STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

MOTIONS

Minute No. 329
Moved by Councillor Steeves,
Seconded Councillor Browaty,

WHEREAS:

(a) Pursuant to its By-law No. 1/2010, The City of Winnipeg authorized the expropriation of the lands described therein and made a Declaration of Expropriation dated the 27th day of January, 2010; and

(b) The Lieutenant Governor in Council has deemed it necessary or expedient in the public interest to direct the confirming authority to make its order confirming the Declaration of Expropriation without an inquiry being conducted under Schedule "A" to *The Expropriation Act*;

THEREFORE BE IT RESOLVED that the Declaration of Expropriation dated the 27th day of January, 2010, made pursuant to By-law No. 1/2010 and expropriating the following lands:

(a) Parcel A,

(b) the lands taken for Waverley Street,

as the same are shown bordered on Plan Deposit 1065/2009 WLTO, prepared by Leslie Neil McLaughlin of the City of Winnipeg, Manitoba Land Surveyor

is hereby confirmed.

The lands described above in (a) are expropriated subject only to the following existing interest:

Caveat (Instrument No. 1752865) registered by The Manitoba Housing and Renewal Corporation on December 23, 1993.

The lands described above in (b) are expropriated free of encumbrances.

Standing Policy Committee on Property and Development – Motions (continued):

The aforesaid lands except:

- mines, minerals and named substances which are excepted from or not included in the Certificate of Title of the registered owner of the surface under *The Real Property Act* or are not owned by the owner of the surface under *The Registry Act*; and

- reservations in favour of the Crown as excepted from the Title of the owner of the surface, or to which Title is subject by implication under the provisions of *The Real Property Act*.

Carried

Minute No. 329
Moved by Councillor Gerbasi,
Seconded by Councillor Orlikow,

WHEREAS the City of Winnipeg is committed to affordable housing;

AND WHEREAS the City of Winnipeg has an extremely low vacancy rate that makes it difficult for many Winnipeggers to find affordable housing;

AND WHEREAS the City of Winnipeg currently does not address apartment to condominium conversions and its impact on vacancy rates;

AND WHEREAS the cities of Edmonton, Regina and Saskatoon have condominium conversion policies which regulate the creation of condominium properties;

AND WHEREAS the cities of Regina and Saskatoon have condominium conversion policies which protect minimum vacancy rates;

AND WHEREAS the City of Toronto gives opportunity for tenants to address the conversion of their buildings to condominiums through the Ontario Municipal Board and Tenant Support Grants Program;

THEREFORE BE IT RESOLVED THAT the City of Winnipeg Public Service be requested to report back to Council in 120 days with a report including:

(i) examining the salient issues involved in apartment to condominium conversion in the Winnipeg market, compared with other Canadian markets;

Standing Policy Committee on Property and Development – Motions (continued):

(ii) a proposed policy to regulate Condominium Conversion in the City of Winnipeg.

Required to Stand as Notice of Motion in Accordance with Rule 17.1 of the Procedure By-law

Minute No. 330
Moved by Councillor Wyatt,
Seconded Councillor Smith,

WHEREAS landscaping is important to the well being of City of Winnipeg residents, beautifies our City, and actively combats heat island effect and greenhouse gas emissions, by sequestering carbon and contributing to vital pedestrian environments and beautiful streetscapes;

AND WHEREAS the existing City of Winnipeg Zoning By-law No. 200/2006 requires that:

a) a landscape plan be submitted as part of any development application subject to the requirements of Part 5: Development and Design Standards – Landscaping and Buffering;
b) installation of required landscaping and buffering be completed before the City will issue a Zoning Compliance Certificate for the principal building;
c) the owner maintain the required landscaping and buffering areas in conformance with set standards;

AND WHEREAS the existing Zoning By-law implies enforcement by the City of Winnipeg and thus the onus is not on the developer to obtain professional certification that landscaping has been completed and maintained in accordance with approved plans;

AND WHEREAS the City of Winnipeg has difficulty doing enforcement as this city only has five (5) Zoning Field Officers and therefore, only reactive enforcement, instead of proactive enforcement, is possible;

AND WHEREAS other Canadian cities including Mississauga, Windsor, Barrie, Woodstock and Stratford reverse the onus of enforcement of landscape requirements onto the developer by requiring:

a) landscape plans prepared by a Landscape Architect;
b) landscape work securities (letter of credit);
c) Certificate of Inspection, prepared by a Landscape Architect.

Standing Policy Committee on Property and Development – Motions (continued):

THERFORE BE IT RESOLVED THAT the City of Winnipeg revise Zoning By-law No. 200/2006 to require:

a) landscape plans prepared by a member of the Manitoba Association of Landscape Architects (MALA);
b) landscape work securities (letter of credit), based on the cost of landscape works and installation, as shown on the approved landscape plans;
c) inspection of the final landscape works by a member of MALA and submission of a Certificate of Inspection, for the installation, that is embossed with the MALA seal and signed by the Landscape Architect;
d) inspection of final landscape works one (1) year after installation by a member of MALA and submission of a Certificate of Inspection, for the end of one year maintenance and warranty, that is embossed with the MALA seal and signed by the Landscape Architect.

Automatic Referral to the Standing Policy Committee on Property and Development in accordance with Rule 16.1 of the Procedure By-law