Winnipeg

ASSESSMENT AND TAXATION DEPARTMENT • SERVICE DE L'ÉVALUATION ET DES TAXES

Memorandum

TO: Richard Kachur, City Clerk

FROM: Kelly Shields, Deputy City Assessor

DATE: March 15, 2017

RE: 2017 Tax Imposition By-law for Local Improvements – Perfanick Drive

At its meeting on February 22, 2017, Council considered Local Improvement By-law Nos. 16/2017 and 17/2017, representing tax impositions for local improvement projects along Perfanick Drive. Council requested that consideration of these two by-laws be laid over until March 22, 2017 pending additional information from the Public Service.

Perfanick Drive (By-laws No. 16/2017 and 17/2017):

On December 17, 2008, Council concurred in the recommendation of the Executive Policy Committee and passed Local improvement Authorization By-law No. 191/2008.

The By-Law authorized Qualico Developments Ltd, based on Development Agreement No. AG 50/04, to install a range of services on Perfanick Drive, generally including:

- Wasterwater Sewer
- Land Drainage Sewer (Laterals and Trunks)
- Concrete Street Pavement
- Concrete Sidewalk
- Ornamental Street Lighting
- 17.5' Boulevard
- 20.5' Boulevard

Between 2009 and 2012, a number of the approved local improvements were installed (i.e. Wasterwater Sewer, Land Drainage Sewer, Concrete Street Pavement, Concrete Sidewalk and Ornamental Street Lighting). Council approved the necessary by-laws for the imposition of the applicable local improvement taxes on the benefitting private property owners whenever the projects were completed.

By-law 16/2017:

This by-law intended to impose local improvement taxes for the cost of installing a 17.5 feet wide boulevard on the south side and on the north side of Perfanick Drive from the east limit of Golis Bay (west leg) to the west limit of Filbert Crescent.

By-law 17/2017:

This by-law imposes local improvement taxes for the cost of installing a 20.5 feet wide grass boulevard on the south side and on the north side of Perfanick Drive from the east limit of Concordia Avenue to the east limit of Golis Bay (west leg).

Upon further review of the Development Agreements relating to these local improvement projects, the costs associated with the boulevard local improvement project were to be resolved between the two Developers involved. Therefore, it is recommended that Local Improvement Tax Imposition By-Laws Nos. 16/2017 and 17/2017 not proceed.

Kelly Shields
Deputy City Assessor