COMBUSTIBLE CONCEALED SPACES: 20 % PART COMB ROOF SPACE EUILDING CONDITION: GOOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: N0 Distance to Fire Hall: STANDARD Accessibility: GOOD Fus Protection Class: 06 Revised Class:</pre>	AREA:			
L1, L2 Area 0% RCOF SURFACE: 100 % APPROVED COMBUSTIBLE CONCEALED SPACES: 20 % PART COMB ROOF SPACE BUILDING CONDITION: GOO Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	Building Dimens	sions (m): 0 X 0 0 X 1 0 X 0		
ROOF SURFACE: 100 % APPROVED COMEUSTIBLE CONCEALED SPACES: 20 % PART COMB ROOF SPACE BUILDING CONDITION: GOOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	Grade: 3432 m	n2 Total: 5495 m2 Effective: 4938 m2		
100 % APPROVED COMBUSTIBLE CONCEALED SPACES: 20 % PART COMB ROOF SPACE BUILDING CONDITION: GOOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	L1, L2 Area	0%		
20 % PART COMB ROOF SPACE BUILDING CONDITION: GOOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:				
GOD Type C Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:				
Year Built: 1961, Air Conditioning: 100% CENTRAL Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	BUILDING CONDITION:			
Basement: FINISHED Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	GOOD	Type C		
Elevators: NIL COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	Year Built: 19	961, Air Conditioning: 100% CENTRAL		
COMMON HAZARDS: 7211a2 - ROOF MTD GAS FURANCES 7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	Base	ement: FINISHED		
7211a1 - GAS FIRED HOT WATER PROTECTION MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	Eleva	ators: NIL		
MUNICIPAL PROTECTION: Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:	COMMON HAZARDS			
Distance from Hydrants: STANDARD Congested Area: NO Distance to Fire Hall: STANDARD Accessibility: GOOD FUS Protection Class: 06 Revised Class:		PROTECTION		
	Distance from H Distance to Fir FUS Protection Revised Class:	Hydrants:STANDARDCongested Area:NOre Hall:STANDARDAccessibility:GOODClass:06		

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ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733 enviroscan

OPTA INFORMATION INTELLIGENCE

Project #: 21032400545

AIS Ref No.: 40179733

Requested by: Eleanor Goolab Date Completed: 04/14/2021 10:23:37

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Alberta Branch Confidential Report

MULTIRISK SURVEY

Insured:	HOLIDAY INN LTD.
Location Surveyed:	100 BROADWAY E ST YORKTON, SASKATCHEWAN S3N 0K9
Person Contacted:	Glen Langford
Telephone Number:	(306) 783-9781
Policy Number:	1948600
AIS Reference:	40179733
Surveyed by:	G.H. Taylor
Date of Survey:	2000.03.01

Committed to Service Excellence

ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733



OPTA INFORMATION INTELLIGENCE

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NOTE: The sole purpose of this report is to provide insurance pricing and underwriting information about the particular insured and location named. Only the person requesting this survey will receive a copy of the report, and IAO asks that it be kept strictly confidential. This report does not guarantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations. Tests of fire and other protection equipment have not been conducted or witnessed during this survey.

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from a survey of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications, referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

Page: 22 Project Name: 21602 ATAL

ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733 9. enviroscan

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Project #: 21032400545

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Page: 1

HOLIDAY INN LTD. 100 ST BROADWAY E; YORKTON, SASKATCHEWAN

Date Completed: 04/14/2021 10:23:37

Requested by:

Eleanor Goolab

MULTIRISK - FIRE, LIABILITY AND BASIC CRIME

OCCUPANCY:

The insured is an owner/occupant at this location. They have been in operation since 1998 and at this location for 2 year(s). They occupy 5495 sq. m and are the major occupant, having 28 employees. The premises are not in good condition. The insured is interested in loss prevention, however there have been losses during the last 3 years.

* Loss History

A sump pump failed 3 days before this inspection resulting in the basement floor being covered with 5 cm of water. The area was still being dried out and there was no information on ann insurance claim.

* Occupancy Description (Insured / major tenant if insured is non-occupant)

Hotel with 91 guest rooms, pool with water slide, night club, banquet rooms and restaurant with protected cooking.

* Other Classes of Occupants

None

* Undersirable Features

See Recommendations.

Risk is Rateable under the Commercial Property Fire Schedule. It is recommended that this location be resurveyed in 1 year(s).

BUILDING:

- * Built 1961 Height: Storey(s) (excluding basement) 1 & 2
- * Addition(s) 1976, 1983
- * Renovation(s) 1983
- * Building condition Fair
- * Area: Ground Floor 3432 sq. m Total (including basement) 5495 sq. m

BASIC CONSTRUCTION:

- * Walls 100% Masonry Concrete blocks
- * Floors (excluding basement) 70% Wood joist; 30% Concrete

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ect #: 21032400545	Reference No: 40179733Requested by: Eleanor Goolab	OPTA INFORMATION INTELLIGENCE
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Page: 2	HOLIDAY INN L 100 ST BROADWAY E; YORKTON, SASKATCHEV	D. Opta Information Intelliger Inc. and is subject to copyri protection. Please see the
- Ori - 10% - Ste - Sur - Ori - 48% - Woo - Sur	<pre>face material(s) - Tar and gravel ginal roof. el Deck Class II face material(s) - Tar and gravel ginal roof. d joist face material(s) - Tar and gravel urfaced in 1983. tible - wood</pre>	
* Ceilings - 100% n	on-combustible	
BASEMENTS: * Number of basemen * Total Area - 557 * Finished - 80% VERTICAL OPENINGS:		
* Stairs - Non-fire * Elevators - Non-f	rated enclosure ire rated enclosure	
MEZZANINE: None		
OUTBUILDINGS: None		
HEATING:		
- Upgraded in 1 - Installation		
* Roof Mounted Unit - Original inst - Installation		
* Heating appliance * Combustible mater	s – All enclosed in a separate room ials – Not stored in this room at time of survey	

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* Chimneys: - Type B Gas Ve	ent, ULC Labelled - Standard	
ELECTRICAL:		
* Wiring - BX * Overcurrent prote	and appeared safe at the time of the survey. ection - Circuit Breakers. n - Upgraded in 1983, 15% replaced.	
PLUMBING:		
* Piping is Copper	at the time of the survey. ded in 1983, 20% replaced.	
EXPOSURES: (within)		
* REAR: TO BUILDING Construction - Occupancy - Distance -		
* FRONT: OPEN		
* LEFT: OPEN		
* RIGHT: OPEN		
MUNICIPAL PROTECTION		
* Responding (care * Distance from ris	are Protection Classification is 5 er) fire department Yorkton sk Less than 2.5 km roads. Year-round.	
	elf is easily accesible to the fire department. nin 155m (standard)	

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Project #: 21032400545	Reference No: 40179733 Requested by: Eleanor Goolab Date Completed: 04/14/2021 10:23:37		TION INTELLIGENCE
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	this location includes the following: ishers; Standard Standpipe & hose	I	

* Fire detection/alarm system - Local - Partial Heat & Smoke

* Restaurant cooking protection - Supplement attached

* An automatic sprinkler system is not present.

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HOLIDAY INN LTD. 100 ST BROADWAY E; YORKTON, SASKATCHEWAN

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

- * Neighbourhood is predominantly commercial
- * Insured owner/occupant Area occupied 5495 sq. m
- * 85% accessible to public. Public access is considered heavy
- * Gross revenue could not be determined at the time of the survey

PREMISES information at the time of this survey

* The following appeared to be SATISFACTORY:

Stairs, ramps, handrails; Floor surfaces & coverings; Wall & ceilings; Inerior Lighting; Exterior Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Signs & Awnings; Fire exits; Fire alarms

* The following were found to be UNSATISFACTORY, (refer to the Remarks and Recommendations for further details):

Emergency Lighting

* Explanation of Unsatisfactory Features, (refer to the Remarks and Recommendations for further details):

The emergency light at the north east entrance is burned out.

* Other features present:

Sale of food, Sale of alcohol, Swimming pool, Bouncers, Dance floor

* Other recreational facilities present:

There are 9 VLT's.

* The food to liquor sales ratio is 40/60

ELEVATING DEVICES

- * 1 Passenger elevators
 - Current license is present.
 - Maintenance contract Yes Company Dover Elevator Co.

ENVIROSCAN Report Page: 27 Project Name: 21602 ATAL Multirisk Report - 2000 HOLIDAY INN LTD. 110 iroscon **BROADWAY ST E YORKTON SK S3N 0L2 Requested by:** Reference No: 40179733 Project #: 21032400545 Eleanor Goolab OPTA INFORMATION INTELLIGENCE Date Completed: 04/14/2021 10:23:37 AIS Ref No.: 40179733 This document is owned by 2000 Opta Information Intelligence Inc. and is subject to copyright Page: 6 HOLIDAY INN LTD. protection. Please see the 100 ST BROADWAY E; YORKTON, SASKATCHEWAN full Terms and Conditions at the front of this document. MULTIRISK-EXPANDED CRIME _____ BUSINESS: The insured operates an hotel with restaurant and night club at this location, with Normal business hours 24 hrs/day, 7 days/week. The present inventory value is approximately \$20,000, whereas the maximum target stock value is about \$12,000, and the average target stock value would be \$6,000. * Inventory taken - semi-annual * Typical Stock - Restaurant food. * Target Stock - Liquor. * There is a moderate smash and grab exposure at this location (see remarks). This exposure is not adequately protected. _____ NEIGHBOURHOOD: * Predominantly commercial * Stable * Best described as having a moderate crime rate. _____ THERE IS NO SECURITY ALARM SYSTEM _____ GENERAL PROTECTION at the time of this survey: * The following appeared to be SATISFACTORY: Exterior Lighting, Interior Lighting, Roof Accessability, Police Patrols * The following were found to be UNSATISFACTORY, (refre to the Remarks and Recommendations for further details): Target stock protection * Guard Service - None DOOR DETAILS: * Front - 2 - Construction - Glass without Bars with plain glass panels - Type - Person - Equipped with Single Cylinder Dead Bolt, Panic Bar - Not wired to alarm system

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ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733



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HOLIDAY INN LTD. 100 ST BROADWAY E; YORKTON, SASKATCHEWAN

* Front - 2

- Construction Metal with no panels
- Type Person
- Equipped with Single Cylinder Dead Bolt, Panic Bar
- Not wired to alarm system

* Side - 1

- Construction Glass without Bars with plain glass panels
- Type Person
- Equipped with Single Cylinder Dead Bolt, Panic Bar
- Not wired to alarm system

* Side - 1

- Construction Metal with no panels
- Type Person
- Equipped with Single Cylinder Dead Bolt, Panic Bar
- Not wired to alarm system

* Rear - 3

- Construction Wood with no panels
- Type Person
- Equipped with Single Cylinder Dead Bolt
- Not wired to alarm system

* Rear - 4

- Construction Metal with no panels
- Type Person
- Equipped with Single Cylinder Dead Bolt, Panic Bar
- Not wired to alarm system

WINDOW DETAILS:

* Front - 12

- Type Fixed Plain glass
- Burglary screens No
- Burglary Bars No
- Windows not wired to alarm system

* Side - 16

- Type Fixed Plain glass
- Burglary screens No
- Burglary Bars No
- Windows not wired to alarm system

* Rear - 9

- Type Fixed Plain glass
- Burglary screens No
- Burglary Bars No
- Windows not wired to alarm system



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Iv -	IULTIRISK – ALL RISK					
EARTHQUAKE: Zone 0	History of earthquakes - No					
FLOOD:						
	k - could not be determined at the time of the survey ed on a flood plain ry of flooding	У.				
WATER DAMAGE:						
* Plumbing - Copper * Evidence of corro * Building is not s	sion - None					
	, the following appeared to be SATISFACTORY:					
- Adequacy of s	ibility to water damage ealing of Window/Skylight openings e exposure from air conditioning equipment					
* At time of survey	r, the following were found to be needing attention:					
- Adequacy of F	coof covering material					
* Most recent roof * Water damage prot	repair date - Roof repairs required ection - Shelving					
* History of water * Evidence of water	<pre>damage - Yes damage - A sump pump failed 3 days before this inspection resulting in the basement floor being covered with 5 cm of water. The area wa still being dried out and there was no information on an insurance claim.</pre>	as				
COLLAPSE:						
* No items which ma	* No items which may lead to collapse were found.					
* History of collar	se - None					
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Dama: 24	ENVIROSCAN Report	\mathbf{O}				
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SEWER BACK-UP:						
	back-up - could not be determined s in place - could not be determined					
VERIFICATION - WATER	DAMAGE, FLOOD, SEWER BACKUP, INFORMATION:					
* Confirmed by Glen * Years knowledge o						
ADDITIONAL PERILS:						
 * Lightning protection - No * Risk is not located within 5 km of an airport * Risk is not located beneath a flight path * Yard is not fenced * Yard/Exterior of building lit There is city street lighting plus pole lighting in the parking lot. 						
* No visible malici	ed in high wind/hail area ous damage/vandalism at risk lism within surrounding vicinity					
_	ct to vehicular impact posure consists of Parking curbs are provided.					

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		MULTIRISK-COOKING		
	BUSINESS:			
		rates as a hotel at this location, with dining room. Th at this location for 2 years and in this type of busine		
	* Liquor permit -	Yes Capacity - 84		
	KITCHEN:			
	* Floor Covering -	non-combustible tile tile appliances – Non-combustible Good		
	REFRIGERATION INSTAL	LATION:		
	* Freezers - 1 -	in good repair.		
	* Cold rooms - 1 - Dimensions			
	APPLIANCES:			
		ut-off - Provided ction - Stainless steel		
	- Automatic sh - Hood constru - Protection -	2 Fuel - Natural gas ut-off - Provided ction - Stainless steel Fixed systen		
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- Automatic shu	1 Fuel - Natural gas at-off - Provided stion - Stainless steel Fixed systen	
- Automatic shu	Fuel - Natural gas ut-off - Provided ution - Stainless steel Fixed systen	
- Automatic shu	Fuel - Natural gas ut-off - Provided ution - Stainless steel Fixed systen	
EXHAUST SYSTEM CLEANI	NG:	
* Filter(s) - Weekl - Performed by - Filter(s) wer	-	
* Hoods - Weekly - Performed by - Hoods were cl	staff ean at the time of the survey.	
* Ducts - Semi-annu - Performed by - It could not		
EXHAUST DUCTS:		
Pas	charges directly to the outside; Extends through the root uses through combustible materials; Protected by a fixed inguishing system	
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Piojeci #. 21032400343	Eleanor Goolab Date Completed: 04/14/2021 10:23:37	OPTA INFORMATION INTELLIGENCE		
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FIXED EXTINGUISHING S	SYSTEMS:			
* Wet Chemical Sys	stem labelled by ULC			
	ency operation is provided			
- Installation - Certificate a				
- Manufacturer	- Badger/Figge			
- Model - Range	e Guard			
MAINTENANCE CONTRACT:				
* Maintenance contr * Maintained by Mac * Telephone - 783-1 * Date last service * Stated service fr	c Brothers 3473			
OTHER PROTECTION:				
* Adequate kitchen * Extinguisher type	lers are not provided extinguishers are provided es - Dry Chemical (40-B:C) ase extraction system not provided			

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	M U 	LTIRISK-SWIMMING POOL			
	GENERAL DESCRIPTION:				
	* Ownership - Priva * Location - Indoo				
	* Construction - Co * Built - 1983	oncrete			
	* Dimensions - Leng * Depth - Mini	gth – 9 metres, Width – 6 metres imum – .7 metres, Maximum – 1.7 metres			
	* Maximum capacity * Hours of use:	26 people Condition: Good 10:00am - 10:00pm			
	* At time of survey	y, the following appeared to be SATISFACTORY:			
		<pre>hange room(s)/Locker room(s), Sauna area(s), Whirlpool(s pool, Condition of furnishings/Fixed seating</pre>),		
		y, the following were found to be UNSATISFACTORY: (referend Recommendations for further details):			
	Condition of floor cover material				
	POOL SAFETY noted at	the time of this survey:			
	* The following app	pear toe be satisfactory:			
	Proper marking regulations; H equipment provi Documented free	pment accessibility and condition; Emergency telephone; of water depth changes; Posting of basic rules and Enforcement of basic rules and regulations; Electical ided with ground fault circuit (or GFCI) interruptors; guency of GFCI testing; Safety and security of pool ge; Documented frequency of water quality testing			
		ems were found needing attention, (refer to the Remarks ons for further details):			
	Pool supervisio	on			
		I testing - twice a year ting water quality - daily			
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			~		

Page: 36 Project Name: 21602 ATAL

ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733



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OPTA INFORMATION INTELLIGENCE

2000

Project #: 21032400545

Eleanor Goolab Date Completed: 04/14/2021 10:23:37

Requested by:

AIS Ref No.: 40179733

Page: 15

HOLIDAY INN LTD. 100 ST BROADWAY E; YORKTON, SASKATCHEWAN

M U L T I R I S K R E M A R K S / R E C O M M E N D A T I O N S

REMARKS:

- * Fire, Liability & Basic Crime This hotel has deteriorated over the past 5 years and is scheduled for some major upgrades. This includes roof repairs to control the existing leaks, new carpets throughout and a kitchen renovation including some new cooking equipment.
- * Fire, Liability & Basic Crime The heating boiler was replaced in 1999.
- * Fire, Liability & Basic Crime In addition to the safe described in this report, there is a drop safe at the 24 hour attended registration desk.

Page: 37 Project Name: 21602 ATAL

ENVIROSCAN Report

Multirisk Report - 2000 HOLIDAY INN LTD. 110 BROADWAY ST E YORKTON SK S3N 0L2 Reference No: 40179733 9. enviroscan

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Project #: 21032400545

Eleanor Goolab Date Completed: 04/14/2021 10:23:37

Requested by:

AIS Ref No.: 40179733

Page: 16

HOLIDAY INN LTD. 100 ST BROADWAY E; YORKTON, SASKATCHEWAN

RECOMMENDATIONS:

- * 00-1 Fire, Liability & Basic Crime The safe in the night club is inadequate to protect the money which is stored within it. It is strongly recommended that an Underwriters Laboratories of Canada (ULC) listed burglary resistant safe be provided. The safe rating should be at least equivalent to a TL-30, tool resistant for 30 minutes.
- * 00-2 Fire, Liability & Basic Crime As there is no one in the night club section at night, a burglar alarm system should be provided in this area and monitored by the 24 hour attended registration desk.
- * 00-3 Fire, Liability & Basic Crime The torn carpet at the entrance to the indoor swimming pool should be repaired or replaced to prevent an accidental tripping injury.
- * 00-4 Fire, Liability & Basic Crime It is recommended that all bouncers and staff involved with serving alcohol be enrolled in the "It's Good Business" course provided by the Saskatchewan Tourism Education Council. This course teaches the responsible service of alcohol to patrons with techniques to ensure their safety during and after their visit to your establishment.
- * 00-5 Fire, Liability & Basic Crime Written documentation log should be maintained of all incidents involving patrons who arrive at premises impaired, become visibly impaired on premises, who fight, become disruptive or abusive, or patrons who are impaired and leaving the establishment alone. These instructions should be conspicuously posted for all staff to easily refer to should one of these incidents occur.
- * 00-6 Fire, Liability & Basic Crime A comprehensive, recorded, regular maintenance program should be kept for all areas of the property including stairs, floors, washrooms, entrances, emergency lighting, parking areas, snow clearing and equipment servicing. Adequately maintained records of such activities may be advantageous in a claims defense.
- * 00-7 Fire, Liability & Basic Crime The burned out battery in the emergency light near the north east exit should be replaced.



Saskatchewan Ministry of Environment

Search results for spills matching keyword

Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
140105	2/15/2014	OTHER - mo 99. Report ld: 2014-02-15T22:15:25	158 KG	206 Broadway Street East, Yorkton			
140272	5/14/2014	GASOLINE LIQUID - Report ID: 2014-05-14T15:15:46	0 L	112 Broadway Street West, 7-11, Yorkton			



Saskatchewan Ministry of Environment

Search results for Hazardous Storage

matching keyword broadway in YORKTON

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
7480	CITY OF YORKTON - WATER TREATMENT PLANT, BROADWAY ST. WEST S	501 BROADWAY ST. W., YORKTON		Operating
8002	STIK'S WELDING STORAGE SITE	PARCEL A, PLAN 673, BROADWAY ST. W., YORKTON		Reclaimed
8985	KEY CHEVROLET OLDSMOBILE CADILLAC LTD. STORAGE SITE	441 BROADWAY ST. E., YORKTON		Reclaimed
9493	MAPLE FARM EQUIPMENT LTD. STORAGE SITE	570 BROADWAY ST. W., YORKTON		Operating
9837	WARDALE EQUIPMENT LTD. (YORKTON) STORAGE SITE	230 BROADWAY ST. E., YORKTON		Operating
9879	HAAS NISSAN LTD. STORAGE SITE	386 BROADWAY E., YORKTON		Operating
9973	ROYAL FORD LINCOLN MERCURY SALES STORAGE SITE	117 BROADWAY ST. E., YORKTON		Operating
10076	K & K KOROL ENTERPRISES STORAGE SITE (HUSKY)	350 BROADWAY ST. W., YORKTON		Under Construction
10114	J & L PANCHUK ENT. & UNIROYAL TIRE CENTRE STORAGE SITE	569 BROADWAY ST. E., YORKTON		Decommissioning
10214	PETRO-CANADA (BRENDON HOLDINGS LTD. STORAGE SITE)	24 BROADWAY ST. W., YORKTON		Under Construction
10459	CANADIAN TIRE PETROLEUM STORAGE SITE	366 BROADWAY AVE. W., YORKTON		Reclaimed
10644	CONEXUS CREDIT UNION (FORMER SERVICE STATION STORAGE SITE)	414 BROADWAY ST. E., YORKTON		Reclaimed
10645	MID CITY SERVICE STORAGE SITE	65 BROADWAY ST .E., YORKTON		Reclaimed
10646	WEST BROADWAY SERVICE STORAGE SITE	300 BROADWAY AVE. W., YORKTON		Reclaimed
10711	EAST END ESSO SERVICE & MOTEL LTD. STORAGE SITE	440 BROADWAY ST. E., YORKTON		Operating
10904	KAHKEWISTAHAW CONVENIENCE STORE / GAS BAR STORAGE SITE	500 BROADWAY STREET, YORKTON		Operating
11160	YORKTON TURBO STORAGE SITE	332 BROADWAY ST. W., YORKTON		Decommissioning
11191	NORTH STAR SERVICE STORAGE SITE	37 BROADWAY AVE. W., YORKTON		Inactive
11225	FAS GAS BROADWAY ST. SERVICE #207 STORAGE SITE	385 BROADWAY ST. E., YORKTON		Operating

11288	FAS GAS YORKTON SERVICE #96 STORAGE SITE	150 BROADWAY ST. E., YORKTON	Operating
11319	7-ELEVEN STORE, YORKTON #27029 STORAGE SITE	112 BROADWAY ST. W., YORKTON	Operating
11376	YORKTON TURBO (#8069) - PARKLAND MALL STORAGE SITE	299-277 BROADWAY ST. E., YORKTON	Reclaimed
11463	YORKTON CO-OPERATIVE ASSOC.LTD., BROADWAY ST., YORKTON STORA	305 BROADWAY STREET. W., YORKTON	Operating
11529	CJ'S ESSO STORAGE SITE	171 BROADWAY ST. E., YORKTON	Reclaimed
11530	BROADWAY C-CENTRE (#732) STORAGE SITE	24 BROADWAY ST. E., YORKTON	Reclaimed
11713	BROADWAY PARK ESSO STORAGE SITE	440 BROADWAY ST. W., YORKTON	Reclaimed
11714	T & M SERVICE STORAGE SITE	78 BROADWAY ST. E., YORKTON	Inactive



Saskatchewan Ministry of Environment

Search results for Hazardous Storage

matching keyword argyle in YORKTON

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
9684	DAVID DEDMAN PONTIAC BUICK GMC LTD., ARGYLE STREET, YORKTON	62 ARGYLE ST., YORKTON		Reclaimed



MAY 10, 2021

Alton Tangedal M.ARCH., S.A.A., M.R.A.I.C. Alton Tangedal Architect Ltd. Suite 100, 1170 – 8th Avenue, Regina, SK S4R 1C9 Via email: alton@atalarch.ca

Reference: Hazardous Building Material Survey, 110 Broadway St E, Yorkton, SK

Dear Alton,

Hydrosphere Technologies (Hydrosphere) was commissioned by Alton Tangedal Architect Ltd. (ATAL) to conduct a hazardous building material survey at 110 Broadway St E, Yorkton building. All site work was completed on April 27, 2021.

All work carried out meets the requirements of the Saskatchewan Occupational Health and Safety Regulations, 2020 (OHSR), The Saskatchewan Asbestos Abatement Manual, 2017 (AAM), and current good practice in hazardous material control. The purpose of the investigation was to identify and quantify potential hazardous building materials within the subject building.

Suspect materials were sampled and assessed by visual inspection, where appropriate, for the above substances. Based on this inspection, seventeen (17) suspect asbestos-containing materials (ACMs) were sampled and submitted to Bureau Veritas (BV) Laboratories for ACM analysis based on NIOSH 9002 method and EPA/600R-93/116 Method (Polarized Light Microscopy).

Three (3) samples of suspect lead-based paints were submitted BV for analysis of lead content by atomic spectroscopy. Whenever necessary, and possible, the paint was separated from any backing material such as paper, concrete, or wood.

Attachment 1 presents the analytical results.

SURVEY LIMITATIONS

The survey was conducted on April 27, 2021. This report reflects the observations, findings, and analysis of materials sampled during the survey. Analytical results quantify the sampled materials at the specific sample locations. Visually similar materials were referenced to specific analyzed samples.

Limited access to walls and ceilings was obtained for the investigation of insulation materials. The observations are based on the specific areas inspected.

The scope of the survey included mechanical equipment, structure, and finishes within the subject building.



The findings within this report do not reflect potential ACMs in areas not accessed, such as the flooded mechanical room in the southeast corner of the building and areas above drywall ceilings and walls.

RESULTS

The results of the survey for hazardous building materials in the subject building are presented following by material type. The complete analytical report is contained in **Attachment 1**. Sample locations are shown on drawings and photos provided in **Attachment 2**.

Asbestos

Seventeen (17) visually different samples of building materials were obtained and submitted for analysis of asbestos. All samples were found to be non-asbestos materials. A listing of the collected samples is presented below.

Flooring

- 1. Banquet Room Bar Area Floor Tile;
- 2. Laundry Room Floor Linoleum over Wood;
- 3. Pool Electrical Room 9x9 Floor Tile;
- 4. Kitchen Floor Tile; and
- 5. Holly's Checkered Floor Tile.

Ceiling Tiles and Coverings

- 1. Kitchen Walk In Cooler Ceiling;
- 2. Pool Chemical Room Ceiling Board; and
- 3. Basement Ceiling Tile.

Plaster Finished/Drywall Compound

- 1. Hallway Outside Sunroom Plaster Joint Compound; and
- 2. Sun Room Laundry Room Back Entry Paint.

Insulation, Mechanical

- 1. Basement Boiler Room Pipe Elbow; and
- 2. Laundry Room Pipe Insulation.

Insulation, Wall

1. Front Entry Luggage Room Wall Insulation.

Wall Board

1. Kitchen Wall Board Water Resistant.

Roofing Materials

- 1. Center Roof;
- 2. Holly's Roof; and
- 3. East Roof.



Also, the interior cavities of the cinderblock walls were accessed in the northeast main floor guest room (exterior wall) and the chemical room in the pool area (interior). Both of these were found to be empty voids that did not contain any insulation.

Lead

Three (3) samples of typical paint finishes were collected from the building and analyzed for lead content. The results of this analysis were compared to the Surface Coating Materials Regulations, SOR/2016-193 guideline of 90 mg/kg. A listing of the three samples and location are as follows.

1.	Basement Network Room Lead Paint	Result	12.3 mg/kg	PASS
2.	Sun Room – Laundry Room Back Entry Paint	Result	<2.0 mg/kg	PASS
3.	Basement Storage Lead Paint Sample	Result	108 ma/ka	FAIL

3. Basement Storage Lead Paint Sample Result 108 mg/kg

The paint was found to be in poor condition and was blistered and peeling in many locations in the storage area outside of the network room. Based on these results, a management plan will need to be implemented based on the direction that the City of Yorkton takes with this building.

Polychlorinated Biphenyls (PCBs)

Inspection of the transformer in the electrical room outside the pool area confirmed that it is a dry-type, solid-state transformer and does not contain PCBs. Also, random inspections of several ballasts in the fluorescent lamp fixtures found that they were non-PCB-containing or electronic ballasts which are also non-PCB-containing.

Ozone-Depleting Substances (ODSs)2

Sources of ODSs observed on-site were limited to room-specific air conditioners, potential roof-top HVAC systems, refrigerators, and walk-in coolers. No ODS leak detection notices were posted on the equipment listed above at the time of the field reconnaissance. These items appeared to be in GOOD condition and properly maintained.

Depending on the direction the City of Yorkton takes with this building an evacuation and disposal plan will need to be implemented.

CLOSURE

This report has been prepared for the sole benefit of ATAL, for its intended purpose. The report may not be relied upon by any other person or entity without the express written consent of Hydrosphere and ATAL.

Any use that a third party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such third parties. Hydrosphere accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. The conclusions presented represent the best judgment of the assessor based on current environmental standards. Due to the nature of the investigation and the limited data available, the assessor cannot warrant against undiscovered environmental liabilities.

Should additional information become available, Hydrosphere requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.



We trust that the report meets your current requirements. Should you have any questions or concerns regarding the above, please do not hesitate to contact the undersigned.

Warm regards,

[] Heninj

Troy Herring, AScT, EP(CEA), EP(EMSLA), CESA PRINCIPAL CONSULTANT, HYDROSPHERE TECHNOLOGIES

Attach:

- 1. Analytical Reporting
- 2. Sample Locations



Attachment 7



110 Broadway Street E, Yorkton, Sk, Ramada Hotel

In regard to the above property address:

The following is a proposal to list and sell the property. RE/MAX Bridge City will require an exclusive listing for a 12 month term, the property will be listed for sale on Realtor.ca, remaxcommercial.com and open to offers from all real estate agents in Canada.

In the past 24 months RE/MAX Bridge City has submitted two offers when the property was held by Cornerstone Credit Union. RE/MAX Bridge City has 5 full time commercial agents with two being very familiar with the City of Yorkton.

1. Any Buyer would have an opportunity to demolish the structure if deemed necessary to fit their development. The Buyer would work in conjunction with the City of Yorkton to discuss the demolition, the removal of debris and successfully negotiate dump fees satisfactory to both parties.

2. Upon RE/MAX Bridge City being awarded the listing; RE/MAX Bridge City will work with their contacts in Appraisal and valuation of the property as it is, with environmental firms to determine the criteria to successfully sell the property.

3. An Exclusive in-house listing contract would be signed between the City of Yorkton and Re/MAX Bridge City Realty with a flat-rate fee payable to RE/MAX Bridge City Realty in the amount of \$50,000 at possession date within the listing time period.

Jeff Chapple <u>chappleremax@gmail.com</u> <u>www.jeffchapple.ca</u> Realtor[®] (306) 740-7161 Commercial Specialist RE/MAX Bridge City Realty



























REPORTS TO COUNCIL

TITLE: Deer Park Clubhouse Design Update	DATE OF MEETING: June 28, 2021	
	REPORT DATE: June 24, 2021	
CLEARANCES:	ATTACHMENTS:	
Written by: Darcy McLeod – Director of Community Development, Parks & Recreation		
Darcy	McLeod	
Reviewed by: Jessica Matsalla - City Clerk Jessie	ca Matsalla	
Approved by: Lonnie Kaal - City Manager	ie Kaal	

PURPOSE

Since we are at the end of the schematic design process for the proposed new Deer Park Clubhouse, the purpose of this report, and subsequent presentation from Mitch Strocen of aodbt Architecture and Interior Design, is to update Council on the proposed design. The intent is to have Council confirm the scope of the design and to provide direction on options for cart storage, before moving on to the detailed design phase.

BACKGROUND

In 2019, the City of Yorkton engaged aodbt architecture + interior design (aodbt) to consolidate a number of smaller studies, and requests from the community, into a broader Recreation Facilities Master Plan. The scope of the work was to develop and present a priority list of projects for the City to consider as part of future planning. The Plan was limited to indoor infrastructure, which only accounts for a portion of a community's recreation infrastructure.

Considered within the indoor Recreation Facilities Master Plan, dated October 10, 2019, was a condition assessment of the Deer Park Clubhouse. The Plan concluded that the Deer Park "club house has reached the end of its useful life. The clubhouse is experiencing leaks, and there are a number of accessibility and code violations throughout."

Following discussion on other recreation infrastructure during the May 11, 2020 Council meeting, Council directed Administration to engage aodbt to further investigate the options for replacing the aging clubhouse at the Deer Park Golf Course. To inform their work, Administration formed a Steering Committee made up of the following people:

Ken Chyz, City Council rep
 Lonnie Kaal, City Manager
 Darcy McLeod, Director of CDPR
 Jeff Fawcett, Manager of Capital Projects
 Allan Sauser, Director of Golf.

The Steering Committee worked with aodbt to conduct a user engagement process to obtain feedback from users on conceptual design options for replacement of the Deer Park Clubhouse. Using a combination of in-person and virtual input sessions, presentations were made to, and feedback provided from, members of the following:

- a. Deer Park Men's Club
- b. Deer Park Ladies Club
- c. Deer Park Senior Men's Club
- d. Deer Park Senior Ladies Club
- e. Deer Park Junior golf parents
- f. Cross Country Ski Club
- g. Deer Park Staff and Operating contractors

A more detailed summary of the engagement process will be provided by aodbt.

Mitch Strocen from aodbt attended the October 26, 2020 Council meeting and presented the various concept plans for Council consideration. Council then provided Administration with the following direction:

"That Council refer the Deer Park Clubhouse Replacement project discussions to a 2021 strategic planning session of Council to determine the preferred option, and further direct Administration to allocate \$185,000 in the 2021 capital budget to engage a consultant to continue through 100% detailed design of the preferred option, once selected by Council."

At their April 19, 2021 Committee of the Whole meeting, Council further discussed the scope of a new clubhouse including the servicing requirements for water and sewer. The following direction was provided to Administration and further adopted at the April 26, 2021 Council meeting.

"That the Committee of the Whole Council recommend to Council to proceed with detailed design on Concept Plan Number 2 – 'Reduced Food Services' for the scope of the new Deer Park Clubhouse and location No. 1 as indicated in the October 26, 2020 City of Yorkton Council presentation prepared by aodbt Architecture and Interior Design (with no underground cart parking); and

That the Committee of the Whole Council recommend to Council to direct Administration to proceed with detailed design of installation of water and sewer services to the Deer Park Golf Course, as presented in Option 2, as contained in the Committee of the Whole Meeting Package of April 19, 2021, with the condition that both lines be directionally bored, and a gravity-fed sewer option be installed."

The City continued with aodbt Architecture and Interior Design for the 100% design process of the Deer Park Clubhouse. Mitch Strocen from aodbt led the Steering Committee through various Schematic Design sessions via Zoom (May 4 & 20; June 10 & 24) and will be meeting with the user groups once again on June 28th to obtain feedback and input.

FINANCIAL IMPLICATIONS

The financial implications will be determined and brought forward with the final design presentation and considered as part of 2022 budget process.

COMMUNICATION PLAN/PUBLIC NOTICE

The Steering Committee has met with the user groups to receive feedback and input, which has been included in the design process. Public input will continue through the detailed design process, with the intent of having an online feedback process similar to the Gallagher Centre Renewal project.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

This is a direct result of Council's priority related to improved recreation facilities.



City of Yorkton

Ν	2W3	·	Phone	306-786-1700	·	Fax

x 306-786-6880 · www.yorkton.ca

NOTICE OF MOTION

Date		June 24, 2021
Memor	andum to:	Yorkton City Council
From:		Councillor Dustin Brears
Re:	Four Motions r	egarding SAMA and Property Assessment

I would like to bring 4 motions forward at the June 28 council meeting.

Motion 1:

That the City of Yorkton no longer sends out the SAMA assessment numbers on City Letterhead but rather SAMA letterhead (with their permission) OR lacking SAMA permission for the letterhead usage, that the assessment gets sent out on City letterhead with a large, bold font, first line disclaimer stating: "The assessment numbers being provided in this document are determined by SAMA and are in no way determined or influenced by the City of Yorkton. The assessment values are the sole responsibility of SAMA and all questions, concerns and feedback must be directed to SAMA".

Motion 2:

That the City of Yorkton pass a resolution to request and support (SUMA) to begin the process to force the review and ultimate improvement to the "Assessment Rule Book" currently being used by SAMA to determine property values across the Province of Saskatchewan.

Motion 3:

That Council direct Administration to explore and analyze using an agency or internal staff OTHER than SAMA to provide the assessments for the City of Yorkton and surrounding communities (should the outside communities decide to come on board).

Motion 4:

The Yorkton market has been significantly depressed for the last 5+ years, we have witnessed businesses closing, we have an unhealthy amount of vacant commercial properties, are on the tail end of a pandemic, and even with all of those factors, the assessment system is still indicating that some property values have increased by over 200%. This inaccurate system is in need of overhaul. This system needs to be reviewed by levels of government more powerful than this Council. After hearing the concerns from the business community and hearing how there is no incentive to expand and grow from fear of unfair increases in assessments and taxes - I am making a motion that we reject the results of the last assessment. While the assessment is legislated, tax policy has proceeded, and this motion won't have any material affect on the results this year, we can

reject this assessment in "principle" and send a message that the system is broken and needs a "Saskatchewan" touch brought into it to make it more relevant and accurate for the communities in this province.

OPTIONS:

- 1. Support Councillor Brears' motions.
- 2. Other Direction as per Council.

Respectfully, Dustin Brears

Dustin Brears City Councillor