THE CITY OF WINNIPEG

BY-LAW NO. 13/2011

A By-law of THE CITY OF WINNIPEG to impose local improvement taxes for the cost of installing the Cityplace - 333 St. Mary Avenue Weather Protected Walkway in an area of the said City of Winnipeg.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Title

1 This By-law shall be referred to as the "LI 2011 Cityplace - 333 St. Mary Avenue Weather Protected Walkway System (Phase 1) Tax By-law".

Local Improvement Taxes

2 The schedule hereto attached is hereby made part of this By-law. The said schedule, consisting of one (1) page, shall be identified by the signature of the City Assessor.

3 The properties benefited by the local improvement named in the said schedule are hereby determined to be those properties described in the said schedule and, where applicable, the local improvement taxes are calculated on a percentage basis which is hereby determined to be the equitable method of imposing local improvement taxes against the real property benefited by the local improvement, as indicated in said schedule.

4 For the purpose of raising the money necessary to pay the Property Owners' Share of the cost of the various local improvements set forth in the said schedule, there is hereby created in respect of each local improvement, a debt in the amount shown after the words "Taxable Cost" at the foot of the schedule pertaining to such local improvement, bearing interest at the rate of six and one-quarter (6.25%) per centum per annum plus one (1%) per centum per annum for other expenses incidental to the undertaking of the local improvement or to the raising of revenue to pay for it shown on the said schedule payable yearly.

5 To provide the money required to repay the said debt in annual installments of principal and interest thereon as well as the charges and expenses hereinbefore mentioned, there is hereby imposed in each and every year for a period of twenty five (25) consecutive years beginning with the year two thousand and eleven (2011) upon all the properties set forth in the schedule hereto, local improvement taxes based on the rate per measurement specified in such schedule (less flankage and other allowance, if any, shown thereon).

6 The said respective local improvement taxes shall be annually inserted during the whole of said period in the real property tax roll for the ward or wards in which said properties are situated, and shall be payable to and collected by The City of Winnipeg in the same way as other rates and taxes on the said roll.

7 Owners of any of the said properties may at any time, upon payment of all taxes thereon, commute the annual local improvement taxes herein provided for by paying to the City the present value as at the date of commutation, at six and one-quarter (6.25%) per centum per annum of the unaccrued local improvement taxes, which for this purpose, shall be presumed to

be payable and commuted on January 1st of the first year of unaccrued local improvement taxes.

8 Owners of any of the said properties may, on or before the 28th day of March, 2011, commute for an amount computed at the rate per 100 percent shown at the foot of the schedule on which such property appears as the “Rate per Measurement”.

Local Improvement Authorization By-law
9 The local improvements for which local improvement taxes are being imposed by this by-law were authorized by By-law Number 89/2009.

DONE AND PASSED this 23rd day of February, 2011.

Mayor

City Clerk

Approved as to financial details:

City Assessor

Approved as to form:

For Director of Legal Services and
City Solicitor

Winnipeg

THE CITY OF WINNIPEG

ASSESSMENT AND TAXATION DEPARTMENT
SERVICE DE L'ÉVALUATION ET DES TAXES
LOCAL IMPROVEMENT TAX IMPOSITION

February 16, 2011

WEATHER PROTECTED WALKWAY SYSTEM

Project Number: 1420450109
Authorization By-Law: 89/2009
Tax Imposition By-Law: 13/2011

Extended skywalk airspace bridging (approximately 12 feet wide and 130 feet long) over St. Mary Avenue from approximately the north limit of Lot A, Plan 18191 WLTO municipally known as 330 St. Mary Avenue and extending over part of Lots 384/393, and 434/443, Block 3, Plan 129 WLTO municipally known as 333 St. Mary Avenue and connecting into the existing skywalk from the south wall on the second floor of the Cityplace Mall.

Roll Number	Lot	Block	Plan	D.G.S. or Estate	Measurement Allowance	Taxable Measurement	Annual LI Tax
12093384100	443	3	129	1 ST J		1.000	$58,780.82

Term in Years:	2011 - 2035 (25)	Total Measurement (Measurement Allowance):	0.00
Interest Rate:	6.25%	Total Measurement (Taxable Measurement):	1.00
Taxable Cost:	$669,852.34	Annual P/I Pmt. Total:	$52,082.30
Annual Rate per Measurement	$58,780.82	1% Administration Fee:	$6,698.52
Rate per Measurement:	$669,852.34	Total Annual LI Taxes:	$58,780.82

CERTIFIED AS TO PROPERTY DESCRIPTIONS, FRONTAGES, AREAS, COSTS AND RATES

MANAGER OF TAXATION AND FINANCE
ASSESSMENT AND TAXATION DEPARTMENT

APPROVED

A/ CITY ASSESSOR