REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED JUNE 2, 1997

On motion of Councillor Silva, the Report of the Committee on Finance and Administration, dated June 2, 1997, was considered clause by clause.

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

Deputy Mayor Eadie requested that Clauses 1 and 3 be pulled from the Consent Agenda.

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

Repeal of the Policy on Tree Root Claims
File GL-3 (Vol. 4)

799 - 1. Council on June 22, 1994, adopted the Policy regarding "Gratuitous Payments for Private Sewer Auguring", as outlined in Exhibit "A", which recommended the following:

> "That the City will, on an ex gratia basis, reimburse 50% of the actual cost of removing tree root obstructions from private sewer lines where it would appear that a City tree(s) is causing the obstruction, and that such ex gratia payments be subject to a maximum payment of $50.00 and be limited to one every twelve months."

Council on March 20, 1997, adopted the 1997/1998 tax-supported current estimates, which deleted funding for the tree root claims program. The deletion of this program has resulted in savings related to the reduction of one clerical position in the Claims Branch of approximately $30,000.00 including benefits, as well as reduced claims costs of approximately $200,000.00 per annum. The impact to the public is that this compensation program for damage caused by the roots of City trees no longer exists.

The Committee on Finance and Administration at its meeting on June 2, 1997, was requested to recommend to Council that the tree root claim policy be formally repealed.

The Committee passed the following motion in this regard and submits same to Council for favourable consideration, namely:

> *WHEREAS Council deleted funding for the tree root claims program, which, on an ex gratia basis, reimbursed up to 50% of the actual cost of removing tree root obstructions from private sewer lines where it would appear that a City tree caused the obstruction;*
>
> *AND WHEREAS such ex gratia payments were subject to a maximum payment of $50.00 and limited to once every twelve months;*
>
> *AND WHEREAS there has been considerable hardship in older neighbourhoods of the City and a number of individuals have expressed concerns about City trees on City boulevards clogging the sewers;*
>
> *THEREFORE BE IT RESOLVED that favourable consideration be given to reinstating the previous tree root claims policy and that additional funding in the amount of $230,000.00 be placed in the 1998 current estimates of the Corporate Finance Department for this purpose;*
>
> *AND BE IT FURTHER RESOLVED that the Proper Officers of the City do all things necessary to implement this program for 1998.*

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The Executive Policy Committee recommends that the first resolve be amended to read as follows:

"THEREFORE BE IT RESOLVED that favourable consideration be given to reinstating the previous tree root claims policy in 1998 and that additional funding in the amount of $230,000.00 be placed in the 1998 current estimates of the Corporate Finance Department for this purpose;"

Moved by Councillor Silva,
Adoption of the clause.

In amendment,

Moved by Deputy Mayor Eadie,
That the recommendation of the Executive Policy Committee be adopted.

The recommendation proposed by the Executive Policy Committee was put and declared carried.

The motion for the adoption of the clause, as amended, was put.

Councillor Clement called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Lazarenko, Lubosch, Murray, Silva, Thomas, Timm-Rudolph, Vandal, Deputy Mayor Eadie and Her Worship Mayor Thompson. 10

Nay: Councillors Clement, Phillips and Angus. 3

and the motion for the adoption of the clause, as amended, was declared carried.

(See Minute No. 824 for attachment)

Proposed Land Exchange with Meadowood Manor - 575/577 St. Anne's RoadFile FI-2.4.4.1 (Vol. 5)

800 - 2. The City has had a lengthy history of dealings with the Manitoba Baptist Home Society Inc. (Meadowood Manor) respecting the disposition of the City-owned properties adjoining the Manor's property at 575/577 St. Anne's Road, as outlined on Misc. Plan No. RIEL 8553/6 (Exhibit "A"). The Riel Community Committee on November 7, 1994, was advised that the Manor was interested in acquiring City-owned land for the purpose of expanding its facility. In this connection, the Committee indicated it was prepared to recommend the lease/sale of the required City-owned land to the Manor for the sum of $1.00.

A subsequent letter, dated December 5, 1994, from Deeley, Fabbri, Sellen, the solicitors for the Manor, confirmed the request and advised that the Manor was interested in acquiring that portion of the City property shown as Parcel "A" on Misc. Plan No. RIEL 8553/6 as well as the adjoining lane. They also advised that the Manor was "very interested" in acquiring the adjacent trailer court (the Swerdyliak property) and would be prepared to "grant an easement to the City of Winnipeg in order that the City's emergency vehicles could maintain the required access to our client's facility". On March 22, 1995, the solicitors provided the City with two rough conceptual drawings of the new facility.

The Land and Development Services Department canvassed the appropriate City Departments for their comments regarding the proposal, and requested an appraisal of the lands involved. However, prior to entering into negotiations with the Manor, the proposal was raised as New Business at the Committee on Finance and Administration meeting of June 19, 1995. The Committee directed that the Director of Land and Development Services be authorized to exchange 39,000 ± sq.ft. of City-owned property, including streets and lanes to be closed, in exchange for 2,800± sq. ft. of Meadowood Manor property. In addition, the Manor was to contribute $50,000.00, over a five year period, for park improvements to the adjoining land to be used for the Seine River Park Waterway Project.

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Terms and Conditions of the proposed land exchange were forwarded to the Manor's solicitors on June 27, 1995, and a meeting was arranged for July 27, 1995, between the City, the solicitors and representatives of the Manor, to discuss the terms and conditions. At that time the Manor seemed agreeable to the City's request for $50,000.00 worth of improvements and requested to be provided with a sketch showing, roughly, where the City would like these improvements to be located. This request was confirmed in the solicitor's letter of August 8, 1995.

On September 7, 1995, the proposal was again raised as New Business at the Committee on Finance and Administration. The Committee heard representation from the Manor which requested the City to sell only Parcel "A" for $1.00 without having to participate in a land exchange. Committee reiterated its authorization of June 19, 1995, with the addition that a sum of $1.00 was to be the value of Parcel "A" and the closings, and the solicitors for the Manor were advised accordingly on September 22, 1995.

There was no formal response to the letter of September 22 from the Manor but it was the understanding of Land and Development Services that the Committee on Finance and Administration's requirement of $50,000.00 worth of parks improvements was in contention. Therefore the Department submitted a further report offering the following:

Meadowood Manor was to:

1. be responsible for the production, and costs thereof, of all survey plans and registrations which are necessary to facilitate conveyance of title;

2. provide the City with $40,000.00 (reduced from $50,000.00) worth of parks improvements to the adjoining land to be used for the Seine River Park Waterway Project, over a five year period, to the satisfaction of the Commissioner of Protection, Parks and Culture;

3. transfer to the City at a price of $1.00 the 2,800 ± sq.ft. of property (Lot 23, Block 19, Plan 1776) for parks purposes as designated on Misc. Plan No. RIEL 8553/6 if and when the Manor acquires title to said property;

4. enter into a Sales Agreement with the City which would include all the standard terms and conditions of the City and such other terms as are deemed necessary by the City Solicitor/Manager of Legal Services to protect the City's interests and to achieve the intent of Council.

On January 3, 1996, the Committee on Finance and Administration considered the above mentioned report and directed:

> "1. That subject to Meadowood Manor acquiring the adjacent trailer park property (emphasis added) for residential purposes and giving Lot 23 for access to the Seine River Park Waterway Project, that the City will sell Parcels A and B to Meadowood Manor for $1.00;
>
> 2. That the land be used for seniors non-profit residential purposes only and that a caveat be placed on the property that if at some future time the land is used for other than privately run seniors residential housing that Meadowood Manor pay the City fair market value for Parcels "A" and "B", said amount to be determined at current land values."

Committee also rescinded its previous recommendation that Meadowood Manor contribute $50,000.00 for park improvements.

The Department's letter of January 25, 1996, quoted the above directive in its entirety to the Manor's solicitors. The revised terms and conditions enclosed with the letter were, again, clearly based on a proposed land exchange. These terms and conditions were signed by the authorized officers of the Manor on March 18, 1996. These terms included the following Clause 2:

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Clause 2 of the terms and conditions signed by the Manor, is as follows:

"2. City of Winnipeg (the City):Exchange of lands between the Manitoba Baptist Home Society Inc. (MBHS) and the

(1) City to transfer or deed to MBHS for $1.00, Part Lot 3, Plan 19913 shown as Parcel A on Misc. Plan No. RIEL 8553/5, containing approximately 2401.7 sq. m. (25,852 sq.ft.) and those portions of lane to be closed shown as Parcel B and shown hatched, containing 1217.3 sq.m. (13,103 sq. ft.), (the lands).

(2) MBHS to transfer to the City, free and clear of all costs, charges and encumbrances, Lot 23, Block 19, Plan 1776, containing 260.1 sq.m. (2800 sq.ft.).

(3) Clause 2 (2) is subject to MBHS acquiring the John Swerdyliak property."

Subsequent to the receipt of the signed Terms and Conditions by the Land and Development Services Department, a further report was prepared for submission to the Committee on Finance and Administration. The Technical Advisory Committee on City Property reviewed the report and, being familiar with the history of transactions with the Manor, was of the opinion that the addition of "subject to the Manitoba Baptist Home Society Inc. acquiring the Swerdyliak property" to the recommendation would make it unmistakably clear that these lands had to be acquired before the City would entertain the sale of the park property. This decision was made notwithstanding that the terms and conditions were distinctly based on a land exchange, (the only way this could happen would be pursuant to the Manor's acquisition of the Swerdyliak property).

On May 29, 1996, the Committee on Finance and Administration considered the said report and concurred "subject to the Manitoba Baptist Home Society Inc. acquiring the Swerdyliak property", and the matter was forwarded to Council.

Council, at its meeting held June 19, 1996, concurred that:

I. Parcel "A" as shown on Misc. Plan No. RIEL 8553/6 be declared surplus to the City's requirements.

II. That the sale of Parcels "A" and "B" as shown on Misc. Plan No. RIEL 8553/6 be approved to the Manitoba Baptist Home Society Inc. In accordance with the terms and conditions outlined in Schedule "A" and in a form satisfactory to the City Solicitor/Manager of Legal Services, subject to the Manitoba Baptist Society Inc. acquiring the Swerdyliak property, and further subject to conveyance to the City of a 6m corner cut at the rear of Lot 53, Block 19, Plan 1776.

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.

By letter dated July 15, 1996, the Manor's solicitors were advised by the Department of Council's decision and, again, the recommendation, including the fact that the closings and sale was subject to the Manor acquiring the Swerdyliak property, was quoted in full.

On October 21, 1996, the solicitors for the Manor advised that they were awaiting the appropriate documentation for registration. They were reminded by the Department on November 1, 1996, that the City was still awaiting proof: that the Swerdyliak property had been acquired, that any necessary variances had been obtained; and that the Manor was responsible for preparing all necessary plans to effect conveyance.

By letter dated November 8, 1996, the solicitors voiced their interpretation of the above clause, i.e. "the only condition attached to the land transfer relates to the transfer of Lot 23 to the City". They further advised that they appeared before the Committee on Finance and Administration on two separate occasions and that at both times stated that the transfer of Parcel "A" could not be conditional upon the Manor acquiring the Swerdyliak property. It was their impression that the Committee acknowledged and agreed with the Manor's position.

On January 10, 1997, they were further reminded that Council had agreed to the exchange subject to the Manor acquiring the Swerdyliak property.

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The copy of the memo dated February 26, 1997, by Meadowood Manor to the Chair of the Manitoba Baptist Society, copy attached, suggests that the required acquisition of the Swerdyliak property was a relatively new issue and, further, requests that Council remove the proviso that the sale be "subject to the Manitoba Baptist Home Society Inc. acquiring the Swerdyliak property".

In reviewing the memo of February 26, 1997, the Land and Development Services Department would advise:

> Firstly, that it is of the view that the Department kept the Manor fully informed in a timely fashion and that the current allegations are without support.
>
> Secondly, if the Manor is not agreeable to the decision of Council in this matter, then of course, the Manor may reject them and the transaction would become null and void, or the Manor could attempt to seek a further compromise.

The Land and Development Services Department is strongly of the opinion that if the Manor is no longer interested in acquiring the Swerdyliak property, that the status-quo be maintained, i.e. that Parcel "A" continue to be leased by the Manor. However, of significance is the fact that due to the ongoing negotiations the Manor has not been requested to pay any rent or taxes on Parcel "A" since January 1, 1994.

It should be noted that the Manor attempted to purchase Parcel "A" in 1991, but the Committee on Finance and Administration rejected the request on December 3, 1991. Parcel "A" which is under the jurisdiction of the Parks and Recreation Department, is required by it for access to the balance of the park for bringing in heavy maintenance equipment. The terrain of the City-owned Lots 24 and 25, Block 19, Plan 1776 makes it impossible for equipment to access the northerly portion of the park from that section of the park adjacent to John Bruce Road. As well, the then District No. 5 Development Co-ordinator advised that any sale be held in abeyance pending the passing of a By-law closing John Bruce Road.

In conclusion, the Land and Development Services Department advised that it could not support this current request. The Department had previously advised the Committee that Parcels "A" and "B" have a value range of $100,000.00 to $115,000.00. The market value was reduced, for consolidation purposes to $50,000.00, which was to be received by way of park improvements.

The Committee on Finance and Administration heard representation from Charles Kunze, Chief Executive Officer, Warner Frers, Meadowood Manor, Norman Peil, Solicitor, Deeley, Fabbri, Sellen and Harry Lehotsky, Secretary, Manitoba Baptist Association.

The Committee on Finance and Administration does not concur in the above recommendation and recommends as follows:

I. That Parcel "A", excluding that portion required for the widening of St. Anne's Road, be sold to Manitoba Baptist Home Society Inc., for $1.00 subject to the retention of an easement for City requirements and subject to the Manitoba Baptist Home Society Inc. agreeing to transfer to the City Lot 23, Block 19, Plan 1776, and the corner rounding at Lot 53, Block 19, Plan 1776 as shown on Misc. Plan RIEL 8553/6, if and when they acquire the Swerdyliak property.

II. 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.

Adopted by consent.

(See Minute No. 825 for attachment)

Report of the Committee on Finance and Administration dated June 2, 1997

Proposed Reconstruction of York Avenue Underpass - Proposed Conveyance of City-owned Property at the South-east Corner of York Avenue and Main Street to VIA Rail Canada Inc. - Parcel P and Part Parcel N, Plan 26,714

File FI-2.4(31) (Vol. 4)

801 - 3. In 1987, the Streets Agreement concerning the CN East Yard was signed by the City and CN, which established certain rights-of-way through the East Yards and obligated the City to construct the York/St. Mary Extension by November 15, 1992. In 1991, the City and CN entered into another Agreement (City/CN Agreement) in which the City acquired CN lands in the East Yards area including the subject property thereby removing the obligation to CN for the City to construct the York/St. Mary Extension. In addition, this Agreement specified that the City take over responsibility from CN for the York Avenue Underpass.

On January 22, 1991, the National Transportation Agency issued Board Order No. 1991-R-28 authorizing construction of the York Avenue Underpass as it relates to the York/St. Mary Extension Project. The Board Order authorized construction of a 6-track structure (4 VIA tracks and 2 CNR mainline tracks) to be paid for by the City, including the cost of modifying the station utilities and tracks, any disruption costs during construction, and all future maintenance costs for the underpass roadways and structure. The York/St. Mary Extension Project was deleted from the Capital Program and the Board Order is currently closed, however, the Board Order may be re-opened.

On December 1, 1996, Council approved a supplementary 1996 Capital Project to undertake reconstruction of the York Avenue Underpass including the extension of York Avenue to Pioneer Boulevard in order to satisfy the contractual requirements of the City to provide access to the Forks, subject to provincial funding approval. Provincial funding approval was obtained on February 26, 1997.

In January, 1997, the Streets and Transportation Department advised VIA Rail that reconstruction of the York Avenue Underpass was approved to proceed and requested VIA Rail to review its track requirements and primarily, to consider reducing its track requirements from the four (4) specified in the currently closed Board Order.

VIA Rail completed the review of its operation and agreed to consider a reduction to two (2) tracks across York Avenue. However, VIA Rail claimed that by reducing its track requirements, VIA Rail's operations will be restricted.

In return for reducing its track requirement, VIA Rail requested that the City:

1. Transfer ownership of the property located on the south-east corner of York Avenue and Main Street (Grapes parking lot) to VIA Rail.

2. Provide access from York Avenue into the parking lot located on the above mentioned property.

3. Install a left turn signal from southbound Main Street into York Avenue.

4. Provide a tax abatement for the above mentioned property for a period of ten years.

On May 22, 1997, the Board of Commissioners authorized the Streets and Transportation Department to negotiate an agreement with VIA Rail Canada Inc. (VIA) and Canadian National Railways (CNR) respecting the construction, maintenance and apportionment of costs for reconstruction of the York Avenue Underpass. It is necessary that an agreement between the City and VIA and CNR be filed with the Canadian Transportation Agency (CTA) which then becomes an order of the Agency authorizing construction of the project as per the terms of the agreement.

It is the opinion of the Streets and Transportation Department as well as the engineering consultant, Stanley Consulting Group Ltd. that if the City and VIA proceeded through a CTA (Canadian Transportation Agency) mediation process, the result would likely be a three (3) track structure, which would compensate VIA to cover some level of risk. This would cover both the current operational requirements, covered by the two (2) track proposal, and the long term operational and current flexibility issues, which from VIA's point of view constitutes risk.

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From a land use point of view, it would be in the best interests of the City to dispose of the residual City-owned parcel of land at the South-East corner of York Avenue and Main Street for consolidation with the adjoining property owned by VIA Rail Canada. It is noted that the Land and Development Services Department has fielded numerous inquiries from private interests expressing significant interest in the subject property. However, ingress and egress to the site is a major issue and the City's ability to market is influenced by access.

The proposed conveyance of the subject parcel by the City to VIA would, of course, be subject to the following conditions; which were orally accepted during a May 26, 1997 meeting of City and VIA representatives:

(a) VIA to grant to the City any Hydro easement requirements and such other easements that may exist.

(b) VIA's conveyance to the City for One ($1.00) Dollar any future widening requirement along Main Street as shown on the accompanying Misc. Plan No. 7801/3B. VIA has agreed to this land being dedicated once the land is in fact required for the proposed widening of the East side of Main Street.

(c) The City to approve the granting to VIA of a new Variance Order or simply, the extension and/or transfer of the existing variance granted to Imperial Parking Limited to vary the provisions of Zoning By-law No. 4800/88 under the "Nrc" designation for the maintenance of a non-accessory/accessory parking facility, to permit no asphalt or concrete paving, no landscaped area, no lightproof fencing and no adequate system of drainage for this size of lot; subject to any applicable conditions to be placed on the Variance Order by the Board of Adjustment. On May 26, 1997, the Zoning Administrator advised that VIA's request is achievable. VIA's representative has since advised that it is their intent to pave the subject property for surface parking purposes.

(d) The Streets and Transportation Department has confirmed that it will approve and construct, as part of the York Avenue Underpass project, an ingress approach off York Avenue to replace the existing approach currently serving the subject property. However, no access (egress) will be provided directly to Main Street since the approach would be located within the turning lane thereby causing vehicles to exit into a turning lane and creating a most dangerous situation for vehicles and pedestrians alike. This condition complies with VIA's recommended Condition No. 2 of its settlement proposal.

(e) In addition, as recommended by VIA under Condition No. 3, the Streets and Transportation Department has advised that it was the City's intent to install a left-turn signal at the York Avenue/Main Street intersection as part of the York Avenue Underpass Project.

VIA is prepared to accept a letter of commitment from the City relative to the City's intent to construct a left-turn signal at the York Avenue/Main Street intersection and an ingress approach off York Avenue; which works will be completed on or before July 1, 1999.

(f) VIA has orally withdrawn Condition No. 4 of its recommended proposal which consisted of their request for tax relief for the above mentioned property for a period of ten (10) years.

(g) Under the National Transportation Agency (NTA) Board Order, the City was responsible for payment of any disruption costs during construction and all future maintenance costs for the underpass roadways and structure. On May 26, 1997, VIA orally agreed to forego the potential disruption costs during construction estimated at $150,000.00. In addition, the Streets and Transportation Department has advised that VIA is currently considering the maintenance issue with the likelihood that VIA may be willing to assume the maintenance responsibility of the underpass structure itself. The City would then simply be required to maintain the roadways, sidewalk and lighting.

(h) VIA has agreed to integrate the physical usage of Parcel P and Part Parcel N with its existing and adjacent property to the south but will not agree to a consolidation of titles arising out of its concern with regard to the reconstruction requirement of the facade of the former Empire Hotel; which work, according to VIA's representative is estimated at $500,000.00.

The subject property, when acquired, was subject to a lease agreement with Imperial Parking Limited, which agreement was assigned to the City by CNR. The Land and Development Services Department then negotiated a lease with Imperial Parking Limited (Impark) which continues to this day on a month-to-month tenancy basis and can be terminated by the City by a clear thirty (30) day written notice to the tenant.

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The Streets and Transportation and Land and Development Services Departments are of the opinion that given the City's commitment to the York Avenue Underpass Project and, given the substantial savings to the City between the 2-track and the 3-track options and primarily, in the 4-track option as noted above, and given that the City will also have in its possession the land required for the future widening of the east side of Main Street and, the subject property, once consolidated with the adjoining holding, will be placed on the City's tax rolls, it is considered to be in the best interests of the City to dispose of the subject parcel of land for consolidation with the adjoining property owned by VIA Rail Canada in accordance with the proposal as specified herein.

The Committee on Finance and Administration recommends:

I. That all those portions of Parcels "N" and "P", Plan 26714 generally as shown on Misc. Plan No. 9947/2B (Exhibit "A") (the precise definition to be determined by the Commissioner of Works and Operations) be declared surplus to the City's streets requirements.

II. That the proposed exchange which includes the proposed transfer of the subject City-owned property to Via Rail Canada, be approved in accordance with the terms and conditions as specified herein.

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.

The Executive Policy Committee recommends that VIA Rail Canada be requested to agree in writing, and not orally, to forego the potential disruption costs during construction estimated at $150,000.00 as noted in condition (g) outlined above.

Copy of attachment referred to in the above clause is on file in the office of the City Clerk.

Moved by Councillor Silva,
Adoption of the clause.

The Speaker called Deputy Mayor Eadie to the chair.

In amendment,

Moved by Deputy Mayor Eadie,
That the recommendation of the Executive Policy Committee be adopted.

The recommendation of the Executive Policy Committee was put and declared carried.

The motion for the adoption of the clause, as amended, was put.

Councillor Clement called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Clement, Phillips, Silva, Timm-Rudolph, Her Worship Mayor Thompson, Councillor Angus and Deputy Mayor Eadie. 8

Nay: Councillors Lubosch, Murray, Thomas and Vandal. 4

and the motion for the adoption of the clause, as amended, was declared carried.

COMMITTEE ON FINANCE AND ADMINISTRATION

CONSIDERATION OF BY-LAWS

802 - On motion of Councillor Silva, 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. 7048/97, a by-law of The City of Winnipeg to enter into an Agreement with Alexander Beda and Lucy Jessie Beda to redeem certain property from Tax Sale by instalments in accordance with Section 255 of The City of Winnipeg Act.
File FL-2.4 (Vol. 13)

By-law No. 7049/97, a by-law of The City of Winnipeg to enter into an Agreement with Ameer Ahmad Khan to redeem certain property from Tax Sale by instalments in accordance with Section 255 of The City of Winnipeg Act. File FL-2.4 (Vol. 13)

By-law No. 7056/97, a by-law of The City of Winnipeg to cancel certain taxes.
File FL-2.4 (Vol. 13)

Councillor Thomas asked to be recorded as having voted against all three readings of By-law No. 7056/97, in accordance with Rule 50.7 of the Procedure By-law.

COMMITTEE ON FINANCE AND ADMINISTRATION

QUESTION PERIOD

803 - Councillor Angus referred to the June 30, 1997 delivery of Assessment Notices and the computer program developed by the Assessment Department and questioned if the Chairperson would request that the program be installed on the Councillors' computers to provide for instant access when responding to constituent inquiries that may arise.

Councillor Silva advised that he would undertake to investigate the matter.