CONSIDERATION OF REPORT OF THE
COMMITTEE ON FINANCE AND ADMINISTRATION

The Executive Policy Committee has had before it the Report of the Committee on Finance and Administration, dated October 1st, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Selinger, the Report of the Committee on Finance and Administration, dated October 1st, 1991, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg.
October 1st, 1991.

His Worship the Mayor and Councillors:

Your Committee on Finance and Administration submits the following Report and recommends:

Proposed Dedication and Acquisition of Property located North of Wellington Avenue and West of Strathcona Street - City Centre-Fort Rouge Community.
File FI-2(22)

1383 - 1. Your Committee on Finance and Administration has considered the attached Item 1 of Report 1A of the Technical Advisory Committee on City Properties, dated September 17th, 1991 (File Nos. 32/4300 and 5196) relative to the proposed dedication and acquisition of property located north of Wellington Avenue and west of Strathcona Street, in the City Centre-Fort Rouge Community.

Your Committee on Finance and Administration has been advised that at its meetings held July 11th, 1991 and September 11th, 1991, respectively, the Board of Commissioners instructed the Director of the Land Surveys and Real Estate Department to negotiate for the acquisition of the subject property in order to acquire lands in addition to those being dedicated as part of Development Application DASSF 688/90 for Community Parks and Recreation purposes. The Committee on Protection, Parks and Culture, on September 9th, 1991, concurred with the aforementioned.

The Development Application DASSF 688/90 covers a large site comprising of various parcels totalling 34 (plus or minus) acres running north from Portage Avenue and along the east side of the Midland Railway of Manitoba right-of-way. As part of this application, the owner is required to dedicate approximately 2.29 acres of the 4.4855 acre parcel located on the north side of Wellington Avenue. The owner is prepared to sell the remaining 2.1955 acres to the City. This would enable the City to acquire the entire 4.4855 acres which could be utilized for the development of on-site soccer pitches.

Burlington Northern has agreed to transfer title to the subject property under the terms and conditions outlined on the attached Schedule 'A'. These terms and conditions are consistent with other similar acquisitions as negotiated by the City.

The Land Surveys and Real Estate Department finds the proposed purchase price of $135,000.00 to be reasonable for the 2.1955 acres. Winnipeg Hydro advises that it has overhead transmission lines within this property and that easements are required along the north side of Wellington Avenue and at the northern most tip of the property to protect these installations.

No part of the subject property is within the control zone of the nearby Westview Park which is the City's former refuse disposal site. Furthermore, the City is advised by Glacier Park Company that a recent environmental audit of this property did not discover any adverse environmental conditions.

Report of the Committee on Finance and Administration, dated October 1st, 1991

Although Wellington Avenue is not physically constructed, the services such as natural gas, telephone, water feedermain and waste water sewer are located along the frontage. Hydro service is in close proximity. Pavement is constructed to the east limit of the subject property. It is probable that the water service would be extended from the water line in Strathcona Street.

There is uncertainty as to whether or not Wellington Avenue lying west of the lane, west of Strathcona Street, is a legally open right-of-way and the Land Surveys and Real Estate Department is investigating this matter. On the presumption that this is not a legally opened right-of-way, the Department recommends that any acquisition of the subject land be conditional upon the vendor dedicating to the City for the purposes of legally opening the said right-of-way a) all that land shown as Parcel M on the attached Drawing No. CCFR 7990/1 and b) all that land shown as Parcel N on the attached Drawing No. CCFR 7990/1. As Parcel N is part of the Burlington Northern Railway Line, the vendor may prefer to instead provide the City with the right to construct its road right-of-way across this land perhaps by Railway Transport Commission Board Order.

Adequate funding for this proposed acquisition has been committed against the "Land Acquisition for General Unspecified Purposes" Account.

Your Committee on Finance and Administration recommends:-

1) That Council approve the acquisition of the 2.1955 acres shown as Parcel "P" on Land Surveys and Real Estate Drawing No. CCFR 7990/1 at a price of $135,000.00 and in accordance with the terms and conditions as specified on the attached Schedule "A", subject to: the vendor dedicating to the City Parcels M and N as shown on Misc. Plan No. CCFR 7990/1 or dedicating Parcel M to the City and providing the City with the right to extend Wellington Avenue across Parcel N shown on Misc. Plan No. CCFR 7990/1, perhaps by Railway Transport Commission Board Order.

2) That the Proper Officers of the City do all things necessary to implement the above recommendations including the execution of any documents related thereto.

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

(Note: See Minute No. 1387 for attachment.)

Proposed Land Exchange - Gilmore Construction Co. Ltd./City of Winnipeg - East Side Henderson Highway North of Douglas Avenue - East Kildonan-Transcona Community.

File FI-2(23)

1384 - 2. Your Committee on Finance and Administration has considered the attached Item 2 of Report No. 1A of the Technical Advisory Committee on City Properties, dated September 17th, 1991 (File No. S-42-N.K.), relative to the proposed land exchange between Gilmore Construction Co. Ltd. and the City of Winnipeg on the east side of Henderson Highway north of Douglas Avenue, in the East Kildonan-Transcona Community.

The Gilmore Construction lands shown on Misc. Plan No. EKT 6028/5 are required for the future widening of Henderson Highway, North of Douglas Avenue. The City-owned lands shown on the same sketch have been retained by the City for the purpose of a proposed exchange with Gilmore Construction Co. Ltd. to offset loss of lands and parking as a result of the proposed Henderson Highway widening.

Negotiations between Gilmore Construction Co. Ltd. and the Land Surveys and Real Estate Department have been ongoing since early 1988 and have recently resulted in a proposed exchange, the terms and conditions of which are outlined on attached Schedule "A".

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The proposed terms and conditions for the exchange as outlined on Schedule "A" are considered by the Land Surveys and Real Estate Department to be reasonable. The Department is of the opinion that the settlement as negotiated is in the City's best interests and would eliminate the need for an expropriation at a later date together with the attendant costs and risks associated with an expropriation.

Funding for the proposed exchange is available in the 1987 Capital Program for the Kildonan Corridor. Any surplus proceeds from the proposed exchange to be credited to the "Sale of Lands for Future Transportation Purposes Account".

Your Committee on Finance and Administration recommends:-

1) That Council approve the proposed exchange, in accordance with the terms and conditions set out in Schedule "A" and that the Proper Officers of the City be directed to do all things necessary to effect said exchange.

2) That the Committee on Planning and Community Services approve the encroachment of the existing electrical identification sign as indicated on Misc. Plan No. EKT 8176, at no cost to the owner, subject to the approval of the terms and conditions of the proposed exchange by Council.

3) That the Committee on Works and Operations approve the proposal and instruct the City Solicitor to prepare the necessary street opening By-law in accordance with Misc. Plan No. EKT 6028/5 for submission to Council and that the cost of the By-law estimated to be $200.00 be charged to the 1987 Capital Program of the Streets and Transportation Department.

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

(Note: See Minute No. 1388 for attachment.)

Tax Forgiveness for Home Renovations.
File FL-2.2

1385 - 3. Council at its May 9th, 1990 meeting referred the following resolution to your Committee on Finance and Administration, namely:-

"WHEREAS the City of Winnipeg does not provide a tax break on any home renovations;

AND WHEREAS home owners are reluctant to renovate their residences because they are immediately assessed and faced with an increase in taxes;

AND WHEREAS a five-year program of tax forgiveness on assessable home renovations suggested herein will give an incentive for the owners of any single-family owner-occupied home to renovate and upgrade their homes;

AND WHEREAS the City would not be losing any revenue with such a program, because the additional renovation work would not otherwise be done;

AND WHEREAS the City will make a major tax gain after expiration of the five-year period;

THEREFORE BE IT RESOLVED that the Committee on Finance and Administration be asked to explore the feasibility of the City forgiving the taxes for a period of five years on all assessable home renovations up to a maximum of $10,000.00 made by the owners of any single-family owner-occupied home."

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Your Committee on January 8th, 1991 struck an Ad Hoc Committee comprised of Councillors Demare and Prystanski to investigate the matter of tax forgiveness for home renovations. Council on January 23rd, 1991, granted a 90-day extension of time in which to report on the above resolution referred to it by Council.

The Ad Hoc Committee has not completed its deliberations on this matter and therefore, your Committee on Finance and Administration requests a further 90-day extension of time in which to report on the above resolution.

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

Proposed Land Acquisition - Genstar Lands North of Sterling Lyon Parkway – Assiniboine Park-Fort Garry Community
File FI-2(21)

1386 - 4. Your Committee on Finance and Administration has been advised that the Land Surveys and Real Estate Department has negotiated the terms and conditions of a proposed purchase by the City of property owned by Genstar Development Company, located on the north side of Sterling Lyon Parkway south of Wilkes Avenue, in the Assiniboine Park-Fort Garry Community.

The subject lands as shown on Misc. Plan No. APFG 8290 are required for consolidation with other City lands to enhance future development potential in this area. Negotiations between Genstar Development Company and the Land Surveys and Real Estate Department, has resulted in Genstar Development Company advising that it is prepared to sell the required subject property to the City at a price of $51,800.00.

The terms and conditions of the proposed purchase are outlined on the attached Schedule "A" and are considered by the Land Surveys and Real Estate Department to be reasonable.

Funding for this proposed acquisition is available from the Land Operating Reserve Account.

Your Committee on Finance and Administration recommends:-

1) That the purchase of the lands located on the north side of Sterling Lyon Parkway south of Wilkes Avenue, at a price of $51,800.00 and in accordance with the terms and conditions set out in the attached Schedule "A", be approved;

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

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

(Note: See Minute No. 1389 for attachment.)

1387 - Attachment referred to in Clause 1 of the Report of the Committee on Finance and Administration, dated October 1st, 1991

(NOTE: SEE PAGES 2003 TO 2006 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1388 - Attachment referred to in Clause 2 of the Report of the Committee on Finance and Administration, dated October 1st, 1991

(NOTE: SEE PAGES 2007 TO 2011 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1389 - Attachment referred to in Clause 4 of the Report of the Committee on Finance and Administration, dated October 1st, 1991

(NOTE: SEE PAGES 2013 TO 2014 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)