620 - Appendix "A" referred to in Clause 8 of Report "A" of the Executive Policy Committee dated May 12, 1999

MEMORANDUM OF SETTLEMENT

between

THE CITY OF WINNIPEG

and

THE WINNIPEG ASSOCIATION OF PUBLIC SERVICE OFFICERS

Executive Summary

The City of Winnipeg and the Winnipeg Association of Public Service Officers agree, subject to ratification by both parties, to amend the previous Agreement that expired October 11, 1997 as follows. Further, it is understood and agreed that the negotiating committees of The City of Winnipeg and the Winnipeg Association of Public Service Officers agree to recommend acceptance of the amended Agreement to their respective principals.

1. It is understood and agreed that all amendments to the Agreement will take effect upon ratification by both parties unless otherwise specifically stated.

2. All provisions of the previous Agreement remain *status quo* except as specifically noted.

Term of Agreement

3. October 12, 1997 - October 11, 2000

General Wage Increases

4. Effective October 1997 (PP 22) - 2.527%

   Effective October 1998 (PP 22) - 1.197%

   Effective October 1999 (PP 22) - COLA same as CUPE, estimated payout is 1.5%

Other Significant Amendments

5. *Scope of Agreement and Exemptions:* The number of WAPSO exempt staff increases by approximately 35 positions. The City gains the right to declare new positions as exempt, subject to the principles established in the agreement and generally accepted by the Labour Board. Disputes will be referred to the Manitoba Labour Board.

6. *Position Evaluation:* The appeals process is substantially amended to allow for a more efficient and timely resolution of disputes.

7. *Reduction in Staffing Levels:* The severance pay cap is increased from 46 to 54 weeks and the notice period is reduced accordingly by 8 weeks. Amendments allow the City to reassign affected employees to vacant positions at its discretion, affected employees have no "right of refusal" or "right of return" during a "special reorganization".

8. *Quality of Work Life:* The City and WAPSO have agreed to establish a Joint Committee that will review QWL issues and make recommendations to the CAO.

621 - Appendix "E" referred to in Clause 3 of the Report of the Standing Policy Committee on Public Works dated February 1, 1999

APPENDIX "E"

TERMS OF REFERENCE AND PUBLIC CONSULTATION PROCESS

1. Terms of Reference

a) make information available to citizens of Winnipeg on the issues relating to the need to construct a water treatment plant,
b) provide an opportunity to hear the opinions of stakeholders, technical experts and the public,
c) Provide recommendations to Council by December 1999, if possible, on:
- *the need for water treatment;*
- *impact on rates due to treatment;*
- *a water treatment plant in-service date considering water rates and public health risks.*

2. Method and Timing

The primary means of public consultation would be through public hearings where individuals and organizations would make representation to the committee. Written briefs would be encouraged. A list of the groups that may wish to contribute is outlined. Following approval of this option at the May Council meeting, the actual public meeting would be announced in September to be held one month later in October. The months of July and August should be avoided. One month is the minimum time that an organization needs to prepare a brief. The Department has asked the consultant to do a detailed project cost estimate which will not be complete until July.

3. Before the Public Hearing

a) Large newspaper ads in 2 consecutive Saturday Free Press, approximate insertion dates of September 11 and September 18, notifying of public hearings on October 14 and October 21, 1999.
b) The ads would contain a description of the history and status of Winnipeg's Drinking Water Treatment Project and the decision that is being made. This information will also be available for viewing on the City's internet site.
c) A media briefing on the project would be scheduled for September 14.
d) Delegations would be registered in advance.
e) The ad would advise that the public hearings would begin at 5:00 p.m. and be expected to last 5 hours.
f) A central site, such as the Convention Centre, would be rented with appropriate presentation equipment, recording equipment.
g) BUDGET: Advertising and Media Briefing $15,000.00

Appendix "E" referred to in Clause 3 of the Report of the Standing Policy Committee on Public Works dated February 1, 1999 (continued)

APPENDIX "E" - TERMS OF REFERENCE AND PUBLIC CONSULTATION PROCESS (continued)

4. The Public Hearing

a) Executive Summary report would be available at the meetings for the public to read. This could be put on the City's Internet site in advance of the meetings.

b) Department and Consultants to make the initial presentation at the first meeting. This presentation will provide additional technical input from the Consultants on the pilot program, conceptual design and cost estimates, to include:

- *Description of Winnipeg Water Supply System*
- *Current and Future Water Quality Guidelines*
- *Need for Treatment from Public Health Perspective*
- *Pilot Program and Conceptual Design*
- *Capital Costs, Operating Costs*
- *Rates and Financial Plan*

c) Delegations would appear in order of their advance registration. A 10 minute presentation per delegation will be allowed. The Administration and Consultants would be available to answer questions.

d) The meetings would be recorded.

e) BUDGET: Presentations, Rentals, Reports $35,000.00

5. After the Public Hearing

a) The Executive Policy Committee will submit a report to Council recommending whether or not to proceed with the Water Treatment Plant Project. The administration and consultants will prepare a report in accordance with the recommendations of the Executive Policy Committee.

b) BUDGET $15,000.00

6. Budget Summary

a)	*Advertising and Media Briefing*	*$15,000.00*
b)	*Presentations, Rentals, Reports*	*$35,000.00*
c)	*Report*	*$15,000.00*
d)	*Contingency*	*$ 5,000.00*
	TOTAL	*$70,000.00*

Water Treatment Public Consultation

This is a preliminary list of groups that might be expected to present.

Invited Presentations

- *Water and Waste Department*
- *City Health Officials*

Appendix "E" referred to in Clause 3 of the Report of the Standing Policy Committee on Public Works dated February 1, 1999 (continued)

APPENDIX "E" - TERMS OF REFERENCE AND PUBLIC CONSULTATION PROCESS (continued)

- *Manitoba Health (with Manitoba Environment)*
- *Health Canada*
- *Canadian Water and Wastewater Association*
- *American Water Works Association Research Foundation*

City of Winnipeg
- *City Councillors*

Other Government
- *Urban Affairs*

Labour
- *C.U.P.E.*
- *W.A.P.S.O.*

Other Stakeholders/Customers
- *Water Users*
  - *Large Volume*
  - *Food/Beverage Processing*
  - *Manitoba Restaurant & Food Services*
- *Consumers Association*
- *Professional Property Manager's Association*

Other
- *Economic Development Winnipeg*
- *Manitoba Public Health Association*
- *Council Of Women*
- *Winnipeg Chamber of Commerce*
- *Social Planning Council*
- *Manitoba Society of Seniors*
- *Canadian Federation of Independent Business*

Environmental Interests
- *International Institute For Sustainable Development*
- *Manitoba Eco-Network*

622 - Schedule “A” referred to in Clause 14 of the Report of the Standing Policy Committee on Property and Development dated April 6, 1999

SCHEDULE A

CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 1999 TO 2003

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JUNE 01 TO MAY 31 OF THE FOLLOWING YEAR

ITEM NO.	TRADE to be LICENSED	1997/98/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
1	Amusement Device	80	96	87	84	89	90
2	Amusement Parlour	590	602	614	626	638	650
3	Antique Buyer:						
	a) when held with second hand dealer or pawnbroker license	12	27	41	56	70	85
	b) all others	180	184	188	192	196	200
4	Auctioneer	190	184	188	192	196	200
5	Auctioneer's Assistant	60	63	66	69	72	75
6	Banquet Hall	140	182	224	266	308	350
7	Barber Shop	57	61	66	90	95	100
8	Beauty Salon	76	81	86	90	95	100
9	Bicycle Dealer	60	66	72	78	84	90
10	Billiard Parlour	96	96	106	115	125	135
11	Bowling Alley	220	224	228	232	236	240
12	Bus	60	65	65	65	65	65
13	Canvasser	60	65	65	65	65	65
14	Carnival	160	163	166	169	172	175
15	Chimney Sweep	60	68	76	84	92	100
16	Cinema	160	184	208	232	256	280
17	Concert Hall	120	137	154	171	188	205
18	Dance Hall	256	283	310	336	363	390
19	Dating and Escort Service	3,600	3,690	3,780	3,840	3,920	4,000
20	Dog Kennel	60	76	92	108	124	140
21	Escort	90	93	96	99	102	105
22	Flea Market Promoter:						
	a) for each day not exceeding 3 consecutive days	120	122	124	126	128	130
	b) for four or more days	410	418	426	434	442	450
23	Food Handling Establishment:						
	a) Temporary	39	73	107	142	176	210
	b) Limited	97	118	138	159	179	200
	c) All others	235	254	273	292	311	330
24	Furnace Vacuum Cleaner	60	61	62	63	64	65
25	Game - for each game or device	70	86	87	88	89	90
26	Hatchery, Chick	120	122	124	126	128	130

Schedule “A” referred to in Clause 14 of the Report of the Standing Policy Committee on Property and Development dated April 6, 1999 (continued)

SCHEDULE A

CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 1999 TO 2003

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JUNE 01 TO MAY 31 OF THE FOLLOWING YEAR

ITEM NO.	TRADE to be LICENSED	1997/98/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
27	Hawker:						
	a) with vehicle or mobile unit (per vehicle or mobile unit)	SEE	END	OF	SCHEDULE		
	b) travelling on foot	100	111	122	133	144	155
		100	126	152	178	204	230
28	Hobby Breeder	35	62	89	116	143	170
29	Hostel	30	65	100	135	170	205
30	House Mover	120	122	124	126	128	130
31	Ice Cream Freezer						
	a) when held with a food handling establishment licence other than temporary or limited	30	56	82	108	134	160
	b) all others	60	61	62	63	64	65
32	Ice Skating Rink	120	122	124	126	128	130
33	Insulating Machine	250	255	260	265	270	275
34	Itinerant Photographer	120	122	124	126	128	130
35	Itinerant Salesman:						
	a) selling only greeting cards	60	61	62	63	64	65
	b) all others	420	428	436	444	452	460
36	Karting Track	250	255	260	265	270	275
37	Laundry/Dry Cleaning Plant	272	278	283	289	294	300
38	Livery Stable	120	122	124	125	128	130
39	Livestock Dealer	120	122	124	126	128	130
40	Magazine Salesman	120	122	124	126	128	130
41	Massage Parlour Proprietor	3,800	3,680	3,760	3,840	3,920	4,000
42	Massage Therapist	90	94	98	102	106	110
43	Massagist	90	96	102	108	114	120
44	Motor Raceway	250	266	282	298	314	330
45	Oil Supply Service	75	76	77	78	79	80
46	Outdoor Mobile Food Vending Unit (per unit)						
	a) general	SEE	END	OF	SCHEDULE		
	b) selling only fresh fruit, vegetables and/or prepackaged food products	120	122	124	126	128	130
47	Psychic Reader	410	449	488	527	566	605
48	Pawnbroker	120	124	128	132	136	140
49	Pet Shop						

Schedule “A” referred to in Clause 14 of the Report of the Standing Policy Committee on Property and Development dated April 6, 1999 (continued)

SCHEDULE A

CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 1999 TO 2003

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JUNE 01 TO MAY 31 OF THE FOLLOWING YEAR

ITEM NO.	TRADE to be LICENSED	1997/98/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
50	Plant Stall	SEE	END	OF	SCHEDULE		
51	Poultry Keeper	120	122	124	126	128	130
52	Poultry Slaughter House	120	157	194	231	268	305
53	Precious Metals Dealer:						
	a) when held with second hand dealer, pawnbroker or antique buyer licence	12	28	43	59	74	90
	b) all others	120	169	218	267	316	365
54	Rides:						
	a) mechanical, coin-operated designed and operated for use by children 10 years of age or younger - for each ride	30	40	50	60	70	80
	b) all other rides including roller coasters, merry-go-rounds, ferris wheels, ocean wave devices - for each ride	60	67	74	81	88	95
55	Roller Skating Rink	80	80	100	120	140	160
56	Rooming House	SEE	END	OF	SCHEDULE		
57	Second Hand Dealer:						
	a) dealing only in household furniture, clothing & accessories, sports apparel books & magazines, cassette recordings, records, compact disks, video computer games & software or storage only or any combination thereof but excluding any electronic equipment such as TV's, stereo's, VCR's or when held with a pawnbroker licence	60	135	135	135	135	135
	b) all others	180	205	230	255	280	305
58	Shooting Gallery	420	428	436	444	452	460
59	Shuffleboard	70	72	74	76	78	80
60	Sign Erector	60	64	68	72	76	80
61	Skateboard Facility	30	56	82	108	134	160
62	Soap Manufactory	60	64	68	72	76	80
63	Soils Dealer	95	109	123	137	151	165
64	Souvenir Book Seller:						
	a) for each day not exceeding 2 consecutive days	18	20	23	25	28	30
	b) for more than 2 consecutive days	42	44	45	47	48	50
65	Souvenir Seller:						
	a) for each day not exceeding 2 consecutive days	36	37	38	39	40	40
	b) for more than 2 consecutive days	90	92	94	96	98	100
66	Street Artist	30	31	32	33	34	35

Schedule “A” referred to in Clause 14 of the Report of the Standing Policy Committee on Property and Development dated April 6, 1999 (continued)

SCHEDULE A

CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 1999 TO 2003

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JUNE 01 TO MAY 31 OF THE FOLLOWING YEAR

ITEM NO.	TRADE to be LICENSED	1997/8/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
67	Tannery	155	173	191	209	227	245
68	Tattoo Studio	120	129	138	147	156	165
69	Tobacconist	90	92	94	96	98	100
70	Toboggan Slide	60	80	100	120	140	160
71	Trailer Park	60	65	65	65	65	65
72	Transient Trader:						
	a) Transient Trader who is assessed for business tax or a licence in lieu of business tax in respect of premises located in the City						
	i) for a period of 90 consecutive days - 1 location	350	357	364	371	378	385
	ii) for a period of 90 consecutive days - each additional location	250	255	260	265	270	275
	iii) for 1 day only - 1 location	150	166	182	198	214	230
	b) Transient Trader who is not assessed for business tax or a licence in lieu of business tax in respect of premises located in the City						
	i) for a period of 90 consecutive days - 1 location	500	510	520	530	540	550
	ii) for a period of 90 consecutive days - each additional location	400	408	416	424	432	440
	iii) for 1 day only - 1 location	250	255	260	265	270	275
	c) Transfer of licence to new location	25	30	30	35	35	40
73	Undertaker, Funeral Director	240	245	250	255	260	265
74	Used Material Collector	60	62	64	66	68	70
75	Used Material Yard	300	306	312	318	324	330
76	Vending Machines:						
	a) all vending machines including automatic phonograph, lifting, or strength testing machine, television unit, postage stamp machine, electrically operated vending machines and non-electric manually operated machine except for b)	6 to 50	12	13	14	15	15
	b) cigarette vending machine or any machine vending tobacco products or tobacco products in addition to other products	75	77	79	81	83	85
77	Waste Oil Trucker	60	64	68	72	76	80
78	Window Installer	60	64	68	72	76	80

SCHEDULE A

CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 1999 TO 2003

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JUNE 01 TO MAY 31 OF THE FOLLOWING YEAR

ITEM NO.	TRADE to be LICENSED	1997/98/99	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
79	Replacement damaged licence, licence plate, badge or sticker						
	a) for a licence sticker	0.50	12	13	14	15	15
	b) for a badge	2	12	13	14	15	15
	c) for a licence plate (food vendor)	2	12	13	14	15	15
	d) for a licence plate (hawker)	2	12	13	14	15	15
	e) for a general licence	2	12	13	14	15	15
80	Refunds. applicable refund calculated from the date of refund application & only where the licence & or badge, plate, or sticker is surrendered. (no refund when refund due is under)	20	25	25	30	30	30

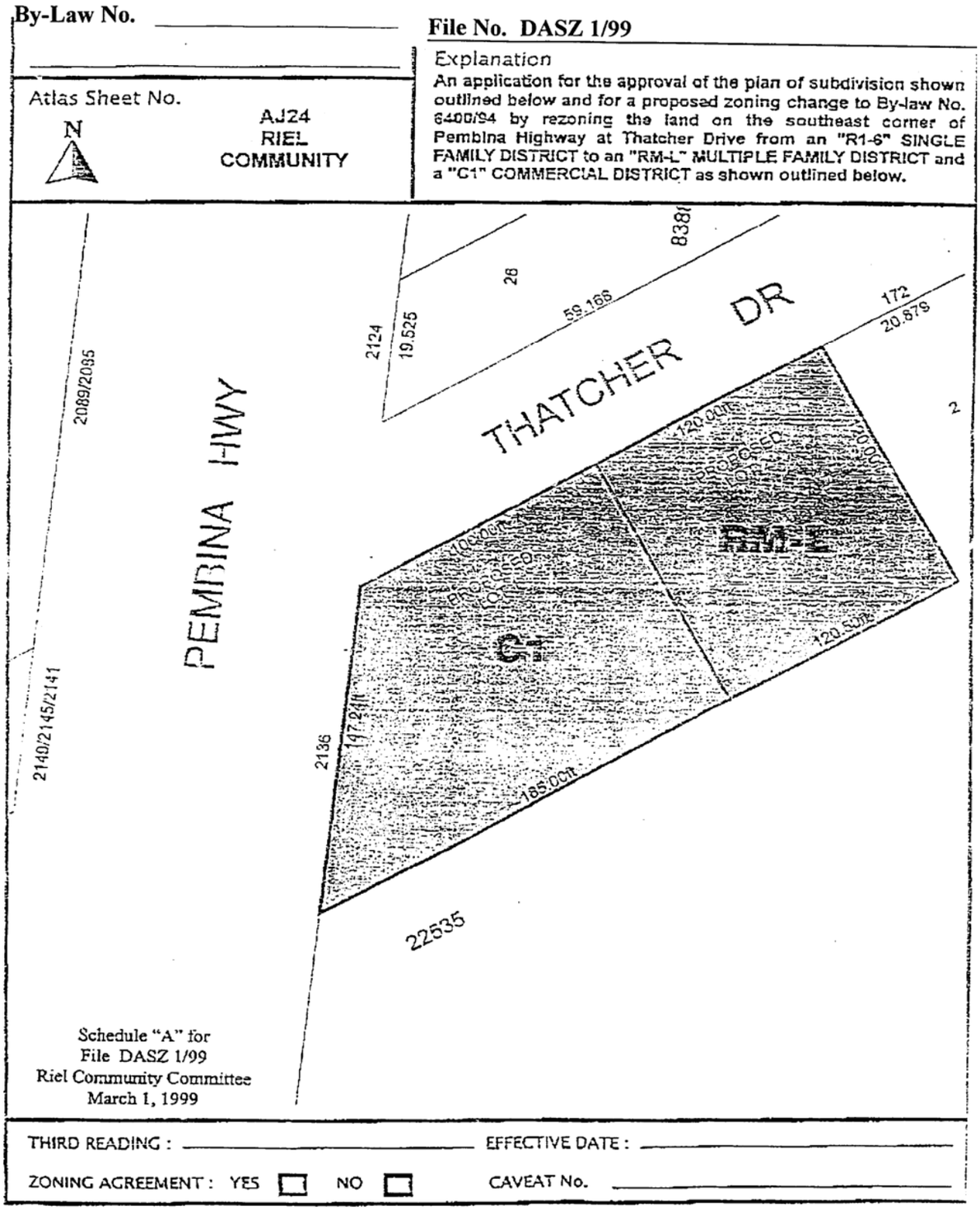
CITY OF WINNIPEG LICENCE BY-LAW 6551/95 PROPOSED LICENCE FEE INCREASE FOR THE LICENCE YEARS 2000 TO 2004

ALL LICENCE FEES IN THIS SECTION ARE ANNUAL FOR LICENCE YEAR JANUARY 01 TO DECEMBER 31

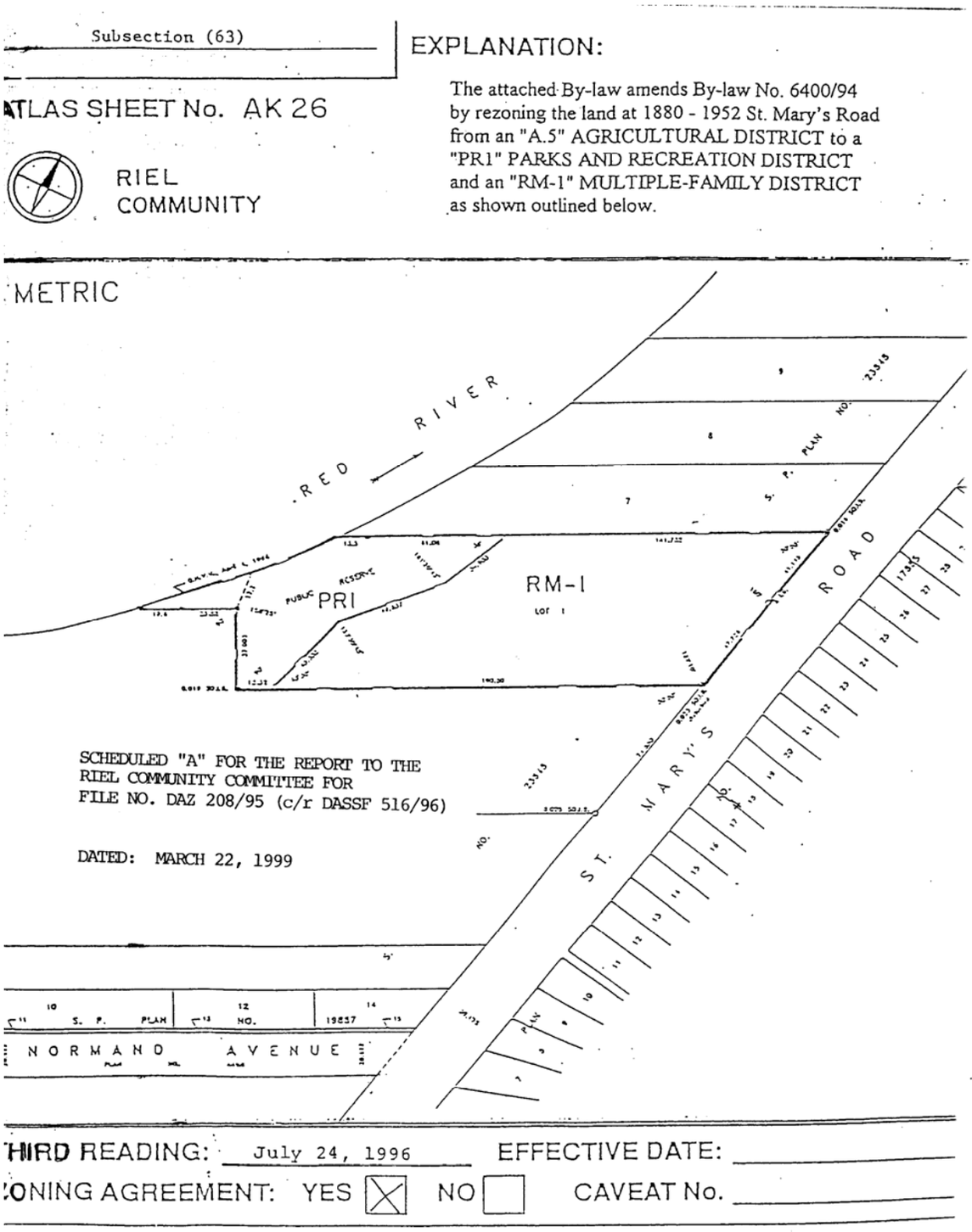
ITEM NO.	TRADE to be LICENSED	1997/98/99	2,000	2,001	2,002	2,003	2,004
27	Hawker:						
	a) with vehicle or mobile unit (per vehicle or mobile unit)	150	153	156	159	162	165
	b) travelling on foot	90	92	94	96	98	100
46	Outdoor Mobile Food Vending Unit (per unit)						
	a) general	236	251	266	280	295	310
	b) selling only fresh fruit, vegetables and/or prepackaged food products	64	98	132	167	201	235
50	Plant Stall	60	61	62	63	64	65
56	Rooming House	220	244	268	292	316	340

COMMUNITY SERVICES DEPARTMENT
COMMUNITY AND ENVIRONMENTAL HEALTH, SAFETY & PROTECTION
LICENCE SERVICES BRANCH
February 24, 1999

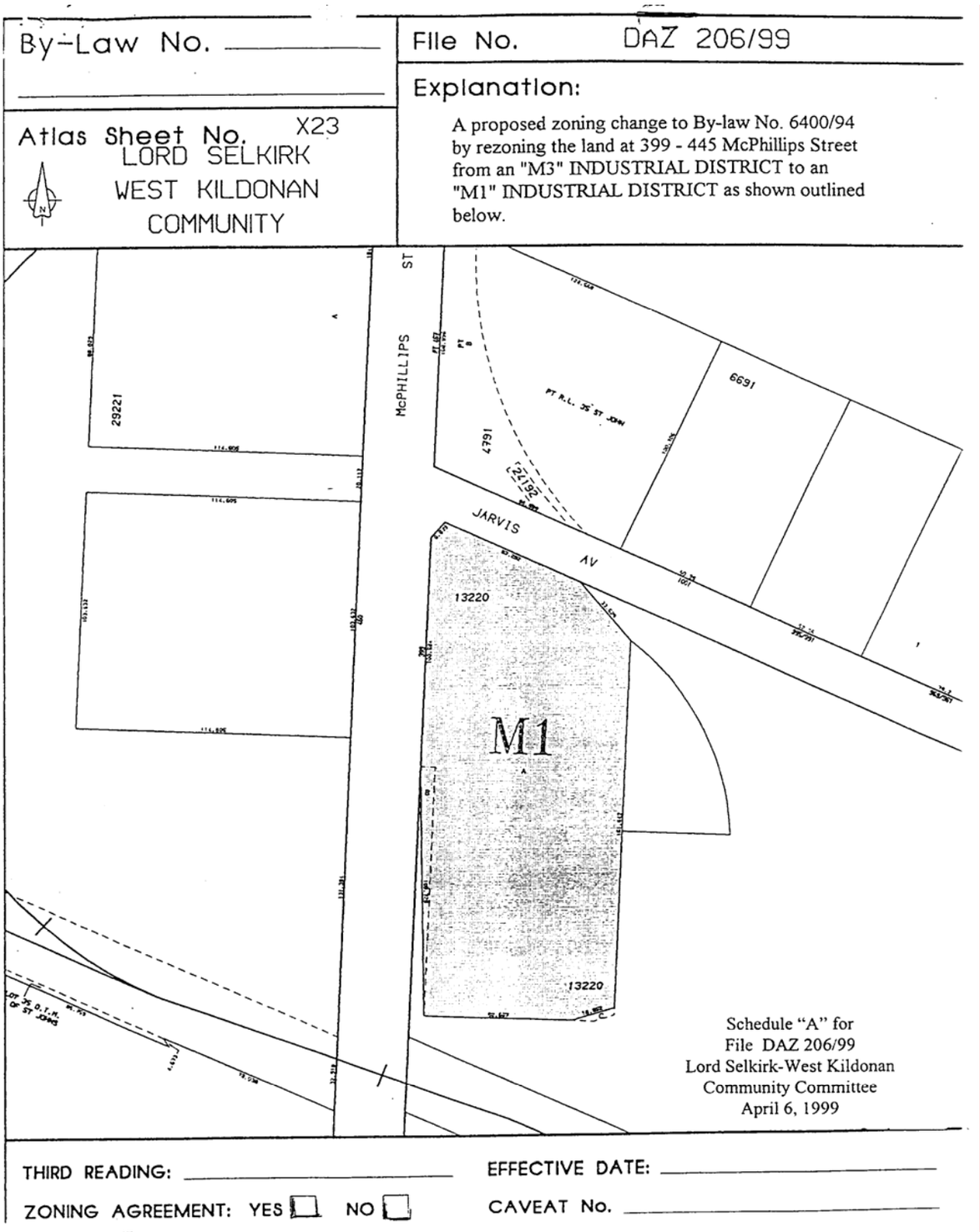
623 - Schedule “A” referred to in Clause 5 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999



624 - Schedule “A” referred to in Clause 6 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999



625 - Schedule "A" referred to in Clause 7 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999



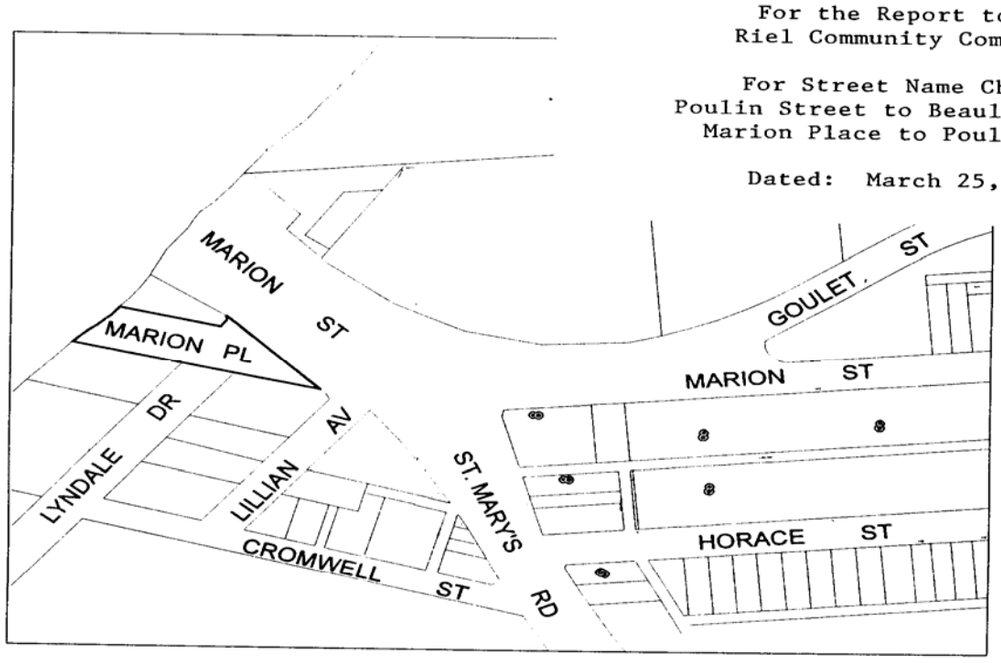
626 - Schedule “A” referred to in Clause 9 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999

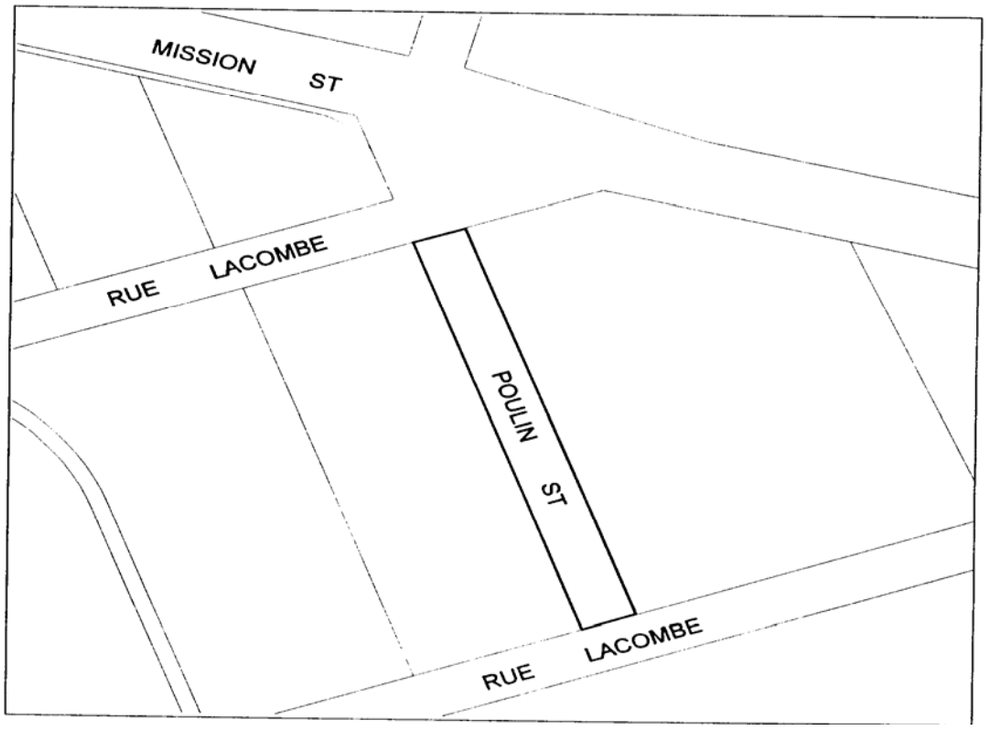
SCHEDULE "A"

For the Report to the
Riel Community Committee

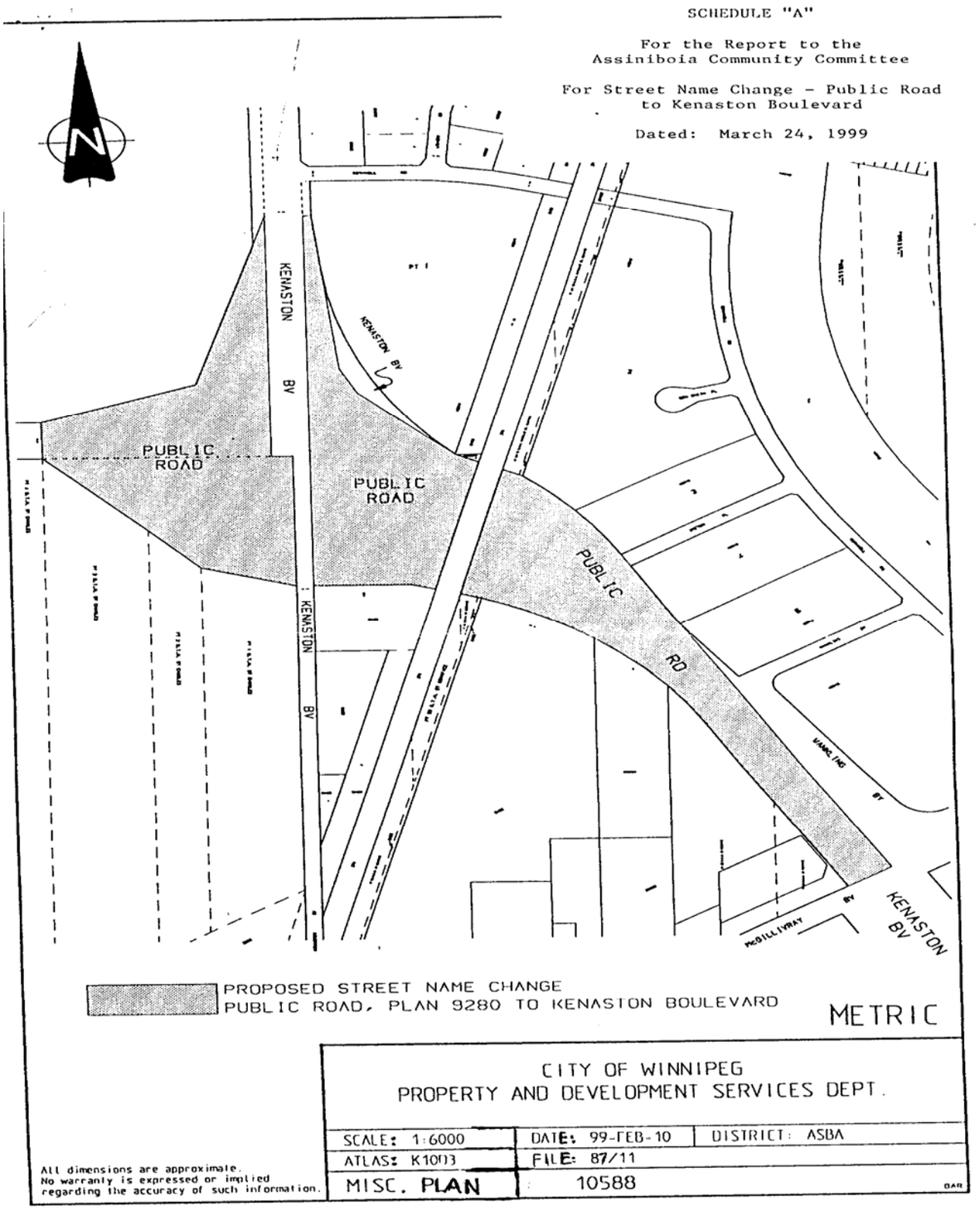
For Street Name Changes
Poulin Street to Beaulieu Street
Marion Place to Poulin Drive

Dated: March 25, 1999





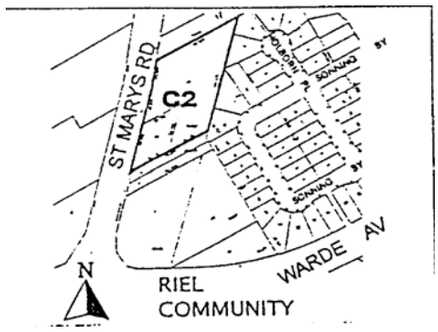
627 - Schedule “A” referred to in Clause 10 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999



628 - Appendix “A” referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999

Proposed Rezoning - land located on St. Mary's Road, east side, north of Warde Avenue - Riel Community
File DAZ 203/99

7. The Standing Policy Committee on Property and Development has been advised that an application has been received from St. Vital E.M.C. Church, 539 St. Catherine Street, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the land as outlined from an "A-5" Agricultural District and "C1" Commercial District to a "C2" Commercial District to allow for a church and accessory parking lot.



The following is the present site description:

Site Area:	*The property is one of the few remaining vacant undeveloped properties along St. Mary's Road. It has over 400 feet of frontage and 300 feet of depth.*
Existing Land Use and Zoning	*Combined "C1" Commercial and "A5" Agricultural zoning. The land is currently vacant.*

The following is the surrounding land use and zoning:

North:	*Immediately to the north is a pedestrian walkway and Hydro Transmission Line*
South:	*Vacant undeveloped "C2" Commercial land*
East:	*A fully developed "R1-5" Residential subdivision*
West:	*A mixture of some light commercial, and undeveloped "A-5" Agricultural occupies the land directly west of St. Mary's Road*

The applicant proposes to consolidate the two (2) lots in question, and rezone them to a single commercial zoning category which will facilitate development of a church. The building itself will have a sanctuary, offices and a gymnasium area. It is to be sited at the centre of the lot surrounded by proposed 128 parking stalls. Primary access is via St. Mary's Road.

The subject property lies just north of Warde Avenue, east of St. Mary's Road. Years ago, a portion of the subject land was rezoned to a "C1" limited commercial zoning category but inexplicably it was never developed. The Royal Bank of Canada currently has title to the aforementioned parcel in addition to the agriculturally zoned lot lying adjacent to the north. The applicants are proposing to purchase both properties from the Royal Bank and provided that the necessary rezoning is endorsed by Council, they will consolidate both properties and construct a church. While an agricultural zoning permits a church outright, "C1" Commercial does not. A restrictive "C2" Commercial zoning will both allow for the proposed uses and

Appendix “A” referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999 (continued)

provide a mechanism for putting a Zoning Agreement in place. Through the Zoning Agreement, neighbouring residents will be able to ensure that uses other than a church and its accessory uses (including parking area) will not be permitted without a zoning agreement amendment. Similarly the agreement will allow for an opportunity to review and endorse all building and site plans prior to the issuance of any building permit. In that way, proper landscaping, fencing, building set-backs, garbage enclosure location, etc., can be established and maintained in the interests of surrounding property owners. The Property and Development Services Department is of the view that by putting the recommended conditions in place, the proposed development should not have any significant adverse effect on the surrounding neighbourhood. It would appear to be a preferable alternative to the 40+ uses currently permitted out right under just the "C1" Commercial zoning.

The Administration therefore recommended that the Riel Community Committee endorse the application subject to the conditions listed.

A Public Hearing was held before the Riel Community Committee on March 9, 1999. Eleven persons were heard in support of the application, no persons registered in opposition thereto, and two persons registered for information thereon.

The Riel Community Committee recommended that the rezoning application be approved for the following reasons:

1. *The proposed development is considered to be compatible with the surrounding area and a welcome addition to the neighbourhood.*

2. *The conditions will ensure that the proposed development will not have any significant adverse effect on the surrounding neighbourhood.*

The Standing Policy Committee on Property and Development concurred in the recommendations of the Riel Community Committee and recommends:

I. *That Zoning By-law No. 6400/94 be amended by rezoning the subject land, as outlined on Schedule "A" for File DAZ 203/99 dated March 1, 1999, to a "C2" Commercial District, subject to the following:*

   A. *That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:*

      1. *That final site plans illustrating proposed location of buildings, building profile, points of access/egress, signage, landscaping/fencing, parking areas, exterior lighting and garbage enclosures be submitted to and approved by the Manager of Planning and Land Use and the Riel Community Committee prior to the issuance of any building permits.*

      2. *That use of the site be restricted to the following uses:*

         a) *Church, synagogue or similar place of worship; and,*
         b) *Accessory gymnasium and offices, kitchen, play-rooms, library, sanctuary, and storage areas.*

      3. *That the maximum height of the proposed church, in accordance with plans submitted be restricted to thirty-three (33) feet.*

   B. *That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated February 25, 1999, with the following amendment:*

      i) *That the servicing costs of $87,030.59 be amortized over a period of ten (10) years.*

II. *That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.*

Appendix "A" referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999 (continued)

III. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

REFERRED BACK TO THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT BY COUNCIL - April 28, 1999

Appendix "A" referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated May 4, 1999 (continued)

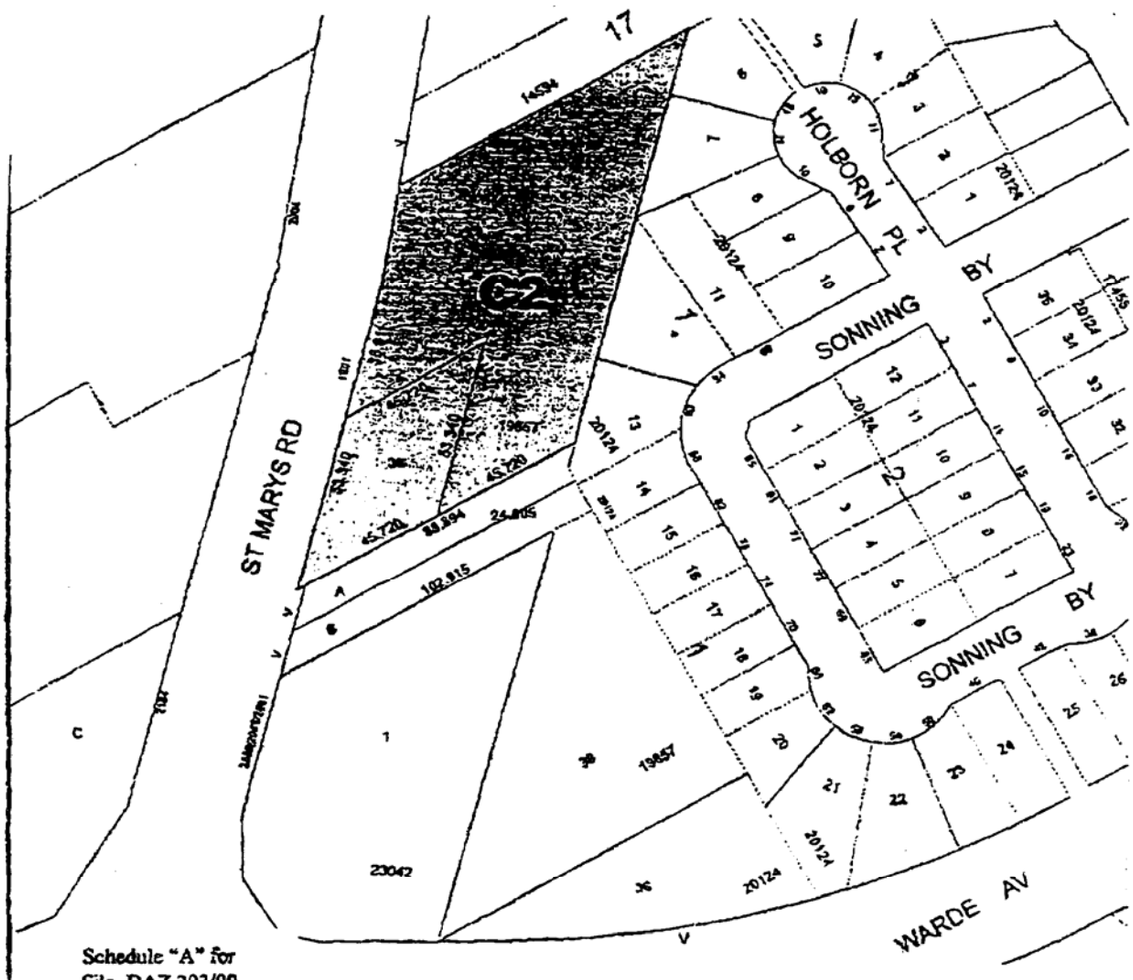
File No. DAZ 203/99

Atlas Sheet No. AK27 RIEL COMMUNITY

N

Explanation

A proposed zoning change to By-law 6400/94 by rezoning the land located on the east side of St. Marys Road, north of Wardo Avenue from an "A1-5" AGRICULTURAL DISTRICT and a "C1" COMMERCIAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown shaded below.



Schedule "A" for
File DAZ 203/99
Riel Community Committee
March 1, 1999

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

629 - Appendix "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated May 17, 1999

Proposal to Declare City-owned lands located on the south side of Almey Avenue at Ravelston Avenue West as surplus - East Kildonan-Transcona Community File FI-2.4(33) (Vol. 2)

5. The Standing Policy Committee on Property and Development has been advised that the Property and Development Services Department is in receipt of an Offer to Purchase the subject City-owned property located at 280 Almey Avenue, on the southwest corner of Almey Avenue and Ravelston Avenue West, as outlined on Misc. Plan No. 10460/2.

On June 13, 1968, Council approved the acquisition of the subject City property, as outlined on Misc. Plan No. 10460/2, in addition to other lands required for an access road to be constructed as part of the relocation of Provincial Trunk Highway No. 59. It was agreed in late June 1968 that the subject City property would be retained by the City for the purpose of locating a service yard for equipment and material for the former Parks and Recreation Department.

The subject property is currently used as a parks local works yard. It is improved with a three bay storage garage with a small office in the east section, a single car garage used for miscellaneous storage and a small tool shed. Built in approximately 1970, the main building is wood frame with stucco exterior. It measures approximately 28 feet by 58.5 feet. The garage/storage area is uninsulated, with three overhead 8 foot by 10 foot doors and two main doors. The office area is bare minimum with room for three desks and a single washroom. A well and septic system services the facility and according to one of the employees, the water quality is poor and unpalatable.

The single car garage is wood frame with wood exterior and could, along with the small shed, be moved off the site to another location.

The offer to purchase is subject to the City's standard terms and conditions in addition to the following:

1. The purchaser consolidating the subject City property with the certificate of title to the adjacent property that the purchaser has under Option.
2. The purchaser having 180 days to satisfy his due diligence which among other things includes rezoning the property for commercial use.

Under the proposed terms of the agreement the City has the right to remove the buildings from the site should it so desire to.

The purchaser owns the lands to the north on the north side of Almey Avenue, as outlined on Misc. Plan No. 10460/2. It is his intention to apply for the closing of Almey Avenue, also outlined on Misc. Plan No. 10460/2, between the two properties and Ravelston Avenue West south of Almey Avenue and acquire these lands or any portions of them that the City is willing to sell to him for the purposes of consolidating these lands with his property.

Information regarding the sale of this property has been submitted to the East Kildonan-Transcona Community Committee for consideration at its January 19, 1999 meeting, and inasmuch as the Community Committee's comments will not be available in time for the Standing Policy Committee on Property and Development's meeting, it is therefore suggested by the Administration that any approvals be subject to the concurrence of the Community Committee with regards to disposal of the subject property.

The Director of Public Works has indicated the following: "The Parks and Open Space Division of the Public Works Department has confirmed its need to have a yard at this location. At the present time there are no plans to phase out or relocate this facility. However, the Department believes that the functions currently carried out at this location could be relocated to 849 Ravelston Avenue. The current buildings at 849 Ravelston Avenue are insufficient to accommodate any relocation at this time. Therefore, any costs associated with upgrading of the facilities for the Parks and Open Space Division would come from the proceeds of land sales." It should be noted that the relocation and upgrading costs are not available at this time.

The Transportation Planning and Traffic Management Division of the Public Works Department has reviewed the subject City-owned property and has no objection to the sale of the subject property to the adjoining property owner, subject to the consolidation of the lands to be purchased with the purchaser's existing holdings. The purchaser is also to be advised that access will not be permitted to Lagimodiere Boulevard from either his existing holdings or the lands being purchased.

Appendix "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated May 17, 1999 (continued)

The Property and Development Services Department is supportive of the offer to purchase based on the fact that the price is in line with the appraised value of the property and the sale to this buyer may result in future sales of right-of-way to be closed resulting in a much larger development site and additional revenue to the City.

The proposed purchaser has agreed to allow the City to remove the buildings off the site should they be required by the City.

The financial impact sheet is on file in the office of the City Clerk.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes, requires the approval of at least two-thirds majority of Council.

The Standing Policy Committee on Property and Development recommends:

I. That the "subject City property", as outlined on Misc. Plan No. 10460/2, be declared surplus to the City's requirements, subject to the concurrence of the East Kildonan-Transcona Community Committee.

II. That the sale of the subject City property, as outlined on Misc. Plan No. 10460/2, be approved to Glesby Development Ltd. or Nominee, in accordance with the terms and conditions as outlined.

III. That the sale proceeds be allocated to cover the relocation and upgrading costs for the Parks and Open Spaces (Public Works Department) works yard.

IV. That the Proper Officers of the City be authorized to do all thing necessary to implement the foregoing, and the execution of any documents related thereto.

Copies of documents referred to in the above clause are on file in the office of the City Clerk.

On January 19, 1999 the East Kildonan-Transcona Community Committee laid the matter over to its February 16, 1999 meeting.

On January 20, 1999, the Executive Policy Committee laid the matter over in view of the fact that Recommendation I. above is subject to concurrence by the East Kildonan-Transcona Community Committee.

On February 16, 1999 the East Kildonan-Transcona Community Committee concurred in the recommendation from the Manager of Planning and Land Use that the land ***not*** *be sold at this time.*

On February 24, 1999, Council granted an extension of time of 30 days for consideration of the matter.

The Executive Policy Committee recommends that the recommendation of the Standing Policy Committee on Property and Development be concurred in with the following amendments, namely:

1. That recommendation I. be amended to read as follows:

I. That the "subject City property" as outlined on Misc. Plan No. 10460/2, be declared surplus to the City's requirements.

2. That recommendation III. be amended by adding the following at the end thereof, namely:

with the provision that no new structures shall be erected on the site of the relocation (849 Ravelston Avenue) until such time as the Standing Policy Committee on Public Works has approved same; and until the Standing Committee on Fiscal Issues has approved the funding.

REFERRED BACK TO THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT BY COUNCIL - March 24, 1999