REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED APRIL 1, 1996

On motion of Councillor Steek, the Report of the Committee on Finance and Administration, dated April 1, 1996, was considered clause by clause.

Moved by Councillor Steek,
That the Consent Agenda, Clauses 2,3,4,5,6,7,8 and 9 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Delegation of Authority to the Committee on Works and Operations to Hear Customer Appeals of High Water Bills
File WW-2.7 (Vol. 10)

Note: This clause has been laid over by the Executive Policy Committee.

603 - 1. The Committee on Finance and Administration has traditionally in the past been the appeal body to which residents of Winnipeg could appeal a high water bill. These have included appeals of water bills by residents who feel the charges are not based on their actual consumption. In the early 1970's when the Customer Accounts Branch reported to the Finance Department, appeals were referred to the Committee on Finance and Administration and later in the 1970's, when the Customer Accounts function transferred to the Waterworks, Waste and Disposal Department, the high water bill appeals continued to be referred to the Committee on Finance and Administration.

In the past, high water bill appeals have been small in number. They have increased recently due to the rising cost of water and sewer services as follows:

1993 8 appeals
1994 19 appeals
1995 25 appeals
1996 6 appeals to date

No By-laws, or policies were identified which require that high water bills appeals be heard by a particular body.

In reviewing the appeal process, three bodies were identified which could hear appeals: the Committee on Finance and Administration, the Committee on Works and Operations, and the Board of Commissioners.

If the City's priority is to keep the responsibility for hearing most appeals of City charges with one Committee, then the responsibility should remain with the Committee on Finance and Administration. This alternative increases the administrative cost of hearing appeals but maintains an open and impartial appeal process. If the City's priority is to minimize administrative costs, then appeals should be heard by the Board of Commissioners. However, this will remove the appeal process from a public forum. This alternative has the added disadvantage of placing the responsibility for hearing appeals of administrative decisions with other administrators. On finding that the Board of Commissioners has ruled against them, many citizens will request a further review by their elected representatives.

If the priority is to place responsibility for hearing appeals with the Standing Committee most knowledgeable about the billing practices and rate policies of the Water and Waste Department, then the appeals should be heard by the Works and Operations Committee. This alternative would reduce administrative costs and maintain the openness and impartiality of the review process.

The Committee on Finance and Administration is recommending that the responsibility for hearing appeals for high water bills be transferred to the Committee on Works and Operations because this alternative places the responsibility in the hands of the Standing Committee most knowledgeable about water issues, reduces the administrative cost of hearing these appeals, and insures the process is open and impartial.

Report of the Committee on Finance and Administration dated April 1, 1996

The Committee on Finance and Administration therefore recommends:

I. That the Committee on Works and Operations be delegated the authority to be the appeal body to hear appeals with respect to high water bills.

II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Laid over by the Executive Policy Committee on April 17, 1996

Recommendations for Amusement Tax Exemption File FL-6 (Vol. 13)

604 - 2. The Committee on Finance and Administration has considered recommendations received from the Winnipeg Arts Advisory Council for exemption to the Amusement Tax By-law.

The Committee on Finance and Administration submits draft by-law and recommends:

I. That the following list of exemptions be added to subsection 7(6) of the Amusement Tax By-law No. 3107/81, namely:

Jazz Winnipeg for:
"Manitoba Night" on June 17, 1996 and "The Manitoba All-star High School Big Band" on June 18, 1996 at Winnipeg Art Gallery

Manitoba Chinese Music Association for:
"Summer Concert '96" on July 6, 1996 at Jubilee Place

Manitoba Opera Association for:
"La Cenerentola" on November 23, 26 and 29, 1996, "The Consul" on February 8, 11 and 14, 1997 and "La Traviata" on April 26, 29 and May 2, 1997 at the Centennial Concert Hall

Manitoba Theatre Centre for:
1996-97 Mainstage season from October 3, 1996 to May 17, 1997 at the Manitoba Theatre Centre

Manitoba Theatre Centre for:
1996-97 Warehouse season from November 18, 1996 to April 20, 1997 at the MTC Warehouse Theatre

Primus Theatre for:
"Survivors of the Ice Age" from May 1 to 5, 1996 at College du St. Boniface

Rainbow Stage (1993) Inc. for:
"The Sound of Music" from July 16 to August 11, 1996 at Kildonan Park

The Royal Winnipeg Ballet for:
1996-97 season from August 30, 1996 to May 11, 1997 at the Centennial Concert Hall

Royal Winnipeg Ballet School for:
"Spring Concert" on May 26, 1996 and for "Dance Spectrum" on June 15, 1996 at Pantages Playhouse Theatre, and for the RWB Professional Division 25th Anniversary Gala on May 28, 1996 at the Centennial Concert Hall

Selkirk and District Ukrainian Dance School for:
"Annual Recital" on May 11, 1996 at Pantages Playhouse Theatre

Shakespeare in the Ruins for:
"Macbeth" from May 14 to June 29, 1996 at St. Norbert Trappist Monastery Ruins

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West End Cultural Centre for:
"West End Cultural Centre Productions" (Local touring acts only) from April 25 to December 31, 1996 at the West End Cultural Centre

Winnipeg Jewish Theatre for:
"Family Secrets" from April 25 to May 8, 1996 at the Prairie Theatre Exchange

Winnipeg Youth Chorus for:
"Godspell" from May 21 to May 25, 1996 at the Franco Manitoban Centre

Winnipeg Youth Orchestra for:
"Sounds of Spring - Annual Recital" on April 30, 1996 at the Centennial Concert Hall

Chile Community Centre of Winnipeg Inc. for:
"Batuchi Ballet Folklorico de Chile" on May 13, 1996 at the Pantages Playhouse Theatre

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.

Feasibility of City-Wide Low Cost Spay and Neuter Program
File EL-4 (Vol. 26)

605 - 3. Council, at its meeting held on August 10, 1995, ruled automatic referral of the following motion to the Committee on Finance and Administration under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Duguid,
Seconded by Councillor Hyman,

WHEREAS Stray dogs and cats are a growing problem in the City of Winnipeg causing thousands of animals to be euthanized each year;

AND WHEREAS by taking a preventative approach, these lives and thousands of dollars could be saved;

AND WHEREAS the City of Regina has realized such savings in a city wide low cost spay and neuter program;

BE IT RESOLVED THAT the City of Winnipeg examine the City of Regina's system and determine whether such a program, working in conjunction with the Humane Society, is feasible for the City of Winnipeg.

Council, on December 20, 1995, and February 21, 1996, granted 60-day extensions of time within which to report on the matter.

The Committee on Finance and Administration has requested that a report on this issue be submitted to the Ad Hoc Committee on Licensing and Animal Control which report has not been received to date and Committee, therefore, requests a further 60-day extension of time within which to report back to Council on this matter.

Adopted by consent.

Report of the Committee on Finance and Administration dated April 1, 1996

Means and Implications of Providing an Exemption from the Municipal Portion of Property Tax to Veterans Associations of Winnipeg File FL-2.5 (Vol. 10)

606 - 4. Council, at its meeting held on January 24, 1996, ruled automatic referral of the following motion to the Committee on Finance and Administration under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Lazarenko,
Seconded by Councillor O'Shaughnessy,

WHEREAS the 50th anniversaries of VE and VJ days have now passed;

AND WHEREAS Veterans Associations hold their lands and buildings for charitable purposes on behalf of their members and the community at large;

AND WHEREAS the lands and buildings of all Veterans Associations are deemed to be exempt from property tax levies in Saskatchewan and Alberta, to the extent that those properties are not licensed under Liquor Control Acts;

AND WHEREAS non-profit cultural organizations have received land, buildings, continuing fiscal support and exemption status from property tax;

AND WHEREAS the Veterans Associations now receive an exemption from the school levy (Sec. 23.1.f of The Municipal Assessment Act) and would and could be exempted from the municipal portion of the property tax;

THEREFORE BE IT RESOLVED THAT the City of Winnipeg study the means and the implications of providing to the Veterans Association of Winnipeg an exemption from the municipal portion of the property tax.

The Committee on Finance and Administration has requested a report on this issue which has not been received to date, and therefore, requests a 60-day extension of time within which to report back to Council.

The Committee on Finance and Administration further recommends that the Intergovernmental Affairs Committee be requested to address inequities in the property taxation/exemption from property taxation of non-profit organizations and make recommendations to the Province of Manitoba as to how to achieve taxation fairness.

Adopted by consent.

Soldiers' Taxation Relief Assistance File FL-2.3 (Vol. 7)

607 - 5. The Soldiers' Taxation Relief Act provides for the granting of relief from taxation in certain cases in an amount not exceeding $50.00 in each case. The amount so rebated by a municipality is recoverable in full through the Province of Manitoba.

The City has received applications for relief from taxation for the year 1995 under the provisions of this Act, and the Director of Corporate Finance has satisfied himself as to the bona fide and merit of the applications. The total amount of the applications is $850.00.

Council, on March 24, 1993, requested the Province of Manitoba to amend The Soldiers' Taxation Relief Act to increase the amount of relief from taxation from $50.00 to $100.00 effective in 1994, however, to date, there has been no response.

On April 1, 1996, the Committee on Finance and Administration recommended that the Intergovernmental Affairs Committee be requested to again approach the Province of Manitoba to adjust the Soldiers' taxation relief to reflect increases in inflation.

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The Committee on Finance and Administration therefore recommends:

I. That Council authorize the partial exemptions from taxation, the cancellation of unpaid taxes or penalties, or the refund of tax or penalties paid, as the case may be, in respect to the properties set forth in the schedule on file in the office of the City Clerk in the amount of $850.00, recoverable from the Province of Manitoba.

II. That the Intergovernmental Affairs Committee be requested to approach the Province of Manitoba to request an adjustment of the amount of the Soldiers' taxation relief to reflect the increase in inflation.

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.

Adopted by consent.

Policy for Autobin Fire Claims
Files WT-1.2 (Vol. 11) and FI (Vol. 2)

608 - 6. Council, at its meeting held on September 27, 1995, ruled automatic referral of the following motion to the Committee on Finance and Administration under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Prystanski,
Seconded by Councillor Silva,

WHEREAS the City of Winnipeg has implemented the automated garbage collection program;

AND WHEREAS only approximately one in five houses will have the autobin placed behind their property;

AND WHEREAS the autobin is meant to benefit everyone, and not cause financial hardship to the property where the autobin is placed;

AND WHEREAS the autobin has the potential to be a hazard to the home owner because of the placement adjacent to fences, garages and other yard amenities;

AND WHEREAS only the homes which have the autobin behind the property are subjected to a potential hazard, such as broken fences, damaged eavestroughs and fires;

AND WHEREAS the autobin has prevented emergency vehicles from attending emergencies where the autobin has been the cause of the problem;

AND WHEREAS the autobin has created substantial damage to garages at 98 Hallet Street, 832 Magnus Avenue, and 1550 Pritchard Avenue;

THEREFORE BE IT RESOLVED THAT the City of Winnipeg pay claims caused by fires in autobins to the properties;

AND BE IT FURTHER RESOLVED THAT damages caused by the autobins to eavestroughs at 1550 Pritchard Avenue also be paid.

Following consideration of administrative reports dated March 3, 1995, April 26, 1995, and January 31, 1996, the Committee on Finance and Administration, at its meeting of February 26, 1996, instructed the Administration to formulate a draft policy for gratuitous payment of claims for damages arising from fires originating in autobins.

Following discussion of the issues including the several considerations which determine the location of autobins, the potential liability exposure and the costs of investigation of claims, it was agreed that reimbursement should be conditional upon substantiation of damage and repair costs and subject to a maximum amount. For the purposes of the draft policy, the sum of $500.00 is considered appropriate, being the standard deductible portion of a homeowner's policy of insurance.

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The Committee on Finance and Administration therefore recommends:

I. That the following policy be established with respect to damage caused to property due to a fire originating in an autobin, namely:

"A. AUTOBIN FIRE DAMAGE CLAIMS

Where damage is caused to property due to a fire originating in an autobin, the Supervisor of Claims shall pay to the owner of the damaged property the amount of the substantiated cost of repair to a maximum of $500.00 on an ex gratia basis."

II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Adopted by consent.

660 Marion Street - Former Canada Packers Site File FI-2(35) (Vol. 2)

609 - 7. Council on November 16, 1994, instructed Her Worship Mayor Thompson to correspond directly with the Honourable Glen Cummings, Minister of Environment, to request that the Province of Manitoba assume responsibility of the necessary remediation/demolition of the former Canada Packers site located at 660 Marion Street, should the property be acquired by the City through the tax sale proceedings or by property abandonment.

The subject property was sold in tax sale No. 99 on November 16, 1994, to 2811490 Manitoba Ltd. On March 22, 1995, representatives of the Land and Development Services Department met with Mr. George Kopec (a representative of the sole property owner of 2811490 Manitoba Ltd., Angela Kopec) and conducted an inspection of the building to determine the status of the salvaging that was taking place.

At that time, Mr. Kopec submitted a proposal dated March 21, 1995, for the City's consideration, requesting assistance in demolishing and developing the site or a tax concession in the amount of $200,000.00, which would not be payable until all of the structures were demolished and cleared for development. The owner was also prepared to make a commitment to bring the tax arrears ($173,560.52 as of April 30, 1995) up-to-date prior to the tax sale deadline of November 16, 1995. In return the owner requested the City to issue demolition permits prior to the tax arrears being paid in full.

On July 18, 1995, the Committee on Planning and Community Services also considered the July 5, 1995, report from the Director of Land and Development Services Department and agreed with the owner's proposal but the Committee did not approve the required contribution of $200,000.00.

On November 9, 1995, the Committee on Finance and Administration laid over consideration of the impending tax sale matter pending receipt of a report from the Board of Commissioners respecting Mr. Kopec's proposals and outlining a comprehensive plan for the entire adjacent City-owned property.

On November 16, 1995, the City was in a position to make application to have the Certificate of Title to the subject property transferred into its name pursuant to the tax sale process.

The Winnipeg Fire Department has experienced numerous responses and fires at the former Canada Packers site, 660 Marion Street, since it was originally vacated.

As a result of a fire at the subject property on December 1, 1995, the Winnipeg Fire Department had raised several concerns regarding fire and life safety issues at the premises.

A meeting was held on February 13, 1996, at 660 Marion, with Councillors Vandal and Golden, Mr. G. Kopec, the Director of Fire Prevention and the Fire Prevention Officer. At this meeting and tour of the said premises, Mr. Kopec was formally requested to submit a report to the Fire Department as to his intentions to comply to the violations identified at the Fire Department's previous inspection. Mr. Kopec subsequently provided a report

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outlining his intentions to comply on February 20, 1996. The report submitted by Mr. Kopec does not adequately address all of the Fire Department's concerns.

The following is a synopsis of the concerns of the Fire Department.

1. Frequent responses and numerous fires, some of which were reported as arson, occurring at this site since it was initially vacated.

2. Reiteration of concerns expressed by the Fire Department administration, officers and fire fighters as well as Police Officers regarding unacceptable safety risks and the threat of personal injury or death to fire fighting personnel.

3. The fire and life safety risk to employees is indicative by the numerous concerns expressed herein and furthermore indicates the need for an acceptable and comprehensive Fire Safety Plan. A Fire Safety Plan is subject to review and approval by the Winnipeg Fire Department prior to its implementation. Mr. Kopec's report indicated a plan has been adopted, however receipt and approval has not taken place. The Fire Plan alone will not alleviate the extreme risks associated with these vacant buildings.

4. The ever-changing conditions in the building due to the salvage process, and the potential decline of the building's structural integrity as a result of exposure to the elements creates an unacceptable level of risk to the responding personnel and to the employees. New holes and openings in walls and floors coupled with weakened and/or relocated internal structural components create avenues for fire spread and compromise the structural integrity of the building.

5. The deterioration of fire protection systems and equipment is a serious problem. The deteriorated physical state of the standpipe system has rendered it unusable for fire fighting purposes, thereby complicating and extending the time period for effective fire fighting hose streams if and when required. Even though Mr. Kopec has indicated that at least two private hydrants are operational, the appropriate documentation verifying this has not been received.

6. The salvage process is significantly contributing to the high combustible load inside and around the buildings. The accumulations of combustible materials and large quantities of salvage material create obstructions and danger for responding fire crews. This presents an on-going concern regarding required access to hydrants and buildings, and ensuring that this access is maintained. Moreover, the timber and lumber roof construction could lend itself to an extended incident as a result of a fire on an upper floor. This would undoubtedly require the commitment of numerous personnel and apparatus.

7. There are difficulties in maintaining minimum acceptable by-law requirements for boarding up and securing vacant buildings. The Fire Department is subjected to frequent, numerous and on-going requests from fire suppression personnel and Fire Prevention Officers to have the premises secured. Furthermore, the Police Department have reported difficulties associated with securing the premises.

8. The on-going and frequent problem of accessibility to the buildings by youths or transients, and the susceptibility to vandalism contributes to the seriousness of the fire and life safety concern. Persons entering either authorized or unauthorized, as well as emergency response crews, are at an unacceptable risk.

9. Achieving Fire Code compliance does not ensure or guarantee continued compliance in a building subjected to demolition. Frequent inspection by the Fire Prevention Branch and other efforts on behalf of the Fire Department to ensure continued compliance would tax the resources of the Department. Regardless of whether Fire Code compliance is achieved, the buildings remain dangerous and are a continued and serious concern for fire and life safety.

10. Given the history of this property the Fire Department has great concern with allowing the demolition to be extended as proposed.

The Committee on Finance and Administration has been advised that Section 473(1) (m) of The City of Winnipeg Act gives Council the discretionary powers to pass legislation to “prohibit the demolition or removal of a building that is situated on land on which there are arrears of taxes, or that is sold for taxes and not redeemed, without the prior approval of Council and subject to any conditions set by Council”.

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Section 16.2.1 of Winnipeg Building By-law No. 4555/87 provides that upon application for a permit to demolish, relocate or remove a building or structure, the applicant shall submit a statement that the taxes upon the land and building, or buildings, or structure, or structures, have not been sold for taxes and if sold, have not been redeemed. This provision shall not apply to buildings or structures demolished under Section 9 or subsection 12.6 aforesaid of this By-law or any other By-law of the City or Section 448(7) of The City of Winnipeg Act.

Section 12.6 of this By-law relates to buildings that are in any unsafe condition. This particular building has been a problem for a number of years in that it has constantly been broken into by vandals leaving access to the premises and buildings open and as such constitutes a hazard to persons and to animals who may enter onto the said property. In light of this history, the Committee on Finance and Administration is of the view that if the owner is allowed to obtain the demolition permits prior to paying taxes it would be in the best interests of all parties including The City of Winnipeg, in that if these buildings are not demolished and the site cleaned up as the owner intends to do, the City would be faced with the scenario where it would take possession of the buildings itself and then be confronted with a major expenditure to secure these premises or to alternatively have same demolished.

In view of the fact that the Building By-law No. 4555/87 requires proof that the taxes are paid up and that such By-law is passed by Council, the Committee on Finance and Administration is recommending that Council waive the requirements of this By-law.

The Committee on Planning and Community Services on July 18, 1995, recommended as follows:

1. That the requirements of By-law No. 4555/87 be waived in this instance and that the Director of the Land and Development Services Department be authorized to issue demolition permits to 2811490 Manitoba Ltd. to demolish the buildings/structures at 660 Marion Street prior to the payment of the full tax arrears with penalties and on condition that the Company enter into an Agreement with the City for the repayment of outstanding taxes.

The Committee on Finance and Administration therefore recommends:

I. That 2811490 Manitoba Ltd., the owner of 660 Marion Street, be relieved of the requirements of Section 16.2.1 of Winnipeg Building By-law No. 4555/87 and that the Director of the Land and Development Services Department be authorized to issue demolition permits to 2811490 Manitoba Ltd. to demolish the buildings/structures prior to the payment of the full tax arrears with penalties.

II. That 2811490 Manitoba Ltd. proceed to forthwith obtain the demolition permit and that demolition be actively carried out thereafter with due diligence, same to be completed within 18 months of the receipt of the Demolition Permit.

III. That notwithstanding the aforesaid, the owner(s) shall comply in all respects with the requirements of the City of Winnipeg Building By-law, the Manitoba Fire Code and the Occupiers' Liability Act so as to ensure that the premises are maintained in a safe and secure condition.

IV. That 2811490 Manitoba Ltd. be required to obtain public liability insurance in the amount of $250,000.00 naming the City of Winnipeg as an additional insured.

V. That if at any time during the 18 months demolition period the City is not satisfied with the progress of the demolition, the City may at its sole discretion proceed with the tax sale of the property at 660 Marion Street.

VI. 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.

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Proposed Sale of City Lands South Side of Pandora Avenue West, East of Plessis Road, to New Flyer Industries Limited
File FI-2.4(33) (Vol. 2)

610 - 8. The City property located on the south side of Pandora Avenue West, east of Plessis Road, was acquired in 1967 by the former City of Transcona, and in 1968 a combination Fire Hall and Police Station was constructed on a portion of the property.

The Land and Development Services Department is in receipt of a letter of interest dated March 20, 1996 from New Flyer Industries Limited proposing the sale of part of the property. The applicant is located at 630 Pandora Avenue immediately to the east of the subject City-owned property. New Flyer wants to acquire the Eastern 126.492 m (415 feet) of the City's land shown as "Subject City Property" on Misc. Plan No. EKT 9612 to facilitate a significant expansion of its adjacent plant.

The Land and Development Services Department considers the offer of $130,000.00 to be at the low end of the value range, however, the Department is prepared to support its acceptance.

The Fire Chief, on February 22, 1996, advised that the Fire Department has no need for the land adjacent to this fire station. The Land and Development Services and Civic Buildings Departments are unaware of any other civic needs for this residual land.

The Civic Buildings Department advises that it does not object to the sale of the residual land so long as the west boundary of the subject City property be adjusted, if necessary, to eliminate any conflict with an existing parking lot servicing the fire hall/police station.

Depending on the results of the subsequent field survey it may be necessary to adjust the west boundary of the subject City property. It may be necessary to incur minor relocation/modification costs to the kennel's chain link fence, the costs of which would be charged against the sale proceeds. Additionally, the cost of the plan of subdivision would also be charged against the sale proceeds.

In its consideration of the 1996 Current Estimates, Council has directed that revenue in the amount of $4.964 M be generated in the sale of surplus City-owned properties and the net sale proceeds arising from this transaction will be credited to the General Revenue Account.

The Committee on Finance and Administration recommends:

I. That the subject City property generally as shown on Misc. Plan No. EKT 9612 be declared surplus to the City's requirements.

II. That the sale of the subject City property generally as shown on Misc. Plan No. EKT 9612 be approved to New Flyer Industries Limited at a price of $130,000.00 (subject to adjustment pursuant to field survey).

III. That the Proper Officers of the City be authorized to do all things necessary and to execute such documents (to include such terms as are deemed necessary by the Director of the Land and Development Services Department and the Manager of Legal Services/City Solicitor) to achieve the intent of Council.

A copy of Misc. Plan No. EKT 9612 is on file in the office of the City Clerk.

Adopted by consent.

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Proposed Acquisition of Part S/E 24-10-4E - Cornland Farms Ltd., 4.97 Acres for Deacon Reservoir File FI-2 (Vol. 12)

611 - 9. By memorandum dated June 7, 1995, the Water and Waste Department requested the Land and Development Services Department to negotiate the acquisition of a 25 m wide easement along the westerly limit of the referenced lands to permit construction of a surface drainage channel identified as "PROPOSED ACQUISITION 25 m WIDE" on Misc. Plan No. 8080/9.

The Land and Development Services Department first requested the owner consider granting an easement for the lands required. By letter dated September 22, 1995, the Department was advised by the owners' solicitor that the owner would not grant the City's request for an easement but would be prepared, however, to sell the lands outright.

The Board of Commissioners at its November 3, 1995 meeting considered a report of the Water and Waste Department in this regard and authorized that negotiations for the acquisition of the subject property, shown as "PROPOSED ACQUISITION 25 m WIDE" on Misc. Plan No. 8080/9 be undertaken.

Negotiations for acquisition of the property have resulted in the owners' solicitor advising the Land and Development Services Department that the owners will not accept less than $5,000.00 for the property ($1,000.00/acre). The Land and Development Services Department is aware of a recent independent appraisal report which reports land sales in the vicinity of the subject area in the range of $656.00/acre to $1,274.00/acre and on that basis is of the opinion that the proposed price is acceptable.

The Water and Waste Department has recommended acquisition of the property as the only cost effective and reasonable alternative. Given the situation, it is the Land and Development Services Department's opinion that it is in the City's best interests to proceed with the acquisition of the property in accordance with the terms and conditions outlined on Schedule "A".

The Water and Waste Department advises that adequate funding for the proposed acquisition is available in Account No. 43-118117-5179010701.

The Committee on Finance and Administration recommends:

I. That the acquisition of property identified as "PROPOSED ACQUISITION 25 m WIDE" on Misc. Plan No. 8080/9 be approved at a purchase price of $5,000.00, in accordance with the terms and conditions outlined on Schedule "A".

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.

Copies of Misc. Plan No. 8080/9 and Schedule "A" are on file in the office of the City Clerk.

Adopted by consent.

COMMITTEE ON FINANCE AND ADMINISTRATION

CONSIDERATION OF BY-LAWS

612 - On motion of Councillor Steek, the rule was suspended and By-law No. 6828/96, a By-law of the City of Winnipeg to amend the Amusement Tax By-law No. 3107/81, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed.
File FL-6 (Vol. 13)

COMMITTEE ON FINANCE AND ADMINISTRATION

QUESTION PERIOD

613 - Councillor Lazarenko requested an update on the formation of the Winnipeg Taxation Fairness Committee.

Councillor Steek noted that interested individuals were being contacted and stated that he expected the Committee to be constituted by the end of May, 1996.

The Deputy Speaker advised that on Council's direction, Council would here proceed to consider the order of business "Report of the Secretariat Committee of Council, dated March 20, 1996".