REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED MARCH 3, 1998

On motion of Councillor O'Shaughnessy, the Report of the Standing Policy Committee on Property and Development, dated March 3, 1998, was considered clause by clause.

Moved by Councillor O'Shaughnessy,
That the Consent Agenda, Clauses 1,2 and 3 be adopted.

Carried.

Proposed Sale of Public Reserve Buffer Strip - Lot 9, Plan 12,106 - East of Wisconsin Street, North of Vista Avenue - Riel CommunityFile FI-2.4(35) (Vol. 4)

460 - 1. The Standing Policy Committee on Property and Development has been advised that on November 2, 1984, the former Board of Commissioners considered report dated October 4, 1984, from the former General Manager of Parks and Recreation, and authorized that the City-owned property known as Lot 9, Plan 12,106, located east of Wisconsin Street and north of Vista Avenue, as identified on Plan No. 23-97, be declared surplus to parks and recreation requirements and be disposed of accordingly.

On June 9, 1997, the former Land and Development Services Department informed the former Parks and Recreation Department of private interests in acquiring the subject property.

Although the property was previously declared as surplus (by the Board of Commissioners) to parks and recreation requirements and authorized for sale, the property was never sold to the homeowners fronting onto Rattai Place and adjacent to the subject property.

The former Land and Development Services Department was contacted by two homeowners located at 3 and 5 Rattai Place (Lots 5 and 7, Plan 12,106) who have indicated an interest in acquiring the public reserve buffer strip.

Prior to initiating any discussions with the owners, the former Parks and Recreation and the former Land and Development Services Departments were desirous of determining the intent of the Riel Community Committee and the Standing Policy Committee on Property and Development regarding the disposal of the subject property, inasmuch as the authority for disposal was obtained some thirteen years ago.

The subject proposed sale of City-owned property will not require the City to incur any new capital debt as all development costs will be borne by the Purchaser. Moreover, all administrative costs associated with the proposal are provided for in the City's Current Budget, and as such, no additional funding will be required.

Pending the approval of the subject proposal, the Administration recommends that the sale proceeds from the property be directed to General Revenue Account in accordance with Council's Directive, thus contributing to the City's Revenue. As well, future realty tax revenue will flow to the City upon the sale of and subsequent inclusion of each parcel to the adjoining parcels.

On October 20, 1997, the Riel Community Committee considered an administrative report dated October 9, 1997, in this connection, and recommended that the subject City-owned property on Wisconsin Street, as outlined on Plan No. 23-97, be reconfirmed as in excess of the minimum Parks and Recreation Open Space Standard and be disposed of accordingly.

The Riel Community Committee also recommended that the funds derived from the sale of the subject property be credited to the Riel Community Committee Land Dedication Reserve Account.

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

The Standing Policy Committee on Property and Development recommends:

I. That the City-owned property known as Lot 9 of Plan 12,106, located east of Wisconsin Street and north of Vista Avenue, as outlined on Plan No. 23-97, be declared surplus and as in excess of the minimum Parks and Recreation Department Open Space Standard and be disposed of accordingly.

II. That the funds derived from the sale of the subject property be credited to the City's Land Dedication Reserve Account in accordance with Council Policy.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Copy of Plan No. 23-97 is on file in the Office of the City Clerk.

Adopted by consent.

Proposed Property Acquisition - 6.0 m² lane corner cut at 158 boulevard Provencher - Riel Community File FI-2(35) (Vol. 6)

461 - 2. The Standing Policy Committee on Property and Development has been advised that at the request of the former Operations Department, the Property and Development Services Department negotiated the terms and conditions of a proposed purchase/sale agreement.

At some undetermined time prior to commencement of the current negotiations a former owner of the property developed on 158 boulevard Provencher a rear parking lot area with a parking fence that follows the general contour of the proposed acquisition area. It is believed that the subject lands were deliberately left outside the fenced parking area by the previous owners to reflect historic traffic patterns and facilitate vehicular movement in the lane. The portion of the lands outlined as "proposed acquisition" on Misc. Plan No. Riel 9618 are privately-owned lands that exist outside the parking fence and are being used by the public at large as part of the lane. The lands were initially left granular surfaced and were subject to constant rutting.

The then District Operations Department rather than leave the subject lands in unsafe condition chose to asphalt surface the subject lands to conform with the balance of the lane. Since the lands are being used as part of the lane and are required to maintain an appropriate turning radius for vehicular traffic including refuse and snow clearing equipment, the District Operations Department thought it appropriate that the City acquire the lands for public lane purposes.

The Property and Development Services Department commenced negotiations for the subject property in April of 1996. At the onset the owners retained legal counsel and requested compensation for the subject lands. Ongoing negotiations have resulted in the proposed settlement as outlined on Schedule "A".

The Property and Development Services Department and the Public Works Department recommend settlement of this matter, in accordance with the price, terms and conditions outlined on Schedule "A", as being in the City's best interests from both an operational and a financial prospective.

A Financial Impact summary sheet which reflects the purchase price plus incidental costs is on file in the Office of the City Clerk.

Adequate funding for the proposed acquisition is available in Accounts 03-118117-5195100713 and 03-118117-5193970701.

The Standing Policy Committee on Property and Development recommends:

I. That the acquisition of the lands, outlined as "proposed acquisition" on Misc. Plan No. Riel 9618, be approved at a price of $2,500.00, and in accordance with the terms and conditions on Schedule "A".

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copy of Misc. Plan No. Riel 9618 and Schedule "A" are on file in the Office of the City Clerk.

Adopted by consent.

Proposed Property Acquisition - west side of Willowlake Crescent, north of Beaverhill Boulevard - Riel Community
File FI-2(35) (Vol. 6)

462 - 3. The Standing Policy Committee on Property and Development has been advised that Ladco Company Limited, the current owner of the subject property located on the west side Willowlake Crescent, north of Beaverhill Boulevard (legally described as Lots 2, 3, 4 and 5, Plan 34145) has requested the City finalize the acquisition of these lands which it states were set aside for the City to comply with the administrative approval process for DASSF 508/95 "B".

The Water and Waste Department has authority to negotiate for the portion of the acquisition that involves part of Lot 4, Plan 34145 that is within the "Land Below the Seine River Waterway Requirement". The balance of the proposed acquisition requires that the Standing Policy Committee recommend approval for the acquisition as to need, and that Council provide final approval for the terms and conditions of acquisition.

Administratively, meetings were held as part of the short-form subdivision process DASSF 508/95 "B", wherein the subject lands were identified as being required for the Water and Waste Department purposes in accordance with the Seine River Acquisition Program, and also for Parks and Recreation purposes by the Seine River Task Force.

As a result of the short-form subdivision process, the various administrative meetings and conversations held in conjunction with the short-form subdivision DASSF 508/95 "B" application, the owner states that it has set aside the referenced lands for sale to the City.

The Real Estate Division in reviewing the authority for the proposed acquisition with the Land Development Division and the former Parks and Recreation Department can find no record of a clear statement that requests that the subject lands be set aside for sale to the City. There is, however, correspondence that alludes to the proposed acquisition of the lands by the City.

The Land Development Division, the former Parks and Recreation Department and the Water and Waste Department agree that the intent from the onset was that the subject lands be acquired for the City's purposes, and therefore all three support the proposed acquisition as being in the City's best interests.

The Real Estate Division of the Property and Development Services Department has reviewed the price, terms and conditions of the proposed acquisition and finds them to be fair, reasonable and consistent with the acquisition proposal approved by City Council on October 22, 1997, for the DASSF 508/95"A" portion which involved similar lands and circumstances.

A copy of the Financial Impact summary sheet is on file in the Office of the City Clerk.

The former Parks and Recreation Department, by memorandum dated January 15, 1998, advised that adequate funding for the parks and recreation component of the acquisition is allocated in Budget Certificate No. GU 98-01.

The Water and Waste Department advised that it has adequate funding in account 03 118117 5296130701 to fund the acquisition of its portion of the lands.

The Standing Policy Committee on Property and Development recommends:

I. That the acquisition of the lands located on the west side of Willowlake Crescent, north of Beaverhill Boulevard, outlined as "proposed acquisition" on Misc. Plan No. 10158, be approved at a price of $126,324.50, and in accordance with the proposed terms and conditions of Schedule "A", for both parks and recreation, and water and waste purposes.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copy of Misc. Plan No. 10158 and Schedule “A” are on file in the Office of the City Clerk.

Adopted by consent.

REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED MARCH 16, 1998

On motion of Councillor O'Shaughnessy, the Report of the Standing Policy Committee on Property and Development, dated March 16, 1998, was considered clause by clause.

Moved by Councillor O'Shaughnessy,

That the Consent Agenda, Clauses 1 and 2 as be adopted.

463 - Pursuant to The Municipal Council Conflict of Interest Act, Councillor Timm-Rudolph advised that she would refrain from entering the discussion and from voting on Clause 2, due to a family member's employment with the Department of National Defence, and left the Chamber.

The motion to adopt the Consent Agenda, Clauses 1 and 2 was put and declared carried.

Councillor Timm-Rudolph here returned to the Chamber.

Proposed Property Acquisition - 330 Simcoe Street for consolidation with adjacent City-owned Tot Lot File FI-2 (32) (Vol. 4)

464 - 1. On March 3, 1998, the Standing Policy Committee on Property and Development considered a request from MaryAnn Mihychuk, MLA for Wellington, to acquire the property at 330 Simcoe Street in order to expand the Simcoe Tot Lot, which is located immediately adjacent to the property.

On March 3, 1998, the Standing Policy Committee referred the matter of acquiring the subject property for parks and recreation purposes to the Administration for review.

The subject property has been listed for sale on the Winnipeg Multiple Listing Service in excess of one year at various listing prices. The listing price has changed from $45,200.00 at one point to the currently reduced listing price of $27,000.00. The property last sold to the current owners in 1991 at $38,000.00. The owners' agent advises that the owners are anxious to sell and for this reason they recently reduced the price below their cost. The property is currently tenant occupied.

The former Parks and Recreation Department advised that its Open Space Standard for the neighbourhood is 26.71 acres, but currently there is only 6.27 acres, leaving an open space deficiency of 20.44 acres. The former Parks and Recreation Department supports the acquisition of the property because it is a rare opportunity to expand an existing park site within the open space deficient St. Matthews neighbourhood.

The Property and Development Services Department conducted a review of the relevant sales data for the area and finds the asking price to be within the market value range indicated by comparable sales in the area.

The former Parks and Recreation Department is currently attempting to determine a funding source. In addition to the purchase price, additional funding will be required to finance the demolition of the structure. Total funding in the amount of $40,000.00 will be required.

The Financial Impact Summary sheet is on file in the Office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the acquisition of land located at 330 Simcoe Street, as outlined on Misc. Plan No. 10339, for the expansion of the Tot Lot on the southwest corner of Simcoe Street and St. Matthews Avenue, be approved at a price of $25,000.00, in accordance with terms and conditions outlined on Schedule "A", and subject to the identification of a suitable funding source.

II. That the Director of Property and Development Services be authorized to demolish the building located at 330 Simcoe Street upon possession and termination of tenancy.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copy of Misc. Plan No. 10339 and Schedule "A" are on file in the Office of the City Clerk.

Adopted by consent.

Proposed Exchange of Lands between the City of Winnipeg and the Department of National Defence - Proposed Sale of 12.49 acres of land located on the west side of Whytewold Road to Winpak Ltd.

File FI-2.4(31) (Vol. 3)

465 - 2. The Standing Policy Committee on Property and Development has been advised that the Property and Development Services and the Business Liaison and Intergovernmental Affairs Departments have been involved in negotiating the acquisition of certain lands from the Department of National Defence and the sale of part of those lands to Winpak Ltd. The negotiations are now complete and the Administration is submitting this matter with the intention of seeking approval for the two transactions.

As background history, in the Fall of 1997 the City of Winnipeg was advised that Winpak Ltd. (located at 100 and 150 Saulteaux Crescent in the Murray Industrial Park) was planning a significant expansion to facilitate its Biaxially Oriented Nylon Film (BOPA) project. The technology will be transferred from Biaxis Ltd. of Lahti, Finland. The main production line will be acquired from Mitsubishi Heavy Industries of Japan.

Winpak Ltd. advised that:

- It intends to construct a 50,000 to 70,000 square foot facility to manufacture nylon film for packaging purposes. The size of the structure will be dependent on the number of manufacturing lines to be constructed.

- The capital cost of the development is estimated to be $27 Million including land, building, and equipment.

- The project will be in the design stage in April 1998, with construction to commence on July 1, 1998. The building must be constructed by the end of December 1998, to allow the manufacturing equipment to be installed in January 1999.

- Winpak Ltd. expects to create 45 new jobs during the first 6 years of operation. If it proceeds with the creation of a second manufacturing line then it is envisioned that doing so will create an additional 25 new jobs.

- Winpak Ltd. expects to produce 3,000 metric tonnes of its product annually with most of that product to be shipped to the United States of America.

Given the magnitude of this project it was recognized that Winpak Ltd. would require additional land at its current location to accommodate this development. Winpak Ltd. also advised that it was also considering a relocation of its project to Chicago in the event that the adjacent lands could not be acquired for its purposes.

Winpak Ltd. contacted the Department of National Defence (DND) to determine whether it would sell approximately 12.49 acres of land at the rear of 100 and 150 Saulteaux Crescent in order to accommodate the new BOPA project. The Department of National Defence advised that it had received expressions of interest in this site from other industrial developers. Therefore, DND felt that this property was generally marketable and advised that the sale of this site did not meet DND's criteria for a direct sale to Winpak Ltd.

The Department of National Defence suggested that the City of Winnipeg enter into negotiations with 17 Wing for an omnibus land exchange which would permit DND to acquire certain land from the City to facilitate its redevelopment of the HMCS Chippawa site, and which would allow the City the opportunity to acquire the existing Chippawa parking lot in order to consolidate and conclude its Bonnycastle Park Project. The HMCS Chippawa project is scheduled to commence in June 1998, with the demolition of the existing facility and construction of a new building to follow immediately thereafter. The new Navy facility will be of a nautical theme hosting a museum on the main floor. The building will be orientated towards Bonnycastle Park and the Assiniboine River. The cost of the redevelopment is expected to be approximately $5.5 Million.

On October 21, 1997, Winnipeg 2000 advised the Property and Development Services Department that it may be possible for the City to negotiate an agreement with DND which would facilitate the goals of the City and of DND and possibly Winpak Ltd.'s needs.

There have been significant meetings and negotiations involving DND, the City, Western Economic Diversification, and the Industry Trade and Commerce Department of the Province of Manitoba.

In approaching the negotiations DND required the following fundamental terms:

1. DND identified a need for the vacant land, outlined as Parcel A on Misc. Plan No. 8142/1, in order to be incorporated into the redevelopment of HMCS Chippawa.

2. DND advised that with the redevelopment of Chippawa the vacant land on the south side of Assiniboine Avenue, as outlined as Parcel C on Misc. Plan No. 8142/1, would be surplus and would be available to the City at market value.

3. DND indicated it wanted the City to take ownership and responsibility of the DND owned Whytewold Road between Silver and Saskatchewan Avenues.

4. DND indicated it wanted the City to take ownership and responsibility of the DND owned Air Force Way from Silver Avenue to Hanger Line Road.

5. DND was prepared to transfer the 12.49 acres outlined on Misc. Plan No. 10321/1 to the City of Winnipeg at market value.

In examining DND's proposal, DND obtained and paid for independent appraisals required in order to estimate the market values as applicable to each parcel of land. The status and quality of the two right-of ways were studied by Underwood McLellan and Associates. The cost of the engineering consultant is being paid partly by Western Economic Diversification to a maximum of $10,000.00 with the City being responsible for the balance of $10,837.57.

After lengthy and difficult negotiations the Property and Development Services Department together with the Department of National Defence agreed to recommend to their respective authorities the terms and conditions outlined on Appendix "A".

The Property and Development Services Department also concluded its negotiations with Winpak Ltd., and the terms of sale to Winpak Ltd. related to the approximate 12.49 acre parcel are outlined on Appendix "B".

UMA Engineering was contracted at a price of $20,837.57 to conduct a condition assessment of the infrastructure on Whytewold Road between Silver and Saskatchewan Avenues, as well as Air Force Way between Silver Avenue and the Hanger Line Road. The total cost to service/upgrade the right-of-ways is approximately $2,955,888.00 with $571,155.00 of that being attributable to sewer and water within Whytewold Road between Silver and Saskatchewan Avenues. The Property and Development Services Department was of the view that it could not rationalize the acquisition by the City of the two right-of-ways as proposed by DND having regard for the extensive upgrading cost which would be applicable.

However, the consultant also advised that only $290,000.00 of upgrade costs would be applicable to that part of the DND owned Whytewold Road lying between Silver and Peter Avenues and that no costs would be applicable to Air Force Way between Silver Avenue and the Base Entrance to 17 Wing. The Public Works Department reviewed the consultant's study and advised that it agreed with the consultant's findings but that it required an additional minor land drainage improvement of approximately $5,000.00 on Air Force Way (to the south of the Base Entrance). The total cost of upgrades for these parts of the two right-of-ways would then be approximately $295,000.00. With these estimates in place the Department focused its negotiations on only these parts of the two right-of-ways.

PROPOSED CITY/DND LAND EXCHANGE

The terms of the proposed land exchange, outlined on Appendix "A", provide for the following:

The City of Winnipeg acquires:

-	Chippawa Parking Lot on Assiniboine Avenue	$472,500.00	
-	Whytewold Road between Silver and Peter Avenues as outlined on Misc. Plan No. 10321/2 as "subject right-of-ways"		
-	Air Force Way between Silver Avenue and the Base Entrance to 17 Wing as outlined on Misc. Plan No. 10321/2 as "subject right-of-ways"		
-	12.49 acre parcel adjacent to Winpak Ltd.	$355,725.00	
-	Total owing by the City		$828,225.00

The Department of National Defence Acquires:

- City lot adjacent to Chippawa	$240,000.00	
- Differential owing by the City		$588,225.00

The City will be responsible for any upgrades required to the two right-of-ways up to the price differential of $588,225.00. These upgrades will be completed as necessary other than the immediate expenditure of $295,000.00 to bring Whytewold Road and Air Force Way up to City standards. This will leave a difference of $293,255.00 to be spent on upgrades within the two right-of-ways at the City's discretion and timing.

PROPOSED SALE TO WINPAK LTD.

On March 10, 1998, Winpak Ltd. agreed to purchase the 12.49 acre parcel from the City in accordance with Appendix "B". The proposed purchase price is $355,725.00 (equivalent to the City's cost to acquire this parcel from DND) plus Winpak Ltd. will reimburse the City $15,000.00 for costs associated with facilitating this transaction. Winpak Ltd. will also be responsible for the cost of the survey to facilitate the subdivision of this 12.49 acre parcel and any dedication fees associated therewith.

Although not stated in Appendix "B", it must be understood that the City is not making any representations or warranties as to the suitability of the subject property for Winpak Ltd.'s intended use(s). It is incumbent upon Winpak Ltd. to satisfy itself as to the suitability of the property for its purposes.

PROPERTY AND DEVELOPMENT SERVICES DEPARTMENT COMMENT

The Department is of the view that the respective estimates of value are reasonable in that they are supported by independent appraisals and by engineering consultants. The cost of the immediate upgrading in the amount of $295,000.00 can be financed from the sale proceeds of the 12.49 acre parcel to Winpak Ltd. It will be necessary for the City to provide the additional funds necessary to finance the balance of the road upgrading costs from future budgets.

The Department proposes that the costs of closing these transactions can be funded from the balance of the sale proceeds to be received pursuant to the Winpak Ltd. sale. In the meantime, the costs will be expended from the Land Operating Reserve Account and will be recovered to that Account upon receipt of the sale proceeds.

The Department of National Defence advised that Canada's Navy has been part of Winnipeg's downtown core for 75 years and remains committed to remaining in the downtown area. The Property and Development Services Department recommended the sale of Parcel A as part of the City/DND land exchange in order to promote the redevelopment of HMCS Chippawa at its current location. This would continue to enhance the City's downtown core and offer a 24 hour presence. The nautical theme will compliment the waterfront park development (Bonnycastle Park) and The Forks.

ENVIRONMENTAL ISSUES

On November 25, 1997, the Standing Policy Committee on Property and Development requested a report from the former Director of Parks and Recreation regarding lands located between Sturgeon Road and Saskatchewan Avenue as a natural park.

On December 9, 1997, the Assiniboia Community Committee requested that a report be submitted to the Standing Policy

Committee on Property and Development regarding the Woodlot situated on City-owned land located west of Moray Street and north of Saulteaux Crescent.

The City Naturalist and City Forrester have indicated that the 12.49 acre parcel to be sold to Winpak Ltd. is part of a larger 40 acre "woodland" property which was recently classified as "A Quality" pursuant to a two year study of all vegetation on 17 Wing Base. The property contains identified Oak Savannah and Tall Grass Prairie and has been identified for preservation by the Critical Wildlife Habitat and Manitoba Naturalists Society.

The former Parks and Recreation Department had recommended that Winpak Ltd. be encouraged to locate its new manufacturing facility at an alternate City-owned site on the west side of Moray Street immediately to the north of the Murray Industrial Park, "as a first preference to preserve the subject lands, however, it also indicated a willingness to work with the proponents if they wished to develop the site provided they met all Federal and Provincial Government Environmental Concerns". Winpak Ltd. has declined to consider any other location as an alternative to the subject site which lies to the immediate east of its existing location.

Winpak Ltd. has orally advised that if this site was not available then it was prepared to construct its new facility in Chicago.

The Department of National Defence orally assured the Property and Development Services Department that this site has been cleared for disposal purposes from an environmentally sensitive lands standpoint by the Federal Government.

The Department of Natural Resources for the Province of Manitoba advised on January 30, 1998, that with regard to the 12.49 acre parcel "there are no obligations of future owners from a natural resources perspective". The Assistant Deputy Minister further advised that "a conservation easement would allow DND to dispose of the property to an appropriate agency if the objective was to protect it as an ecological site. This is not applicable in this case where Winpak Ltd. is planning industrial expansion".

Notwithstanding the positions of the Federal and Provincial Governments, the Property and Development Services Department is aware that the development of this site is of ongoing concern to environmentalist(s) in this area.

It would appear that neither the Federal nor the Provincial Governments have any difficulty in the sale and development of the subject 12.49 acre parcel. If it is decided to acquire this land from DND and then to sell it to Winpak Ltd. it is anticipated that the Public Works Department will subsequently submit its report on ecological issues as they relate to the balance of the undeveloped lands in this general neighbourhood.

SENSE OF URGENCY

Winpak Ltd. has advised that it requires an immediate response from the City as to whether the subject 12.49 acres will be available for its intended project. In that regard, the Department of National Defence is in the process of expediting its submission and recommendation for approval to the Treasury Board of the Federal Government.

Approval by City Council is required in order to purchase and dispose of the lands as recommended, inasmuch as Parcel A on Assiniboine Avenue was originally acquired by the City with the intention of holding it for subsequent exchange for the HMCS Chippawa parking lot owned by the Department of National Defence, and as such, Parcel A is deemed to be a parks property.

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

The Standing Policy Committee on Property and Development recommends:

I. That the land exchange with the Department of National Defence be approved in accordance with the terms and conditions outlined on Appendix "A".

II. That the sale of the approximate 12.49 acres to Winpak Ltd. be approved, at a price of $355,725.00 in accordance with the terms and conditions outlined on Appendix "B", together with the express understanding that the City is not making any representations or warranties as to the suitability of the 12.49 acre parcel for Winpak Ltd.'s intended use(s).

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including finalizing the foregoing transactions and the execution of any documents related thereto.

Copies of Appendices "A" and "B", and Misc. Plan Nos. 10321/2, 8142/1 and 10321/1 are on file in the Office of the City Clerk.

Adopted by consent.

(See Minute No. 463 for disclosure of conflict of interest by Councillor Timm-Rudolph)

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

466 - On motion of Councillor O'Shaughnessy, the following by-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law and were passed and ordered to be signed and sealed, namely:-

By-law No. 7163/98, a by-law of The City of Winnipeg to widen the intersection of the first public lane north of Dumas Avenue with the first public lane west of Pembina Highway.
File DAO 4/97

By-law No. 7164/98, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14 (31) (Vol. 2)

By-law No. 7165/98, a by-law of The City of Winnipeg to close a part of Mill Street and open parts of Westbrook Street and Pioneer Avenue. File DAOC 6/97

By-law No. 7166/98, a by-law of The City of Winnipeg to amend Zoning By-law No. 4800/88 for the enactment of a zoning change on land located west of the Red River between Pioneer Avenue and Lombard Avenue in the City Centre Community. File DAZ 226/97 A

By-law No. 7167/98, a by-law of The City of Winnipeg to enact amendments to By-law No. 5893/92, being The Development Procedures By-law. File GL-5.6 (Vol. 9)

By-law No. 7168/98, a by-law of The City of Winnipeg to widen the intersection of the first public lane north of Pilgrim Avenue with the first public lane west of Egerton Road.
File DAO 2/97

By-law No. 7177/98, a by-law of The City of Winnipeg to widen the south side of Saskatchewan Avenue west of St. James Street. File DAO 18/93

By-law No. 7178/98, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change of land commonly known as 225/229 Watt Street in the East Kildonan - Transcona Community. File DAZ 229/95

Councillor Thomas asked to be recorded as having voted against all three readings of By-law No. 7166/98, in accordance with Rule 50.7 of the Procedure By-law.

Council here reverted back to the order of business - "Report of the Standing Committee on Fiscal Issues, dated March 20, 1998".