Minute No. 324
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

Item No. 1 Remediation at 450 Augier Avenue (Charleswood-Tuxedo-Westwood Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Winnipeg Public Service be directed to suspend efforts to engage in direct remediation for all properties at 450 Augier Avenue, unless deemed to be a life and safety hazard by the Director of Planning, Property and Development, with the exception of those properties that wish to proceed immediately and have provided written confirmation of such to the Director of Planning, Property and Development.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 7, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 23, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee, with the following amendment:

- After the words "450 Augier Avenue" add the following ",unless deemed to be a life and safety hazard by the Director of Planning, Property and Development, with the exception of those properties that wish to proceed immediately and have provided written confirmation of such to the Director of Planning, Property and Development."

and submitted the matter to the Executive Policy Committee and Council.

Betty Cook and Paul Schroeder, Winnipeg Condo Corporation No. 696, submitted a presentation in support of the matter.

On April 1, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development laid over the matter to its meeting on April 23, 2019.

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DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On March 5, 2019, the Assiniboia Community Committee passed the following resolution:

WHEREAS Winnipeg Condo Corporation No. 696, representing residents at 450 Augier Avenue, has been engaged in legal action with the builder since 2016;

AND WHEREAS a court date has been scheduled in April to address the issue with the builder;

AND WHEREAS the cost of repair to each home is suggested at $250,000.00, which is an amount that could cause some residents to walk away from their home, and their investment;

AND WHEREAS the condo corporation understands the City's position with respect to forced remediation and is asking for a suspension of additional action until the matter has been dealt with by the Court;

THEREFORE BE IT RESOLVED that the Winnipeg Public Service be directed to suspend efforts to engage in direct remediation for all properties at 450 Augier Avenue,

and submitted the matter to the Standing Policy Committee on Property and Development, Heritage, and Downtown Development.