REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED FEBRUARY 27, 1995

On motion of Councillor Eadie, the Report of the Committee on Finance and Administration, dated February 27, 1995, was considered clause by clause.

Moved by Councillor Eadie,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10,11,12,13 and 15 be adopted.

Carried.

618 - Councillor Boychuk asked to be recorded as having voted against Clause 9, in accordance with Rule 50.7 of the Procedure By-law.

Her Worship the Mayor and Councillors:

Civic Charities Endorsement Bureau Review
File GL-5.2 (Vol. 12)

619 - 1. The Civic Charities Endorsement Bureau is established and governed by Section 409 of The City of Winnipeg Act, By-law 350/73 and amendments thereto, and The Charities Endorsement Act of Manitoba. The purpose of the Bureau is to "examine into the character and bona fides of all charitable concerns seeking aid from the City or residents". If the requirements of the legislation and the by-law are met, permits are issued authorizing fundraising activities described in the application for the permit.

The Civic Charities Endorsement Bureau authorizes fundraising activities taking place wholly within the City of Winnipeg. Fundraising campaigns which include other municipalities or are run across the province as a whole are currently authorized by the Province of Manitoba's Consumer's Bureau, administered through the Department of Consumer and Corporate Affairs.

The Civic Charities Endorsement Bureau requires all new applicants or applications involving professional promoters to appear before it in an effort to encourage greater accountability and caution by both the charities and the promoters. The Bureau also requires all approved applicants to file a fundraising report within 90 days after completion of the fundraising event. These measures allow the Civic Charities Endorsement Bureau to better gauge and record the extent of fundraising activities occurring in the City throughout the year. Generally, once a fundraising event has been approved by the Bureau, subsequent requests in subsequent years are approved administratively by the Secretary to the Bureau.

Under the provisions of The Charities Endorsement Act, the Director of the Consumers Bureau, on behalf of the Minister of Consumer and Corporate Affairs authorizes applications to solicit funds for charitable purposes. The terms of a contract with a promotional agency to solicit funds must be submitted, together with the remuneration paid, as well as an audited financial statement. Applications are approved or denied in accordance with the provisions of The Charities Endorsement Act.

The following table illustrates the number of applications approved for authorization to solicit funds for charitable purposes, for the year 1994:

Permit Authorized By:	**No. of Permits Approved:**
Consumers Bureau, Province of Manitoba	115
Civic Charities Endorsement Bureau	77
Secretary, Civic Charities Endorsement Bureau	434
TOTAL PERMITS AUTHORIZED:	626

Report of the Committee on Finance and Administration dated February 27, 1995

As illustrated by the above table, the majority of permits (69%) were administratively approved by the Secretary to the Civic Charities Endorsement Bureau.

Council on July 6, 1983, passed By-law No. 3515/83, increasing the fees and charges for Civic Charities permits and tag days from $2.00 to $5.00. On September 21, 1994, Council approved a phased-in increase of fees for Civic Charities permits that will commence in 1995 and which will increase permits from $5.00 to $10.00, with further increases in subsequent years of $5.00 per year up to 1998. The total revenue generated in 1993 from the issuance of Civic Charities Endorsement Bureau permits was $3,420.00. The operating costs of the Bureau in the same year were approximately $40,000.00, comprising of salaries and administrative supplies. Given the increase in Permit fees, revenue for 1995 is estimated to be $6,500.00.

The Committee on Finance and Administration during consideration of the 1995 Current Estimates on November 7, 1994, requested that a report be provided outlining various options that could be available should Council decide to restructure the Civic Charities Endorsement Bureau, or to dissolve it altogether.

The Committee examined the following options, namely:

Option One:

The City of Winnipeg Act, by Section 409, provides that the City may from time to time appoint the members and regulate the organization and maintenance of a civic charities bureau, and Council, pursuant to Section 409 of the Act, has passed By-law No. 350/73 establishing the Civic Charities Endorsement Bureau.

Section 409 of the Act, by use of permissive language would allow the City to opt out of the appointment of a Civic Charities Endorsement Bureau, thus, causing the responsibility to revert to the Province. It would be necessary to enter into discussions with the Province of Manitoba with respect to the Province assuming the role previously performed by the Civic Charities Endorsement Bureau. As well, it would be necessary to repeal By-law No. 350/73, being the by-law which established the Bureau and further, an amendment to Section 1(1) of The Charities Endorsement Act would be required to delete the reference to the Civic Charities Endorsement Bureau.

Option Two:

A second option considered was to maintain the status quo with the appointment of citizen members to the Civic Charities Endorsement Bureau, and administrative assistance provided from the City Clerk's Department.

Option Three:

A third option considered was an expanded role for the Civic Charities Endorsement Bureau. It would require the Minister of Consumer and Corporate Affairs to amend the procedure outlined in Section 2(5) of The Charities Endorsement Act to require that all province wide solicitation, including those within the City of Winnipeg, must first be referred to the Civic Charities Endorsement Bureau for its input and recommendation before the Consumer Bureau could give its approval or rejection. This expanded role of the Bureau has previously been requested by Council on August 2, 1989 and on October 10, 1990, however, the Minister responded in a letter dated June 12, 1990 that he could not support the request as he would be concerned to alter the procedure in this manner and felt to do this for the City would require doing so for all municipalities within the Province.

Following deliberation, the Committee on Finance and Administration is recommending a fourth option, that is, to not appoint a Civic Charities Endorsement Bureau and to delegate authority to a City Administrator to approve or deny all applications to authorize fundraising activities for charitable organizations seeking aid from the City or residents in accordance with the legislative requirements. Committee is proposing that this become effective on November 1, 1995. This option will require amendments to The Charities Endorsement Act and The City of Winnipeg Act to reflect such authority, and such appropriate legislative changes would have to be in effect before the responsibilities of the Bureau could be assumed administratively. The Committee has requested a report examining the establishment of criteria for the administration of the Bureau by the City Clerk's Department.

The Committee on Finance and Administration recommends:

I. That Sections 1(1) and 2(5) of The Civic Charities Endorsement Act be amended to delete reference to the Civic Charities Endorsement Bureau and to delegate authority to a City Administrator or his designate to report to the Minister with respect to authorizing fundraising activities for charitable purposes within the City of Winnipeg.

Report of the Committee on Finance and Administration dated February 27, 1995

II. That Section 409 of The City of Winnipeg Act be amended to allow for the appointment of a City Administrator or his designate, whose duties shall be to examine into the character and bona fides of all charitable concerns seeking aid from the City or residents.

III. That By-law No. 350/73, being the By-law that established the Civic Charities Endorsement Bureau, be repealed upon passage of the appropriate legislative amendments as outlined above.

IV. That the Proper Officers of the City do all things necessary to implement the intent of the above, including the execution of any documents related thereto.

Adopted by consent.

Appointment of Special Constable - Transit Department File GF-2.3 (Vol. 4)

620 - 2. The Committee on Finance and Administration has been advised that the Acting Manager of Transportation, Transit Department, has requested that Sylbert Gregory Mohammed who is an Acting Inspector in the Transit Department, and who will be required to perform by-law enforcement duties, be sworn in as a Special Constable.

The Committee on Finance and Administration recommends that the City Solicitor/Manager of Legal Services be authorized to make the necessary application to the Attorney-General's Department to have the above-named employee from the Transit Department sworn in as a Special Constable.

The Committee also recommends that the Proper Officers of the City be authorized to execute the required Forms of Indemnity of whatsoever kind or nature arising out of the acts and conduct of anything done, said or written by the said Special Constable when he functions as a Special Constable under the said appointment.

Adopted by consent.

Appointment of Special Constable - Fire Department File GF-2.3 (Vol. 4)

621 - 3. The Committee on Finance and Administration has been advised that the Senior Fire Prevention Officer, Fire Department, has requested that the following employees of the Fire Prevention Branch, who will be required to use common offence notices in the enforcement of the Fire Prevention By-law, be sworn in as Special Constables; namely: Raymond John Kelsch, Richard Earl Trenter, Jerry Peter Mendres and Marcellus Metro Solomon.

The Committee on Finance and Administration recommends that the City Solicitor/Manager of Legal Services be authorized to make the necessary application to the Attorney-General's Department to have the above-named employees from the Fire Department sworn in as Special Constables.

The Committee also recommends that the Proper Officers of the City be authorized to execute the required Forms of Indemnity of whatsoever kind or nature arising out of the acts and conduct of anything done, said or written by the said Special Constables when they function as a Special Constable under the said appointment.

Adopted by consent.

Report of the Committee on Finance and Administration dated February 27, 1995

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

622 - 4. 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 1994 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 $950.00.

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.

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 $950.00, recoverable from the Province of Manitoba.

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.

Tax Sale No. 100 - Lands which are in Arrears for any part of 1993, plus 1994 and 1995 File FL-2.4 (Vol. 11)

623 - 5. Section 230(1) of The City of Winnipeg Act permits the City to commence tax sale proceedings for properties in arrears for more than one year after December 31 of the year in which the rate was struck. This has been interpreted as meaning that the land is in arrears for the two years prior to the tax sale year.

Your Committee on Finance and Administration recommends:

I. That Council authorize the City of Winnipeg Tax Sale (Tax Sale No. 100) be held on November 16, 1995, for lands which are in arrears of taxes for any part of 1993, plus 1994 and 1995.

II. That all lands included in tax sale be advertised and sold in accordance with the applicable sections of The City of Winnipeg Act and that the City of Winnipeg exercise its prior right to purchase the property sold in tax sale in accordance with Section 235(5) of said Act.

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.

Recommendations for Amusement Tax Exemption File FL-6 (Vol. 12)

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

Report of the Committee on Finance and Administration dated February 27, 1995

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:

Dance Manitoba:
"1995 Manitoba Provincial Dance Festival" on May 11 to 13 and May 15 to 20, 1995 at the Manitoba Theatre Centre and Pantages Playhouse Theatre.

Manitoba Association of Playwrights:
"Short Shots" on March 13 to 25, 1995 at the Prairie Theatre Exchange.

Rozmai School of Dance:
"Annual Dance Recital" on May 17, 1995 at the Pantages Playhouse Theatre.

Royal Winnipeg Ballet School:
"Spring Concert" on May 28, 1995 at the Pantages Playhouse Theatre and for "Dance Spectrum" on June 6, 1995 at the Centennial Concert Hall.

West End Cultural Centre:
"Annual Audience Participation Handel's Messiah on April 15, 1995, at the West End Cultural Centre.

Winnipeg Bach Festival:
1995 Festival events "Saturday Night in Leipzig" on May 27, 1995, "Leipzig at Worship" on May 28, 1995 and "Musical from the Notebook for Anna Magdelena Bach" on May 30, 1995, to be held at various Winnipeg churches.

Winnipeg International Children's Festival:
"Winnipeg International Children's Festival" on June 1 to 4, 1995 at the Forks National Historical Park

Winnipeg Philharmonic Choir:
"St. Matthew Passion" on April 23, 1995 and "St. Matthew Preview" on April 9, 1995, at Bethel Mennonite Church.

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.

Snow Clearing Reserve
File SC-3.6 (Vol. 17)

625 - 7. The 1994 General Revenue Fund actual surplus is $4.9 million or $1.1 million in excess of the amount of $3.8 million which was anticipated in the 1995 Budget for "Surplus Forward From Prior Year". The larger than anticipated surplus has primarily resulted from lower Departmental expenditures including Social Services and Snow Clearing. In 1994, the snow clearing budget of $11.7 million was under expended by $2.1 million. This larger surplus is a very positive position which will undoubtedly be viewed favourably by the credit raters, especially as it has resulted from expenditure reductions and not additional revenue.

These funds can be utilized for many purposes but the Committee on Finance and Administration is recommending that the funds be used to create a Snow Clearing Reserve and that the Director of Corporate Finance and the Director of Streets and Transportation be named as the Fund Managers. Any surpluses from future annual operating snow clearing budgets should be contributed to the Reserve. No charges to the Reserve should be made until the Reserve has reached a level of $5.0 million and then withdrawals in any one year should be limited to the lessor of 20% of the Reserve balance or to the amount of snow clearing expenses in excess of 120% of the cost of a normal years' snowfall. The Reserve balance should never exceed $10.9 million, as $24.5 million ($13.6 million factored average plus $10.9 million Reserve) represents the maximum expenditure the City would most likely ever pay for snow clearing removal. These figures will need to be adjusted annually to reflect changes in service levels, efficiencies realized, and inflation.

Report of the Committee on Finance and Administration dated February 27, 1995

It is important to note that the purpose of the Reserve will be to absorb snow removal costs in excess of 120% of a normal year's level and would not be used to reduce the annual budget for snow removal which should remain at the cost of an average years snowfall (if not a small % higher) in order to build the Reserve to a level that can absorb unexpected snowfall costs. The Reserve will only serve to moderate peak expenditures and will not absorb all costs in excess of the budget. It should be noted that the 1995 Snow Clearing Budget is only $11.9 million. In order to address the long term predictability and stability of snow clearing costs, Council, in addition to the creation of this Reserve, must also adopt a budget strategy to ensure that the Reserve will grow. It is suggested that future operating budgets include snow clearing at a level equal to the cost of an average years' snowfall. This is $13.6 million in terms of 1995 costs and would be adjusted annually by inflation and other factors. The average of $13.6 million is less than the average expenditure (in constant dollars) of $14.2 million due to a number of factors. Over the years there has been some reduction in service levels, improvements in efficiency and some of the special causes such as the 1975 snowfall would not be factored into the formula.

The Fund Managers should be granted the authority to manage the Reserve in a manner which allows discretion in making reserve transfers. It may not be desirable to transfer a snow clearing surplus to the Reserve if the City will have a overall deficit. Conversely, it may not be desirable to transfer funds from the Reserve to cover a snow clearing overexpenditure if the City is already in an overall surplus position.

If a reserve had existed in 1974, and the budget was at the level of an average years' snow fall, the City would have withdrawn funds from the reserve in 1975, 1978, 1979, 1985, 1986 and 1989. Funds would have been credited to the reserve in 1974, 1981 through 1984, 1987, 1988, 1990 and 1994. Because the City had a tax supported deficit in 1992 and 1993, no transfer to the reserve would have been made in those years.

The Committee on Finance and Administration recommends:

I. That a Snow Clearing Reserve be established, and that the Director of Corporate Finance and the Director of Streets and Transportation be named as Fund Managers, and that the Reserve be initially established with $1.1 million from the 1994 Operating Surplus.

II. That Council recognizes the need to budget annually for snow clearing at a level equal to the cost of an average years' snowfall.

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.

Computer Replacement Reserve Fund
File GCP (Vol. 8)

626 - 8. The establishment of a Computer Replacement Reserve Fund will enable City Departments to more evenly budget for the replacement of their computer equipment over a period of years instead of budgeting for a lump sum replacement cost in a single year. The purpose of the Computer Replacement Reserve Fund (hereinafter called the Reserve) will be to provide the financing for replacement, refurbishing, modifying, or upgrading of personal computer hardware and/or software which will be included in the Reserve, in a scheduled and pragmatic manner.

SET UP OF THE RESERVE:

It is recommended that the format and basic criteria for this Reserve be based upon the Equipment Replacement Reserve, which was established by Council on May 2, 1973 to provide for the systematic replacement of equipment and to stabilize the effect on the annual budget.

ADMINISTRATION OF THE RESERVE:

The Finance Department, under the direction of the Director of Corporate Finance as "Fund Manager", will be responsible for the administration and operation of the Reserve and for ensuring that all budgets, statements, reports and operating criteria are accurately compiled and complied with.

Report of the Committee on Finance and Administration dated February 27, 1995

CONTRIBUTIONS TO THE RESERVE:

Contributions to the Reserve for the replacement, refurbishing or upgrading of personal computer hardware and/or software will be on a voluntary basis. All department heads will be notified regarding the establishment of the reserve and will be invited to contribute to the Reserve on an annual basis. The annual contributions will be based upon the latest actual purchase cost for that type of hardware and/or software with an adjustment for a residual value of the replaced hardware and/or software upon disposal, and a reasonable useful life measured in years. The purchase cost, the residual value and the estimated life of the hardware and/or software shall be established by the Director of Corporate Finance after consultation with the Director of Corporate Services.

The replacement cost of the hardware shall include all costs that can be reasonably associated with the acquisition including, but not limited to, actual replacement/refurbishing costs, modifications and additional works such as software, cables, electrical, shelving, cupboards, workstations and any other costs that would render the hardware fully functional. The replacement cost of the software shall be based on the market cost determined at the time of replacement.

Other contributions to the Reserve would include the receipts from disposal of equipment, recoveries from equipment written off in insurance claims and investment income from the monetary assets of the Reserve.

REPLACEMENTS CHARGEABLE TO THE RESERVE:

Replacement of hardware shall be based upon a schedule of replacement maintained as part of the records of the Reserve, except that the Director of Corporate Finance may defer or advance the schedule of replacement for one or more of the following reasons:

a) the hardware and/or software is functionally obsolete,

b) replacement hardware and/or software is available that is technologically superior, resulting in lower task costs, thereby substantiating an economical reason to replace the hardware and/or software,

c) the hardware is written off due to damage resulting from an accident,

d) the hardware is functioning well and has not reached the end of its useful life,

e) utilization of the hardware and/or software does not warrant replacement at the scheduled time, and/or

f) there is inadequate funding in the Reserve.

Procurement of all hardware in the approved Reserve budgets by the Corporate Finance Department shall be made in accordance with current approved procedures. Departments will only be allowed to withdraw funds less than or equal to the balance in their respective departmental centre.

REFURBISHING CHARGEABLE TO THE RESERVE:

Refurbishing of hardware utilizing funds from the Reserve may be considered, taking the following into consideration:

a) the type of service required from the hardware,

b) the annual utilization of the hardware and

c) where the useful life of the hardware can be extended by half or more, of the hardware's normal life span as a result of refurbishing.

MODIFICATIONS CHARGEABLE TO THE RESERVE:

Where modifications will extend either the useful life, the effectiveness or the usefulness of the hardware and if deemed a chargeable item to the Reserve by the Director of Corporate Services, the cost of such modifications may be charged to the Reserve, provided:

Report of the Committee on Finance and Administration dated February 27, 1995

a) the modification is not a maintenance item and

b) the modification is reasonable in cost and results in an extra feature or function not previously available from the hardware.

EVALUATION OF HARDWARE:

Wherever practical, an evaluation shall be made on each piece of hardware prior to inclusion in the Reserve. This report shall include a description of the condition of each piece of hardware and shall serve as substantiation for inclusion in the budget. The record of evaluation shall be kept on file in the Corporate Finance Department.

FINANCIAL RECORDS:

The accounting for the Reserve shall include all necessary financial records in accordance with generally accepted accounting principles. The Corporate Finance Department has the primary responsibility for the reconciliation of the Reserve.

A statement outlining the status of the Reserve shall be submitted for inclusion in each annual budget. The statement shall commence with the last audited balance in the Reserve and conclude with the balance anticipated in the Reserve as of December 31 of the budget year.

Without limiting the foregoing, revenue (actual and estimated) shall include interest earned, proceeds from sale of replaced or surplus hardware and/or software and contributions from departments to the Reserve. Expenses (actual and estimated) shall include all replacement hardware and/or software purchases, cost of refurbishing, modifications and any other related expenses. Revenue and expenses need not be detailed in the statement.

COMPUTER REPLACEMENT RESERVE BUDGET:

A Reserve budget shall be prepared annually, listing all hardware programmed for replacement, refurbishing or modification, and shall include a listing of all other expenses expected to be incurred with respect to the operation of the Reserve for that year. An item shall be retained in that budget until the item is completely procured, refurbished, modified or deleted from the program entirely.

Disbursements from the Reserve are strictly limited to existing hardware and/or software replacement and modification costs as approved in the current Reserve budget. New hardware and/or software not previously included in the Reserve for replacement is not to be purchased out of the Reserve. Items of this nature shall be budgeted separately in the department's current operating budget within the appropriate year.

The Committee on Finance and Administration recommends:

I. That a Computer Replacement Reserve Fund be established to provide financing for:

a) the replacement of existing personal computer hardware and/or software when it is deemed to have reached the end of its useful life due to mechanical condition or technical obsolescence,

b) the refurbishing, modifying or upgrading of existing personal computer hardware and/or software so as to extend its useful life (current industry standard of useful life is three years),

c) all costs incurred in the undertaking of the foregoing including installation required to put replacement personal computer hardware and/or software into service for its intended purpose,

II. That the Computer Replacement Reserve Fund be funded by the application of scheduled annual contributions to the accounts of the Department owning the hardware and/or software and by any revenue realized from interest earned on monies held in the Reserve and from any revenue realized from the disposition of the personal computer hardware and/or software,

III. That the Director of Corporate Finance be appointed as Fund Manager of the Computer Replacement Reserve and,

Report of the Committee on Finance and Administration dated February 27, 1995

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the above recommendations.

Adopted by consent.

Proposed Property Acquisition - North St. Boniface - North of the "Highline File FI-2(35) (Vol. 2)

627 - 9. Council on January 26, 1995, adopted Clause 6 of the Report of the Committee on Protection, Parks and Culture dated January 9, 1995, with respect to the sale of all houses owned by the City located North of the railway line, commonly referred to as the "highline" in North St. Boniface. Council also adopted the following motion with respect to Clause 6, namely:

"That Recommendation IV contained in Clause 6 of the Report of the Committee on Protection, Parks and Culture dated January 9, 1995, with respect to the proposed acquisition of property located north of the "Highline", be referred back to the Committee on Finance and Administration, and the Committee on Protection, Parks and Culture."

Recommendation IV is outlined as follows:

"IV. That, subject to Recommendation III above, the authorization on an interim basis, of the use of funds currently committed against the Niakwa Road and Youville/Bertrand land acquisition projects."

The Committee on Protection, Parks and Culture at its meeting on February 6, 1995, has recommended that the words, "and Youville/Bertrand" be omitted from the condition, which was also the recommendation of the Committee on Finance and Administration at its meeting on February 27, 1995.

The Committee on Finance and Administration therefore recommends:

I. That Recommendation IV contained in Clause 8 of the Report of the Committee on Protection, Parks and Culture dated January 9, 1995, be amended as follows:

"IV. That, subject to Recommendation III above, Council authorize on an interim basis, the use of funds currently committed against the Niakwa Road land acquisition project."

Adopted by consent.

(See Minute No. 618 for opposition recorded by Councillor Boychuk)

Redemption of 71 Ada Street from Tax Sale by Instalments File FL-2.4 (Vol. 11)

628 - 10. On October 21, 1993, Sherwood Foods Inc. through their solicitor, J.H. Dixon of the Law Firm of Monk, Goodwin, requested to be allowed to redeem their property from Tax Sale by instalments, and the request was granted for a one year term which expired December 30, 1994.

Sherwood Foods Inc. has applied for an extension to the Tax Sale Agreement authorized by By-law No. 6394/94 which was passed by Council at its meeting of April 27, 1994.

The City of Winnipeg Act, Section 255(4) states the following:

Notwithstanding section 245 and subsection (1), but subject to subsection (5), the city, if authorized by by-law, may enter into an agreement in writing with an owner of, or a person who has an interest or estate in, or a charge on, land that has been sold for taxes, for the redemption of the land from the tax sale and the payment of all taxes payable in respect of the land subsequently accrued to the date of the agreement and during the currency of the agreement, by instalments.

Report of the Committee on Finance and Administration dated February 27, 1995

The payment plan negotiated includes monthly payments in the amount of $1,750.00. The application of such a proposal, which falls within the framework of previous agreements approved by Council, would retire the present indebtedness of $29,856.05, plus future years projected taxes, in approximately 39 months.

The Committee on Finance and Administration therefore recommends:

I. That a redemption be granted from Tax Sale of 71 Ada Street by consecutive monthly instalments of $1,750.00.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the by-law authorizing the agreement for a 39 month term.

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.

Encroachment of Overhead Pedestrian Walkway Link - Royal Winnipeg Ballet School and Student Residence Lane between Graham and St. Mary Avenues and Edmonton and Carlton Streets
File ED(32) (Vol. 1)

629 - 11. The Royal Winnipeg Ballet has requested permission to construct and maintain an overhead pedestrian walkway over the north/south public lane south of Graham Avenue between Edmonton and Carlton Streets from the Ballet School to its new Student Residence.

On November 22, 1994, the Committee on Planning and Community services authorized approval of the walkway and referred the matter to the then Director of Land Surveys and Real Estate for assessment and recommendations relative to rental and terms of agreement.

Negotiations have resulted in the following terms and conditions of the proposed Leave and License Agreement:

Term:	40 year term, automatic 10 year renewal unless termination notice given at least 12 months prior to the expiration of the term
Rental:	$80.00 per annum computed on the basis of the fees outlined in the City of Winnipeg Encroachment By-Law No. 692/74, plus an initial administrative fee of $250.00
Area:	13.6 m² (146.40 ft²) – airspace
Insurance:	Public liability insurance of at least $1,000,000.00 naming the City of Winnipeg as additional insured and containing a cross-liability clause
Special Conditions:	
1	Minimum vertical clearance of 4.325 m between the highest point of the roadway and the bottom of the structure.
2	Roof drainage from the walkway must be contained within the adjoining structures.
3	Licensee to affix standard vehicular clearance signs to the walkway.
4	Should the City's use or requirements for the public lane necessitate the relocation, and or, modification of the walkway, the Licensee shall be responsible for all costs associated therewith.
5	A Manitoba Telephone System pole line located on the east side of the public lane must be relocated in order to accommodate the walkway at a cost of approximately $6,000.00 to be borne by the Licensee.

Report of the Committee on Finance and Administration dated February 27, 1995

In addition to the foregoing, the proposed Leave and License Agreement will include other standard terms and conditions as are found in other similar agreements and which are deemed necessary by the City Solicitor/Manager of Legal Services to achieve the intent of Council.

The Committee on Finance and Administration therefore recommends:

I. That a Leave and License agreement for the overhead pedestrian walkway be approved as outlined herein, in a form satisfactory to the City Solicitor/Manager of Legal Services.

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.

Show Home and Builders Programs - Markham Place and South Tuxedo Developments Files FI-2.4(35) (Vol. 2) & FI-2.4(31) (Vol 2)

630 - 12. Council, on April 15, 1992, approved a Show Home Policy and Builders Program. The Program was started in order to generate activity in the Markham Place Subdivision and in essence it provided to the builder a 10% discount on the purchase price to be applied against the lot on which a Show Home is to be constructed. It also proposed to waive interest on the show home lot for the lesser of one year or until the home was sold. The builder was also entitled to a 5% discount on any additional lots purchased during the Show Home Sale Program period. The Builders Program provides a 5% discount to builders buying a lot under the City's standard terms and conditions.

On May 26, 1993, Council renewed the Markham Place Initiative for another year and on April 27, 1994, renewed the Markham Place Initiative and approved the South Tuxedo Initiative.

In 1994, two show homes were built and one lot sold under the Markham Place Initiative. To date this makes a total of 15 lots sold under these Programs since the Initiative's inception. There has been one show home built by Huntington Homes in South Tuxedo.

The City has eight lots remaining in Markham Place (5 additional lots are reserved for Settler Homes until September, 1995). Fourteen lots remain in South Tuxedo with 3 additional lots reserved for Huntington Homes. Therefore, the Land and Development Services Department would like to extend the Show Home and Builders Programs as an aid to marketing the lots shown on Misc. Plans No. RIEL 7359/12L and ASBA 7553/13.

Implementation of the Initiatives would not preclude the Land and Development Services Department from continuing to sell the remainder of the lots in Markham Place and South Tuxedo independently.
The Committee on Finance and Administration therefore recommends:

I. That the Show Home and Builders Programs for the Markham Place and South Tuxedo Initiative Projects be approved;

II. That the Director of the Land and Development Services Department be authorized to continue the Show Home and Builders Programs until such time as both projects are sold out.

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.

Copies of Misc. Plan No. Riel 7359/12L, ASBA 7553/13 and Schedule "A" are on file in the office of the City Clerk.

Adopted by consent.

Report of the Committee on Finance and Administration dated February 27, 1995

Extension of Listing Agreement in the Sale of Surplus City Lands
File FL-2.1 (Vol. 2)

631 - 13. Council, at its special meeting held on March 22, 1993 instructed that a review be undertaken of the City's land inventory with a view to declaring surplus all land not required for any purpose in the immediate future, and at its meeting held July 22, 1993 directed:

I. That, for the purposes of the sale of properties outlined in Schedule "A", commission be paid on the sale of residential and commercial lands.

II. That the Director of the Land and Development Services Department be delegated the authority to enter into an exclusive listing agreement in accordance with criteria outlined.

On February 11, 1994 an exclusive listing agreement was entered into with Stevenson and Company for an initial term of six months, with an option for an additional three months. Essentially the agreement provided for the payment of commission based on 7% of the sale price up to $120,000.00, 6% between $120,001.00 and $170,000.00, and 5% above $170,001.00.

A schedule of the properties listed with Stevenson and Company is outlined in Schedule "B". The listing agreement expired in October 1994.

The listing agreement with Stevenson initially differed from "Schedule A" by excluding seven properties from the original list of twenty-seven. These seven properties are listed on Schedule "C".

Of the twenty properties listed Stevenson and Company received commission on the sale of only the Mission Street property approved for sale at $100,000.00 by the Committee on Finance and Administration at its meeting held May 13, 1994. This after an extensive sales campaign which included listing the residential properties with the Multiple Listing Service, direct mailers, newspaper advertising and custom made signage.

The Land and Development Services Department recommended that the City extend this listing arrangement with Stevenson and Company for an additional six month period to the end of September 1995, for the following reasons: one, it would hopefully allow Stevenson to recoup through sales commissions some of the time and expense it has expended on this project and secondly, it would allow the City to actively market surplus properties at a time of reorganization within the Land and Development Services Department. A list of the properties proposed to be included in this Stevenson and Company listing extension, all of which were included in the original twenty seven, is contained on Schedule "D".

The Committee on Finance and Administration did not concur in the recommendation to extend the original Listing Agreement with Stevenson and Company to September 1995, and recommends that the Director of Land and Development Services be given delegated authority to list City properties with various Real Estate Agencies.

The Department also sought delegated authority for the Director of Land and Development Services to withhold or withdraw any of the sites listed if it is subsequently determined that the site is required for any Civic purpose or if the timing of sale is best delayed in order to provide the City with the optimum return for its resources. The Committee on Finance and Administration is in support of this request.

The Committee on Finance and Administration therefore recommends:

I. That Council confirm the deletion of the properties noted in Schedule "C" from the original Listing Agreement with Stevenson and Company.

II. That the Director of Land and Development Services be authorized to list properties outlined in Schedule "D" with various Real Estate Agencies as determined by him.

III. That the Director of Land and Development Services be granted delegated authority to add, withhold or withdraw any property from the listing or in any other manner as determined by him, and to advise the Committee on Finance and Administration of any such amendments.

Report of the Committee on Finance and Administration dated February 27, 1995

IV. 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. 638 for attachments)

Proposed Sale of City-owned Property located at the Southeast corner of Main Street and York Avenue
File FI-2.4(32) (Vol. 1)

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

632 - 14. In 1991 the City acquired a number of parcels of land within and in close proximity to the "East Yards" from the Canadian National Railway, one of which was the southeast corner of Main Street and York Avenue as outlined on Misc. Plan No. CC7801/22 (Exhibit "A").

The property, when acquired, was subject to a lease agreement with Imperial Parking Limited, which agreement was assigned to the City by the CNR. The said agreement was for a term of three years, May 1, 1989 to April 30, 1992, at a rental of $12,600.00 per annum (including taxes). The Lessee continues to occupy the land in an overholding position on a month-to-month basis.

The existing parking lot is substandard and must be upgraded to comply with current regulations.

During 1995, the York Avenue Underpass at the CN Mainline and Via Rail Station Yard is expected to be upgraded and York Avenue resurfaced, which will require a portion of Parcel "N" (Exhibit "A").

During 1996, Main Street South of York Avenue will be widened as part of the Main Street and Norwood Bridges Project, which will require all of Parcel "N" as outlined in Exhibit "A".

It was the recommendation of the Technical Advisory Committee on City Properties that the property be continued to be leased to Imperial Parking Limited for a five year term commencing January 1, 1995 to December 31, 1999, at a rental of $10,000.00 per annum plus an amount equivalent to realty taxes.

The Committee on Finance and Administration was advised that the Streets and Transportation Department is of the view that vehicular approaches should not be constructed on Main Street to access this location. Committee was further advised that when the York Avenue Underpass at the CN Mainline and Via Rail Station Yard is increased in the future, the York Avenue approach must be closed, and it may become necessary to access the property through the private parking lot to the South.

However, the Committee on Finance and Administration does not agree with the recommendation of the Technical Advisory Committee on City Properties that this property be leased, and is of the view that it should be offered for sale at fair market value.

The Committee on Finance and Administration therefore recommends:

I. That the City-owned property located at the Southeast corner of Main Street and York Avenue be declared surplus to the City's requirements, with the exception of those portions of the property required for the widening of Main Street outlined as Parcel "N" on Misc. Plan No. CC77801/12 (Exhibit "A"), and be offered for sale at fair market value.

II. That the Proper Officers of the City do all things necessary to implement the above recommendation, including the execution of any documents related thereto.

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

LAID OVER BY THE
EXECUTIVE POLICY COMMITTEE

Report of the Committee on Finance and Administration dated February 27, 1995

Proposed Expropriation of Parts of 271 and 272 Grassie Boulevard, North-West and South-West Corners of Lagimodiere and Grassie Boulevards
File FI-2(33) (Vol. 2)

633 - 15. During the 1995 construction year, the City of Winnipeg will be proceeding with improvements at Lagimodiere Boulevard and Grassie Boulevard to improve the traffic flow at this intersection. As part of these works, the City plans to widen Grassie Boulevard to provide a Southbound right turn cut-off with sufficient boulevard width for ditch drainage at the north-west corner of Lagimodiere and Grassie Boulevards (Misc. Plan No. EKT 8641/2). A corner cut is required at the south-west corner of Lagimodiere Boulevard and Grassie Boulevard to provide an eastbound right turn cut-off (Misc. Plan No. 8641/1).

The Streets and Transportation Department was unable to proceed with construction of the right turn cut-off at the north-west and south-west corners of Lagimodiere Boulevard and Grassie Boulevard during the 1994 construction season because the property owners are not willing to negotiate a settlement. In 1995, the Streets and Transportation Department, in addition to the above work, is also resurfacing Lagimodiere Boulevard from north of Regent Avenue through the Grassie Boulevard intersection. It is highly desirable to complete these intersection improvements at the same time to avoid throwaway works and to minimize traffic disruption.

The Committee on Finance and Administration is recommending an expropriation of the required portions of the two properties in order to secure the properties in time for construction this year. The Land and Development Services Department will, however, continue during the interim to negotiate with the owners of the subject properties.

Funding for both properties was included in a 1993 Capital Program approved by Council on February 24, 1993, and the costs associated with the acquisitions are to be charged to Account No. 01-118117-110199-WL031.

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

I. That the City Solicitor/Manager of Legal Services initiate expropriation proceedings in the acquisition of part of 271 and 272 Grassie Boulevard identified and required by the City for intersection improvements as shown on Misc. Plan Nos. EKT 8641/ and 8641/2

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 Nos. EKT 8641/1 and 8641/2 are on file in the office of the City Clerk.

Adopted by consent.

Proposed Expropriation - 1 Pritchard Avenue File FI-2(34) (Vol. 2)

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

634 - 16. On September 22, 1993, Council considered the prioritization of riverbank parkways in the City of Winnipeg and recommended that the first priority for riverbank development to be the North Winnipeg Riverbank Parkway extending from the "Forks" to the "Kildonan Bridge". The City controls all of the properties in the project boundaries, with the exception of the five properties commonly known as the "Pritchard Boat Yard" properties, identified on Misc. Plan No. LSWK 5237/5, and five small additional properties to be secured by easements.

The City has undertaken discussions and negotiations with the owners of the "Pritchard Boat Yard" properties for over ten years.

On December 3, 1991, Council approved the terms and conditions for the purchase of the five properties; 1 Pritchard Avenue, the commercial property owned by Main Outboard Centre Ltd., three residential properties, at 100 Pritchard Avenue, 101 Selkirk Avenue, 103 Selkirk Avenue, and a vacant riverbank parcel all owned by Donald Bernhardt.

Report of the Committee on Finance and Administration dated February 27, 1995

The Council approved purchase was not concluded as a number of factors contributed to the failure to finalize this transaction, including the ill-health of one of the vendors, and an internal conflict between the shareholders of Main Outboard Centre Ltd., (1 Pritchard Avenue - Pritchard Boat Yard). Additionally, the vendors were subsequently opposed to carry through with their obligation to remove the two existing underground gasoline storage tanks pursuant to the Council approved terms of settlement.

Ongoing negotiations with Mr. Donald Bernhardt's representative has resulted in a proposed agreement to sell Property Nos. 2, 3 and 4 to the City, which was approved by the Committee on Finance and Administration at its meeting held on January 3, 1995.

Property No. 5, a residential property known as 103 Selkirk Avenue, was originally owned by Mr. Donald Bernhardt and was included in the Council (December 3, 1991) approved acquisition by the City. Mr. Bernhardt has in the meantime sold this property to a third party. As a result, 103 Selkirk Avenue (Property No. 5), has been eliminated from these discussions and the Land and Development Services Department, upon the instruction of the Parks and Recreation Department, will attempt to negotiate a pathway easement at this location.

The Committee on Finance and Administration is recommending the expropriation of the subject property identified as Property No. 1 as shown on Misc. Plan No. LSWK 5237/5.

The boat yards property has been the subject of complaints from the Community respecting safety. Furthermore, the City has in recent times entered onto the property pursuant to a health order for the purposes of clearing the site of debris.

With respect to the two underground storage tanks, one of the principles of Main Outboard Centre Limited undertook the removal of the tanks in the Spring of 1994. Manitoba Environment now has records which indicate the levels of contaminants in the removal area of the two tanks and it has verbally advised that the level of contaminants would not require any remediation for a continued commercial/industrial use or for the use of a bicycle and pedestrian pathway. However, the use of the contaminated area for a passive park could require some site remediation, the extent of which would require further testing. Since soil testing has been undertaken only around the area of the two tanks, the balance of the site would have to be tested to determine the presence of any additional contaminated areas.

With regard to expropriation of the property, the Land and Development Services Department is concerned that there is a possibility that the City could ultimately find itself responsible for significant remediation costs. There is no ability under the Expropriation Act to enter onto the lands, prior to taking possession under the Act, for the purposes of conducting an environmental site assessment. The owners had previously declined to allow the City the privilege of carrying out such a study and there is no reason to expect the owners to change their position at this time.

Upon receipt of possession the City will undertake testing and to the extent possible will employ the results in the determination of Due Compensation. Once the City has taken possession and testing is completed, no matter what the findings are, the City will remain the owner.

The Parks and Recreation Department has stated that the acquisition of the Pritchard Boat Yard's property represents an opportunity to complete an important linkage in the Norquay Park-Redwood Bridge section of the North Winnipeg Riverbank Parkway approved by Council on September 22, 1993. The Parks and Recreation Department has further stated that funding for the parkway project was inserted in the Draft 1995 Capital Budget and the Executive Policy Committee has requested the Draft to identify Unused Borrowing Authority to fund this project for construction in 1995. Inasmuch as the properties are required in 1995 and funds for the acquisition of the subject property are available from the 1990 Riverbank Acquisition Account, the Parks and Recreation Department is highly supportive of acquiring this property by expropriation for the riverbank purposes utilizing existing committed funds.

The Land and Development Services Department has undertaken extensive negotiations with these owners and their representative in order to attempt to save the original transaction. Although, the Department has been successful in negotiating an acquisition of the remaining residential improved properties and the vacant parcel of land, it is the Department's opinion that continued negotiations will not be successful in achieving possession of the boat yards property for construction of the North Winnipeg Riverbank Parkway in 1995 and recommends that the expropriation process be implemented to facilitate construction.

Report of the Committee on Finance and Administration dated February 27, 1995

Although the primary purpose of this proposed acquisition by expropriation is to facilitate the assembly of lands to enable the construction of the North Winnipeg Riverbank Parkway, the acquisition would also have the effect of providing the North Point Douglas neighbourhood with additional green space and will remove this commercial/industrial use from the residential community. In addition, there is a possibility that the Harbourmaster may be required to relocate from the Mill Street Station site. The Subject Property offers an excellent alternate location and the Parks and Recreation Department has advised that if the City were to purchase the subject Property then there is a likelihood that it will relocate its Pritchard Avenue parks maintenance yard to this site, at least on a temporary basis. The Parks and Recreation Department has orally advised that it is prepared to share the Pritchard Boat Yard site with the Harbourmaster, however, alternative arrangements may be required pending finalization of a development strategy for the site.

In May, 1992, the Budget Bureau issued its Certificate confirming that adequate funds have been committed against the "Land Acquisition of Riverbank Property" Account to finance the acquisition of the subject property.

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

I. That the City Solicitor/Manager of Legal Services be instructed to initiate expropriation proceedings for the acquisition of 1 Pritchard Avenue identified as Property No. 1 on Misc. Plan No. LSWK 5237/5 and required by the City for the North Winnipeg Riverbank Parkway.

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.

A copy of Misc. Plan No. LSWK 5237/5 is on file in the office of the City Clerk.

LAID OVER BY THE
EXECUTIVE POLICY COMMITTEE

COMMITTEE ON FINANCE AND ADMINISTRATION

MOTIONS

Moved by Councillor Lazarenko,
Seconded by Councillor Duguid,

635 - WHEREAS the Council Building was designed by Green Blankstein Russel Associates through a public competition and constructed by G. A. Baert Construction in 1964, and there have been no capital improvements to the Building in over 30 years of its operation;

AND WHEREAS there are a number of serious deficiencies which have been identified by Members of Council and the administration, including poor access for the disabled, improperly functioning Committee Rooms, an inadequate number of meeting rooms, a lack of appropriate office accommodation, a Council Chamber designed for 50 members and lacking flexibility for alternative usage, security concerns, the need for asbestos removal, and a lack of appropriate technological features, especially audio-visual servicing in the Chamber and Committee Rooms, including Videon facilities;

AND WHEREAS Council has deliberated numerous programs to address these shortcomings, and has included a Strategic Facilities Planning Study project to examine the current conditions of the physical accommodations in its 1993 Capital Program;

AND WHEREAS in accordance with the adoption of the “New Direction”, the intent of the centralization of the Community Committee Branch is to allow for closer working relationships with Councillors and their Community Committees, to improve citizen access and participation in the decision-making process;

AND WHEREAS the lack of appropriate office accommodation in the Council Building has necessitated that the Community Committee Branch of the City Clerk’s Department be temporarily relocated to the vacant office accommodation on the fifth floor of the Dynasty Building, to allow the Department to appropriately commence its election responsibilities;

THEREFORE BE IT RESOLVED that the Facilities Study currently being undertaken by Arthur Andersen and Company, be directed to examine the Council Building in its entirety and develop alternative programs to address current and future requirements of Council and its Committees and the City Clerk’s Department;

Committee on Finance and Administration - Motions (continued)

AND BE IT ALSO RESOLVED that the study, conducted in consultation with all Members of Council, be completed within 6 months to allow the Community Committee Branch of the City Clerk's Department to be relocated into the Council Building no later than January 1, 1996.

Carried.

COMMITTEE ON FINANCE AND ADMINISTRATION

CONSIDERATION OF BY-LAWS

636 - On motion of Councillor Eadie, By-law No. 6596/95, a By-law of The City of Winnipeg to acquire land for the purpose of public street for the widening of Grassie Boulevard, west of Lagimodiere Boulevard, in the City of Winnipeg, in Manitoba, 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 FI-2(33) (Vol. 2)

On motion of Councillor Eadie, the rule was suspended and By-law No. 6604/95, 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. 12)

COMMITTEE ON FINANCE AND ADMINISTRATION

QUESTION PERIOD

637 - Councillor Golden questioned why the Executive Policy Committee had laid over the matter of the sale of Main Street and York Avenue property.

Councillor Eadie noted that the matter had been laid over for further discussion with the administration, and that the matter would probably be considered by Council at its next regular meeting.

638 - Schedule "A" referred to in Clause 13 of the Report of the Committee on Finance and Administration dated February 18, 1995

SCHEDULE "A"

Surplus Land Sale Strategy

NO.	FILE NO.	LOCATION	SITE SIZE
1)	4906	Donald St, East side	15,062 sq. ft.
2)	7192	Garry St. West side	12,126 sq. ft.
3)	2598(c)	Taylor Ave, South side	37,439 sq. ft.
4)	32/2354	Wall St, NE St. Matthews	18,031 sq. ft.
5)	6980	Saskatchewan & Sturgeon	26 acres
6)	32/5433	Burrows Ave, East side	1.64 acres
7)	32/5433	Burrows Ave, East side	1.33 acres
8)	4262/12	Keewatin St, East side	9,183 sq. ft.
9)	32/3925	Redwood & Fife	3.19 acres
10)	4722	Selkirk & Keewatin	11,328 sq. ft.
11)	32/6505	Pandora & Atwood	8.94 acres
12)	5113/8	Murdock, S. of Niakawa	216 acres
13)	4774	St. Boniface Rd at Murdock	165 acres
14)	32/5998	Behnke Rd, S. of Beliveau	4.14 acres
15)	32/5792	Eric St, N. of Beliveau	2.02 acres
16)	4408/4	Dakota, SE Meadowood	20,815 sq. ft.
17)	32/6046	Dakota, Hazelwood/Hawkins	57,060 sq. ft.
18)	6725	St. Mary's Rd, SW Warde	38,657 sq. ft.
19)	4424	Fermor Ave, S/S	3.61 acres
20)	S-5-SV	St. Anne's at Bishop Grandin	1.17 acres
21)	7485/A	Archibald St, ES, S. of Marion	4.4 acres
22)	5113/6/15.9	St. Mary's Rd, ES, S. of Burland	1.0 acres
23)	7249/3	Mission St, NS, East of Plinquet	7.18 acres
24)	32/6525	Mission St, NS, E. of Bickerton	2.95 acres
25)	6426	Kenaston Blvd, ES, S. of Rothwell	19.91 acres
26)	7635	Wilkes Ave, NS, E. of Kenaston	6.22 acres
27)	6995	Chancellor, NS, West of Pembina	1.48 acres

Schedule "B" referred to in Clause 13 of the Report of the Committee on Finance and Administration dated February 27, 1995

SCHEDULE "A"
OF LISTING AGREEMENT
DATED FEBRUARY, 1994
BETWEEN THE CITY OF WINNIPEG
AND STEVENSON AND COMPANY

NO.	FILE NO.	LOCATION	SITE SIZE*	LIST PRICE
1)	4906	Donald St, East side	15,062 sq. ft.	$ 450,000
2)	7192	Garry St. West side	12,126 sq. ft.	300,000
3)	4262/12	Keewatin St, SE Gallagher	9,183 sq. ft.	75,000
4)	4722	Keewatin St, NE Selkirk	11,328 sq. ft.	90,000
5)	6725	St. Mary's Rd, SW Warde	38,657 sq. ft.	125,000
6)	S-5-SV	St. Anne's, NW sterling	50,965 sq. ft.	250,000
7)	5113/6/15.9	St. Mary's Rd, ES, S. of Burland	43,819 sq. ft.	75,000
8)	7485/A	Archibald St, ES	4.4 acres	499,000
9)	4408/4	Dakota, SE Meadowood	20,815 sq. ft.	135,000
10)	2598(c)	Taylor Ave, S/S	37,439 sq. ft.	120,000
11)	32/3925	Redwood & Fife	3.0 acres	425,000
12)	32/5998	Behnke Rd, S. of Beliveau	4.14 acres	450,000
13)	32/5792	Eric St, N. of Beliveau	2.02 acres	225,000
14)	7635	Wilkes Ave, E of Kenaston	6.22 acres	345,000
15)	32/6505	Pandora & Atwood	8.94 acres	250,000
16)	32/5433	Burrows Ave, E/S	1.64 acres	150,000
17)	32/5433	Burrows Ave, E/S	1.33 acres	130,000
18)	7249/3	Mission St, E. of Plinquet	7.18 acres	230,000
19)	32/6525	Mission St, E. of Bickerton	2.95 acres	130,000
20)	6426	Kenaston S. of Rothwell	19.91 acres	1,200,000

*All Sizes Approximate

Schedule "C" referred to in Clause 13 of the Report of the Committee on Finance and Administration dated February 27, 1995

SCHEDULE "C"

Properties excluded from Listing Agreement

NO.	FILE NO.	LOCATION
(4)	32/2354	Wall Street, NE St. Matthews
(5)	6980	NE Saskatchewan and Sturgeon
(12&13)	5113/8 & 4774	Murdock, S. of Niakawa and St. Boniface Rd at Murdock
(17)	32/6046	Dakota between Hazelwood and Hawkins
(19)	4424	Fermor Ave. S/S
(27)	6996/B	Chancellor, NS, West of Pembina

Schedule "D" referred to in Clause 13 of the Report of the Committee on Finance and Administration dated February 27, 1995

SCHEDULE "D"

Properties proposed to be Listed in Extension Agreement

NO.	FILE NO.	LOCATION	SITE SIZE
1)	4906	Donald St. East side	15, 062 sq. ft.
2)	7192	Garry St. West side	12,126 sq. ft.
3)	2598(c)	Taylor Ave., South side	37,439 sq. ft.
4)	32/5433	Burrows Ave., East side	1.64 acres
5)	32/5433	Burrows Ave., East side	1.33 acres
6)	4262/12	Keewatin St., East side	9,183 sq. ft.
7)	32/3925	Redwood & Fife	3.19 acres
8)	4722	Selkirk & Keewatin	11,328 sq. ft.
9)	32/6505	Pandora & Atwood	8.94 acres
10)	32/5998	Behnke Rd. S. of Beliveau	4.14 acres
11)	32/5792	Eric St., N. of Beliveau	2.02 acres
12)	4408/4 Dakota, SE	Meadowood	20,815 sq. ft.
13)	6725	St. Mary’s Rd., SW Warde	38,657 sq. ft.
14)	5113/6/15.9	St. Mary’s Rd., ES S. of Burland	1.0 acres
15)	7249/3 Mission St.	NS, East of Plinquet	7.18 acres
16)	6435	Kenaston Blvd., ES, S. of Rothwell	19.91 acres
17)	7635	Wilkes Ave. NS, E. of Kenaston	6.22 acres
18)	6995/B	Chancellor, NS, W. of Pembina	1.48 acres