CONSIDERATION OF REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

The Executive Policy Committee has had before it Report "C" of the Committee on Finance and Administration, dated April 23rd, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Selinger, Clause 1 of Report "C" of the Committee on Finance and Administration, dated April 23rd, 1991, was considered.

West Committee Room,
Council Building, Winnipeg.
April 23rd, 1991.

His Worship the Mayor and Councillors:

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

1991 Special Grant - Main Street Project Inc.
Files EH-2.1 and FE-1

998 - 1. On October 26th, 1988, Council adopted the following resolution:

"That the Province of Manitoba be approached, through the Official Delegation, in the matter of funding for the 75 Martha Street Detoxification Centre."

On December 5th, 1988, the Minister for Urban Affairs advised His Worship the Mayor that the Province of Manitoba was committed to the provision of capital funding for a new facility to strengthen the Main Street Project's ability to serve its clientele.

On February 6th, 1989, at a meeting of The City of Winnipeg's Official Delegation with the Urban Affairs Committee of Cabinet, the Minister for Urban Affairs agreed to remind the Minister of Community Services of the commitment of her department in 1987 to review the matter of ongoing funding of the programs delivered by the Main Street Project Inc. and the issue of jurisdictional responsibility for persons detained under the Intoxicated Persons Detention Act, and to request the Minister to advise the City of the Province's position in this matter at the earliest opportunity.

On May 8th, 1989, at a meeting between The City of Winnipeg's Official Delegation and the Urban Affairs Committee of Cabinet, the Minister for Urban Affairs advised that he would again bring the City's request to the attention of the Minister of Family Services.

On May 30th, 1989, the Minister of Family Services advised the City that the Province would no longer be funding costs of the Main Street Project Inc. for persons detained under the Intoxicated Persons Detention Act.

On June 19th, 1989, at a meeting between The City of Winnipeg's Official Delegation and the Urban Affairs Committee of Cabinet, the City advised that a meeting between the Minister of Community Services and the Standing Committee Chairman had taken place and that the Minister advised that she could not grant the City's request for funding of Main Street Project Inc. It was agreed that the City would review its position in this matter and that, for the time being, the matter be filed.

On July 17th, 1989, the Committee on Protection, Parks and Culture requested The Board of Commissioners to approach the Province of Manitoba, through the Official Delegation, with the strongest position possible urging the Province to accept its responsibility for funding of the 75 Martha Street Detoxification Centre on the basis that the Provincial legislation acknowledges alcoholism as a social problem, not a criminal offence.

Report "C" of the Committee on Finance and Administration, dated April 23rd, 1991.

On December 4th, 1989, the Committee on Protection, Parks and Culture considered a report from the Commissioner of Protection, Parks and Culture, dated October 20th, 1989, recommending that the Province of Manitoba be requested to make a one-time grant to the Main Street Project Inc., in the amount of $265,000.00 to pay for the construction of the subject single-level detention facility, and the Committee referred same back to the Commissioner for further consideration and subsequent recommendation.

On February 5th, 1990, at a meeting between The City of Winnipeg's Official Delegation and the Urban Affairs Committee of Cabinet, the Minister for Urban Affairs advised that if the City submitted data on the need for expanding the facility and the level of funding assistance requested, the Department of Housing would review whether the project is eligible for funding. This information was forwarded to the Minister under date of June 1st, 1990, by the Chairman of the Committee on Protection, Parks and Culture.

On July 24th, 1990, the Minister of Family Services advised the Chairman of the Committee on Protection, Parks and Culture that "the Province cannot extend capital funding to the Main Street Project Inc. as the proposed building is intended to serve persons detained under The Intoxicated Persons Detention Act, for which the City of Winnipeg is fiscally responsible".

On October 10th, 1990, Council adopted the following recommendations:

"1. That the Province of Manitoba be requested to make a one-time grant to the Main Street Project Inc., in the amount of $265,000.00 to pay for the construction of a single level, forty-two feet by forty-eight feet detention facility, to accommodate seventeen persons, in individual holding cells, under the Intoxicated Persons Detention Act.

2. That the Manitoba Association of Urban Municipalities be requested to support the City's position that it is the Province's responsibility to provide and fund a facility for the custodial care of intoxicated persons."

The above Council resolution was forwarded to the Minister for Urban Affairs by His Worship the Mayor on October 15th, 1990.

On October 23rd, 1990, the President of the Main Street Project Inc. advised His Worship the Mayor that if some accommodation cannot be reached in the near future, "I will be forced to recommend to the Board at the General Board Meeting of December 18th, that we move to set a definite date to start the phasing out of this service".

On December 6th, 1990, The Board of Commissioners authorized the Director of Land Surveys and Real Estate to negotiate for the acquisition of the vacant property immediately north of 75 Martha Street, legally known as Part Lot 23, Plan 11, and to take an option for this acquisition.

On March 20th, 1991, the Minister for Urban Affairs advised His Worship the Mayor that the Province was prepared to contribute 50% of the capital costs, up to a maximum of $150,000.00 from the Urban Capital Projects Allocation, for the construction of a new detoxification facility.

Subsequently, the Minister for Urban Affairs, in an undated letter, advised His Worship the Mayor that the Province's aforementioned commitment was in addition to the Province's 1991 capital grants commitment of $16,163,100.00.

On March 27th, 1991, the Main Street Project Inc. issued a press release advising that its Board of Directors had agreed, at the request of the Attorney General of Manitoba, to delay the implementation of motions enacted to close the portion of the facility accepting and detaining persons under the "Intoxicated Persons Detention Act" for a period of thirty days.

The Board of Commissioners is of the opinion that the below- mentioned recommendations are in the best interests of all parties, and should resolve the problems encountered by the Main Street Project Inc. in the matter of the "Intoxicated Persons Detention Act".

Report "C" of the Committee on Finance and Administration, dated April 23rd, 1991.

For the information of Council, your Committee on Finance and Administration has approved the following recommendations:-

1. That an additional appropriation in the amount of $176,000.00 be approved to Account No. 01-000912 (Grants - Other One Time) in the 1991 Current Estimates to cover the following:

    a) $150,000.00 for the City's share of the construction of a new detoxification facility, estimated to cost $300,000.00.

    b) $26,000.00 for the cost of acquisition of a vacant property immediately north of 75 Martha Street, legally described as Part Lot 23, Plan 11.

2. That the option to acquire the property immediately north of 75 Martha Street, legally known as Part Lot 23, Plan 11, be exercised and title to the property be turned over to the Main Street Project Inc. to expand the detoxification centre.

Your Committee on Finance and Administration recommends that the above mentioned One-Time Grant to the Main Street Project Inc. be approved subject to the following conditions, namely:

a) Main Street Project Inc. assuming responsibility for accepting and detaining persons under the "Intoxicated Persons Detention Act" for a minimum of ten years hence.

b) Main Street Project Inc. being responsible for the construction of the expanded detoxification centre.

Your Committee also recommends that the Proper Officers of the City be authorized to do all things necessary to implement the above recommendations.

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

CONSIDERATION OF REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

The Executive Policy Committee has had before it the Report "A" of the Committee on Finance and Administration, dated May 14th, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Selinger, Clause 1 of Report "A" of the Committee on Finance and Administration, dated May 14th, 1991, was considered.

West Committee Room,
Council Building, Winnipeg.
May 14th, 1991.

His Worship the Mayor and Councillors:

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

1991 Special Grant - Age and Opportunity Centre Inc. File FG-1.1(A)

999 - 1. Your Committee on Finance and Administration has considered an application received from the Age and Opportunity Centre Inc. for a grant from the City for the year 1991 in the amount of $142,508.00 to provide a range of services for seniors through Community Senior Centres and the Downtown Offices Centre during the year 1991.

The relevant application and supporting data is on file in the City Clerk's Department.

Your Committee recommends that a grant in the amount of $123,500.00 be approved, payable to the Age and Opportunity Centre Inc. for the year 1991 and chargeable to the 1991 Special Grant Account under the category of "Education, Health, Social Services and Social Development Organizations".

For the information of members of Council, a grant of $118,757.00 was made by Council to the Age and Opportunity Centre Inc. for the year 1990.

Moved by Councillor Selinger,
Adoption of the clause.

Carried.

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 June 4th, 1991, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor Selinger, the Report of the Committee on Finance and Administration, dated June 4th, 1991, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg.
June 4th, 1991.

His Worship the Mayor and Councillors:

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

Proposed Acquisition of Burlington Northern (Manitoba) Limited (Burlington) Lands on Pacific Avenue for the Ross Avenue Yard Relocation; Proposed Exchange of Rights of Way between the City and Burlington; and Authorization for an Application to the Municipal Board of Manitoba for an Order to Cancel Plans of the Burlington and City Lands by Resolution of Council - City Centre-Fort Rouge Community Committee.

Files GG-1 and S-1

1000 - 1. 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 May 21st, 1991, (File No. 6226/C) relative to proposed acquisition of Burlington Northern (Manitoba) Limited (Burlington) Lands on Pacific Avenue for the Ross Avenue Yard relocation; proposed Exchange of Rights of Way between the City and Burlington; and authorization for an application to the Municipal Board of Manitoba for an Order to cancel plans of the Burlington and City lands by resolution of Council.

Your Committee on Finance and Administration advises:-

A) On May 8th, 1991, Council amended and adopted Clause 3 of the Report of the Executive Policy Committee, dated May 8th, 1991, in connection with the proposed acquisition of Burlington Northern (Manitoba) Limited (Burlington) lands on Pacific Avenue for the Ross Avenue Yard relocation.

B) The Title to the Burlington Land which is the subject of A) herein is exceedingly complex, due in part because:

i) the Burlington lands enjoy "a right of way for all purposes" over those portions of the adjoining City lands shown as Parcels A and B hatched on Misc. Plan CCFR 8204; and due in part because

ii) City lands shown as Parcels A, B and C on Misc. Plan No. CCFR 8204, enjoy "a right of way for all purposes including the building and operation of railway tracks, laying and maintenance of sewer, gas and watermains, poles and wires over, along and upon" that portion of the Burlington lands being retained by Burlington and shown as Parcel P and cross hatched on Misc. Plan No. CCFR 8204.

The severance of the Burlington Lands contemplated by the parties would exacerbate the already exceedingly complex Burlington Title to the extent the proposed severance would be refused by the Land Titles Office. This condition may be rectified by Burlington conveying to the City its right of way over the hatched portions of Parcels A and

Report of the Committee on Finance and Administration, dated June 4th, 1991.

B on Misc. Plan No. CCFR 8204 and the City conveying to Burlington its rights of way over the Burlington Lands shown cross hatched on Misc. Plan No. CCFR 8204. This required exchange of rights of way will be one of the other terms and conditions to be imposed by the City Solicitor in order to implement the intention of Council respecting A) herein.

The City Lands shown as Parcel C on Misc. Plan No. CCFR 8204 are used by the City for Park purposes. Rights of Way are "Land" within the definitions related in The City of Winnipeg Act. Disposal of the right of way as appurtenant to Parcel C therefore requires the approval of at least two thirds of the members of Council.

C) The rights of way noted in B) herein may be disposed of by an Order which may be obtained from The Municipal Board, with the Consents of the City, Glacier Park Company and Burlington Northern (Manitoba) Limited. A Resolution of Council authorizing an Application to the Municipal Board to Cancel certain Plans and for an Order to register a New Plan is required.

Your Committee on Finance and Administration recommends:

1) That the acquisition of the Burlington right of way over City Lands noted in B)i) herein in exchange for the City conveying the City rights of way over the Burlington lands noted in B)ii) herein to Burlington.

2) That the conveyance to Burlington of the right of way as appurtenant to the City (Park) Lands shown as Parcel C on Misc. Plan No. CCFR 8204 by the approval of at least two thirds of the members of the Council.

3) That the following resolution be adopted, namely:

"WHEREAS City Council at its meeting of May 8th, 1991, amended and adopted Clause 3 of the Report of the Executive Policy Committee dated May 8th, 1991 in respect of A) above;

AND WHEREAS by the adoption of said clause the City has authorized the Proper Officers of the City to enter into a Purchase and Sales Agreement on or before May 31st, 1991;

AND WHEREAS an optional method for the acquisition of Title for the Burlington Northern (Manitoba) Limited (Glacier Park Company) Lands is the cancellation of the requisite portions of any plans which may be registered affecting or affected by the Burlington Title;

AND WHEREAS this process may also facilitate the exchange of certain rights of way between the City and Burlington, more particularly displayed on Misc. Plan No. CCFR 8204;

NOW THEREFORE BE IT RESOLVED that pursuant to the provisions of Section 642 (46) of The City of Winnipeg Act, Council authorize an application to the Municipal Board for an Order to Cancel the requisite portions of any plans which may be registered affecting or affected by the Burlington Title, and for an Order to register a New Plan of Survey in substitution therefor."

4) That the Proper Officers of the City be authorized to 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.

Report of the Committee on Finance and Administration, dated June 4th, 1991.

Call for Tenders - Lot 2, Plan 15024 - East Side of Michigan Avenue, North of Rice Road - Assiniboine Park-Fort Garry Community. File FI-2.4(21)

1001 - 2. Your Committee on Finance and Administration has considered the attached Item 1 of Report No. 1 of the Technical Advisory Committee on City Properties, dated May 21st, 1991 (File No. 4828/20), relative to the call for tenders of Lot 2, Plan 15024, located on the east side of Michigan Avenue, north of Rice Road, in the Assiniboine Park-Fort Garry Community, as shown on Miscellaneous Plan No. 26a/82.

For the information of Council, your Committee on Finance and Administration has approved the sale of the remaining City building lots on Michigan Avenue on an "over-the-counter" basis.

Your Committee on Finance and Administration recommends:-

1. That the Application and Agreement for Option to Purchase be accepted as outlined in accordance with the terms and conditions as contained in the referenced report with the net sale proceeds to be deposited into the Land Operating Reserve Account.

2. That the Proper Officers of the City be authorized to 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.

Councillor Diamant asked to be recorded as voting against the clause in accordance with Section 50.7 of the Procedure By-law.

Call for Tenders - Lot 3, Plan 23544 - West Side of Wakopa Place - St. Boniface-St. Vital Community. File FI-2.4(25)

1002 - 3. Your Committee on Finance and Administration has considered the attached Item 2 of Report No. 1 of the Technical Advisory Committee on City Properties, dated May 21st, 1991 (File No. 6548/A2), relative to the call for tenders of Lot 3, Plan 23544, located on the west side of Wakopa Place, in the St. Boniface-St. Vital Community, as shown on Misc. Plan No. SBSV 6346/6.

For the information of Council, your Committee on Finance and Administration has approved the sale of the remaining City building lots on Wakopa Place on an "over-the-counter" basis.

Your Committee on Finance and Administration recommends:-

1. That the Application and Agreement for Option to Purchase be accepted in accordance with the terms and conditions as outlined in the referenced report.

2. That the Proper Officers of the City be authorized to 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.

Report of the Committee on Finance and Administration, dated June 4th, 1991.

Proposed Transfer of Jurisdiction of a Portion of Property Situated on the South Side of Ness Avenue, East of Sturgeon Road from the Parks and Recreation Department to the Streets and Transportation Department.
File PR-7(26)

1003 - 4. Your Committee on Finance and Administration has considered the attached Item 1 of Report No. 1A of the Technical Advisory Committee on City Properties dated May 21st, 1991, (File 5873) relative to the proposed transfer of jurisdiction of a portion of property situated on the south side of Ness Avenue, east of Sturgeon Road from the Parks and Recreation Department to the Streets and Transportation Department.

Pursuant to Section 156(2) of The City of Winnipeg Act (S.M. 1989-1990 C. 10) the disposal of property designated or acquired for park purposes requires the approval of at least two-thirds majority of Council.

For the information of Council, the Committee on Works and Operations has been requested to approve the proposal and to instruct the City Solicitor to prepare the necessary street opening by-law in accordance with Misc. Plan No. SJA 8133/2 for submission to Council and that the cost of the By-law estimated to be $200.00 be charged to the 1991 Capital Program of the Streets and Transportation Department.

Your Committee on Finance and Administration recommends that the transfer of jurisdiction of the park lands required for transportation purposes as shown on Misc. Plan No. SJA 8133/2 from the Parks and Recreation Department to the Streets and Transportation Department, be approved.

Your Committee also recommends that the Proper Officers of the City be authorized to 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.

System of Taxing Mobile Homes in Winnipeg.
File FL-2

1004 - 5. A review of the Mobile Home License Fee in Lieu of Realty Taxes has been completed. This review concluded that the mobile homes should be treated, for taxation purposes, as class 10 (residential-1) instead of a separate class as in prior years and that the basis for assessing mobile homes be on recent sales data. The result of these changes would reduce the 1991 license fee estimated revenues from $457,000.00 to $248,000.00.

At its meeting held on January 29th, 1991, your Committee on Finance and Administration considered the following motion referred to it by Council on January 23rd, 1991:

"WHEREAS mobile homes have had an increase of 9.25% in license fees from the City of Winnipeg this year;

AND WHEREAS this rate increase is too high, given current economic circumstances, and places great hardship on these residents;

THEREFORE BE IT RESOLVED that the increase be rolled back to 5% effective immediately."

Report of the Committee on Finance and Administration, dated June 4th, 1991.

After much discussion, your Committee referred this matter for report back to include alternatives to achieve a more equitable system of taxing mobile homes. The question of how the license fee in lieu of realty taxes relates to taxes for living accommodations of similar value was raised. Another point made was that an alternative to the license fee may be to assess mobile homes and include them on the Assessment Roll. Does legislation allow this and, if not, what amendments would be necessary?

In 1971, it was necessary with the formation of the new City of Winnipeg, to harmonize the taxing and licensing by-laws of the former area municipalities. The license fees for mobile homes were extremely varied ranging from a high of $15.00 per month to a low of $2.00 yearly.

Council Orders of May 27th, 1973, included the following reference:

"It is suggested that in order to make a totally comparable measurement, considerations other than size should be taken into account. Accordingly, information has been provided by the City Assessor for a comparison in which the taxes shown for regular residential dwellings -

1. Exclude taxes on land;
2. Exclude the basement and foundation;
3. Are based on assessments for a modern one storey bungalow of standard construction, normal condition, and a common age converted in the same ratio as that applied in the development of license fees for mobile homes;
4. Are based on an average total farm and residential mill rate of 72.555.

On these terms the following comparison is provided in response to Committee's request.

Size in Square Feet	Annual Taxes on a Regular Residential Dwelling	Proposed (Annual) License Fee for Mobile Homes
500	$156	$120
600	172	135
700	187	150
800	199	165
900	210	180
1,000	217	195

The following note was included in the original report to Committee, dated February 7th, 1973.

"Proposed fees approximate 1972 average farm and residential tax equivalents on assessments for mobile homes of standard quality, normal condition and common age - less - allowances for local services and the classification of land as 'other' rather than 'farm and residential'."

By-law No. 821/74 provided for a standardized license in lieu of realty tax to be imposed on all mobile homes situated in mobile home parks. The rates were $13.00 for the first 400 sq. ft. plus $1.75 for each additional 100 sq. ft. or part thereof. The rates were based on the replacement cost of mobile homes and were compared to assessments on single family homes. Subsequent by-laws increased the rates annually at about the same rate that the taxes on single family homes increased. The rates for 1991 are $36.10 for the first 400 sq. ft. and $4.95 for each additional 100 sq. ft.

Report of the Committee on Finance and Administration, dated June 4th, 1991.

In 1987, the City Assessor, because of the 1987 general reassessment, was requested to review the assessed values for mobile homes for 1988 in order to maintain a consistent relationship between license fees and taxes. Subsequently, a mill rate was calculated maintaining the same proportion of 1987 licenses-in-lieu of taxes on mobile homes as compared to the 1986 total tax levy (i.e. treating mobile homes as a separate class) and on December 23rd, 1987, City Council, by by-law amended the license fees on mobile homes for the year 1988.

On October 31st, 1990, City Council updated the license fees for mobile homes for 1991. These licenses were calculated to effectively recognize these holdings as a special class. Due to the reassessment in 1990, the City Assessor provided updated mobile home assessments bringing the assessment values up to 1985 values consistent with other Winnipeg properties. These assessments were, as in the past, based on comparisons to a single family home.

The administration of mobile home licensing is handled by the License Branch. Monthly mobile home fees are collected by the mobile home park operators who are paid a commission.

- There are 646 mobile home sites in Winnipeg.
- In February 1991 there were 613 mobile homes on license.
- Gross revenue for the month was $38,467.81.
- Average mobile home fees are $62.75 per month of $753.00 per year including school taxes.
- Commissions paid for the month were $218.10.
- February revenue, less commissions, was $38,249.71.
- Projected annual revenues, less commissions, $458,996.52.

Mobile home license fees have increased from 1975 to present at approximately the same rate as taxes on single family homes.

However, an analysis of the 55 sales of mobile homes in Winnipeg recorded by the Winnipeg Real Estate Board multiple listing service in 1990 indicates that mobile home license fees are, on average, double that the owners of mobile homes would be required to pay if their homes were assessed on the market value of their property and taxed as residential-1 classification. The average 1990 selling price was $20,530.00. The average size was 1026 sq. ft. and the mean selling price per sq. ft. was $20.01. Since current assessments must be at 1985 levels a 20% reduction based on assessment to sales rates has been made. This result is the proposed $16/sq. ft. rate. The average age of the mobile home sold was 13.11 years.

Recent assessment reforms have placed an ever increasing emphasis on market evidence as opposed to replacement cost less depreciation formulas for determining real property assessments. The Municipal Assessment Act, enacted in 1990, specifies that an assessor shall "assess property at value in relation to the reference year". Value is defined as "the amount that the property might reasonably be expected to realize if sold in the open market in the applicable reference year by a willing seller to a willing buyer". In view of the changes in assessment methodology recent sales are the best indication of value. A comparison to the single family home is no longer valid because the two types of housing behave very differently in the marketplace.

In addition, in the past mobile homes have been treated as a separate class due to their unique nature, it is suggested that they be viewed as no different than single family homes in residential-1.

An alternative to licensing mobile homes is to assess them and include them on the assessment roll. If mobile homes located in mobile home parks were to be assessed they would have to be assessed according to the provisions of Subsection 11(1)(a) of The Municipal Assessment Act in the name of "the registered owner of the land" on which they are situated. The assessor would assess the total property value, including both the tenant's and landlord's interests, to the property owner. Mobile home park owners would have to apportion and collect the taxes but would no longer be paid a commission. There is presently no provision in The Municipal Assessment Act or The City of Winnipeg Act to compensate a landlord for collecting realty taxes.

Report of the Committee on Finance and Administration, dated June 4th, 1991.

If the City were to repeal By-law No. 821/74 mobile homes would be assessed and the owners of mobile home parks would be held liable for the taxes on all mobile home parks on their property. Commissions for the collection of license fees (taxes) would no longer be paid.

Ownership of a mobile home is not recorded at the Land Titles Office and therefore, there is no notification to the City of a change in ownership other than that provided by the owner of the mobile home park.

The Provincial Assessment Department has advised that, for the most part, mobile homes in Manitoba, outside of the City, are licensed rather than being assessed and taxed as real property. Mobile homes in some rural municipalities are assessed including some with small mobile home parks. In those cases the homes are all assessed to the owner of the mobile home park. A breakdown of the assessments and taxes is provided to the owner who is responsible for payment.

The analysis of mobile home sales showed a wide variation in selling prices. Depreciation varies significantly from one home to another, making the mass appraisal of these properties difficult. If mobile homes were to be assessed sales evidence could easily be produced to support either a higher or a lower value for a particular home. The sales evidence would seem to indicate that the average or median sale price may be as good an indication of value as any other.

The administration of the current license system requires approximately 10% of the time of one Clerk "C" in the License Branch. It is estimated that it would take an Assessor II four months to assess the 650 odd mobile homes in the City for each general assessment (every three years). Annual maintenance would require about 10% of the Assessor II's time in non reassessment years.

On the basis of the above information it is recommended that the City continue to license mobile homes as opposed to assessing them on the assessment roll.

Your Committee on Finance and Administration recommends:-

1. That mobile homes continue to be licensed as opposed to being assessed and taxed as real property.

2. That the treatment, for taxation purposes, of mobile homes be changed from a separate class as in previous years to a combined class with residential-1 class 10.

3. That the basis for assessing mobile homes for taxation purposes be changed from comparing a single family home (replacement cost less depreciation) to one of analyzing recent sales in determining the assessment value based on market evidence.

4. That the above two recommendations be implemented for 1991 which will result in an estimated average reduction of 46% of the license fees on mobile homes, reducing the budgeted revenue for the license fee for mobile homes from $457,582.00 to an estimated $248,185.00. The comparable license fees, by square foot range, are calculated in Exhibit I for each trailer park in each school division.

5. That the annual license fee be calculated as follows:

    a) That in 1991 the rate of $16/sq. ft. be used as an average square foot value for mobile homes and that the portion share (48.6) for residential property be applied to this assessed average square foot value and the result be multiplied by the 1990 municipal and applicable school mill rates to determine the annual license fee to be applied to mobile homes in increments of 100 square feet.
    b) That License fees for 1992 be based on the 1991 fees multiplied by the percentage increase in the 1991 municipal and applicable school mill rates.

Report of the Committee on Finance and Administration, dated June 4th, 1991.

c) That for 1993 and for each general assessment year thereafter, the Assessment Department provide to the Finance Department an assessed average square foot value for mobile homes based on sales of mobile homes in the City of Winnipeg.

d) That the portion share for residential property be applied to this assessed average square foot value and the result be multiplied by the municipal and applicable school mill rates to determine the annual license fee applied to mobile homes in increments of 100 square feet.

e) That in non reassessment years the license rate be adjusted by the increase in the mill rates only.

6. That By-law No. 821/74 be amended accordingly and that officers of the City do all things necessary to implement same.

Your Executive Policy Committee recommends that this clause be not approved.

Moved by Councillor Selinger,
Adoption of the clause.

The Speaker clarified that the comment of Executive Policy Committee is for information only.

Councillor Kaufmann moved that the question be now put. Councillor Wade called for the yeas and nays which were as follows:-

Yea: Councillors Brown, Clement, Demare, Diamant, Fleisher, Hyman, Kaufmann, Lazarenko, Lorenc, Timmers, Young and Yuen. 12

Nay: Councillors Wade, Boychuk, Douglas, Duguid, Fraser, Golden, Murray, O'Shaughnessy, Reese, Selinger, Thomas and Eadie. 12

and the motion to put the question was declared lost by virtue of a tie vote.

In amendment,

Moved by Councillor Demare,
Seconded by Councillor Wade,
That recommendation 5 a) of Clause 5 of the Report of the Committee on Finance and Administration, dated June 4th, 1991, be amended so that the year "1991" is replaced with the year "1992" where the date appears in the first line thereof so that there are no budget implications for this year.

Moved by Councillor Boychuk,
That the clause and amendment be referred back.

Lost.

The motion for the adoption of the amendment was put.

The Speaker called for the yeas and nays which were as follows:-

Yea: Councillors Wade, Boychuk, Demare, Douglas and O'Shaughnessy. 5

Nay: Councillors Brown, Clement, Diamant, Duguid, Fleisher, Fraser, Golden, Hyman, Kaufmann, Lazarenko, Lorenc, Mendelson, Murray, Reese, Selinger, Thomas, Timmers, Young , Yuen and Eadie. 20

and the motion for the adoption of the amendment was declared lost.

The motion for the adoption of the clause was put.

The Speaker called for the yeas and nays which were as follows:-

Report of the Committee on Finance and Administration, dated June 4th, 1991.

Yea: Councillors Brown, Clement, Demare, Diamant, Duguid, Fleisher, Fraser, Golden, Hyman, Kaufmann, Lazarenko, Lorenc, Mendelson, Murray, O'Shaughnessy, Reese, Selinger, Thomas, Timmers, Young, Yuen and Eadie. 22

Nay: Councillors Wade, Boychuk and Douglas. 3

and the motion for the adoption of the clause was declared carried.

COMMITTEE ON FINANCE AND ADMINISTRATION

CONSIDERATION OF BY-LAWS

1005 - On motion of Councillor Selinger, By-law No. 5708/91, a By-law of The City of Winnipeg to increase the authority of the City Solicitor to settle claims, was read a first, second and third time, the rule being suspended for third reading of the by-law, and was passed and ordered to be signed and sealed. File Nos. GL-3 and FI-3.