Agenda – Council – January 28, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 18, 2021

Item No. 1 Amendment to the Encroachment By-law No. 12/2019

STANDING COMMITTEE RECOMMENDATION:

On January 20, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That a by-law to amend Encroachment By-law No. 12/2019 in accordance with this report (draft amending by-law is attached to this report as Schedule A), be enacted.

2. That the Public Service inform Ward Councillors when new encroachments are approved in their respective wards.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 18, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2021, 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 January 18, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 2 and renumber the remaining recommendation accordingly:

    "2. That the Public Service inform Ward Councillors when new encroachments are approved in their respective wards."

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

ADMINISTRATIVE REPORT

Title: Amendment to the Encroachment By-law No. 12/2019

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	P. Olafson, Interim CFO	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

On April 25, 2019, Council approved the Encroachment By-law No. 12/2019 which replaced the former Encroachment By-law No. 692/74. An exemption in the former by-law for conforming water service pipes and conforming private sewer service pipes was mistakenly not included in the new by-law. The amendments necessary to remedy this omission are attached as Schedule A to this report.

Non-conforming water service pipes and non-conforming private sewer service pipes will continue to be subject to the Encroachment By-law No. 12/2019 but will be reclassified as simple encroachments.

The Public Service is also recommending By-law amendments to provide for the waiver of fees for community garden encroachments and accessibility encroachments.

Finally, to expedite the approval process, the recommended By-law amendment authorizes the Public Service to approve all encroachments. Of the 154 active encroachments where a license fee is paid, only one license contains a fee which exceeds $500,000 over the lease term. Schedule B identifies the monetary value of the 154 active encroachments.

In a future report, subsequent by-law amendments will be proposed to Section 8 of the Neighbourhood Livability By-law No. 1/2008 and Section 3 of the Streets By-law No. 1481/77 to reference the Encroachment By-law No. 12/2019. The Neighbourhood Livability By-law and the Streets By-law include provisions for use of the right-of-way but do not reference the Encroachment By-law. All three by-laws will be cross-referenced to one another to confirm where the use of the right-of-way is governed.

RECOMMENDATIONS

1. That Council enact a by-law to amend Encroachment By-law No. 12/2019 in accordance with this report (draft amending by-law is attached to this report as Schedule A).

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

REASON FOR THE REPORT

Council approval is required to amend a by-law and approve fees.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no environmental, operational, human resources, or other implications of the Report.

If the Public Service recommendation is concurred in, water service pipes and conforming private sewer service pipes will not require an encroachment license or an encroachment agreement, will be reclassified and will be subject to simple encroachment fees.

The proposed encroachment fee waivers will have a negligible financial impact to the City due to the small number of community gardens and accessibility encroachments.

Future amendments will be required to Section 8 of Neighbourhood Livability By-law No. 1/2008 and Section 3 of Streets By-law No. 1481/77 to maintain consistency with Encroachment By-law 12/2019.

- Section 8 of Neighbourhood Livability By-law No. 1/2008 authorizes the Director of Public Works to permit non-standard boulevard treatments (e.g. planting or pruning trees) that would otherwise be considered encroachments. Neighbourhood Livability By-law will be amended to refence Encroachment By-law 12/2019 to ensure no confusion exists between non-standard boulevard treatments and encroachments.
- Section 3 of Streets By-law No. 1481/77 authorizes Use of Streets Permits that would otherwise be considered an encroachment. Streets By-law No. 1481/77 will be amended to refence Encroachment By-law 12/2019 to ensure no confusion exists between use of streets permits and encroachments.

HISTORY/DISCUSSION

Conforming Pipes

On October 28, 2015, Council enacted the Water By-law No. 107/2015, section 67 of which amended the then Encroachment By-law No. 692/74 to exempt conforming water service pipes and conforming private sewer service pipes from the requirements of the Encroachment By-law.

On April 25, 2019, the Encroachment By-law No. 692/74 was replaced by the Encroachment By-law No. 12/2019 (the “New Encroachment By-law”). The exemption for conforming water service pipes and conforming private sewer service pipes was mistakenly not carried forward into the New Encroachment By-law.

Subsection 7(2) of the New Encroachment By-law provides that an encroachment licence is not required in respect of “utility infrastructure”, among other things, but the definition of “utility infrastructure” specifically excludes private sewer service pipes and private water service pipes, regardless of whether they’re conforming or non-conforming. Non-conforming water service

pipes and non-conforming private sewer service pipes will continue to be subject to Encroachment By-law No. 12/2019 but will be reclassified as simple encroachments.

Encroachment Fee Waivers

Community gardens were not specifically considered when the New Encroachment By-law was approved and the existing fees could render community gardens financially unfeasible. It is proposed that community gardens be exempt from annual license fees and document preparation fees. Notwithstanding the fee waiver, an encroachment license and encroachment agreement will continue to be required for community garden encroachments. Presently, there are only three community gardens within a right-of-way, with the potential for a fourth.

Accessibility encroachments are necessary where the licensee is unable to provide a ramp or lift on their property for access into a building, as required by building code. In an effort to ensure accessibility to all, it is proposed that all fees related to accessibility encroachments be waived (i.e. application fees, annual license fees, document preparation fees). Notwithstanding the fee waiver, an encroachment license and encroachment agreement will continue to be required for accessibility encroachments. Presently, there are only three accessibility encroachments.

The Public Service recommends amending the New Encroachment By-law to incorporate the aforementioned changes and exemptions.

Encroachment Approval

Presently, the Public Service is authorized to approve simple encroachments and certain non-simple encroachments (i.e. seasonal patios). As a result, more than 100 encroachments continue to require approval from the Standing Policy Committee on Property and Development, Heritage and Downtown Development (“SPC”). The vast majority of these encroachments have low monetary value which is well below the delegated authority for the approval of leases (the Public Service is authorized to approve leases with a gross value of less than $500,000).

Schedule B indicates the current annual fees of each encroachment. Only one encroachment exceeds $500,000 in gross contract value.

To reduce red tape for applicants and expedite the approval process, the recommended By-law amendment authorizes the Public Service to approve all encroachments. It is important to note that applicants would still be able to appeal a decision of the designated employee and the designated employee would retain the ability to refer applications to SPC where a Department Director, a member of the public, or the Ward Councillor has expressed opposition to the application.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 29, 2020

Project Name:

Amendment to the Encroachment By-law No. 12/2019

COMMENTS:

The reclassification of water service pipes and conforming private sewer service pipes to simple encroachments will result in increased revenues of +/- $4,000/annum and waiving accessibility encroachment fees will decrease revenues +/- $1,000/annum. Community gardens currently generate no revenue so waiving fees will have no financial impact.

The net impact of the recommendations is expected to be an increase in encroachment revenues of just $3,000/annum. As such, there are no significant financial implications associated with the recommendations contained in this report.

Mike McGinn December 29, 2020

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

03 Quality of Life
Direction 9: Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

- With guidance from **Complete Communities,** encourage age-friendly and accessible new development in existing neighbourhoods.
- Incorporate age-friendly and accessible features in the renovation and maintenance of City facilities.
- Encourage local area plans to apply principles of Universal Design and Age-friendly Cities.
- Promote partnerships and opportunities for shared learning with other levels of government, developers, universities, colleges and community organizations on best practices in accessible and age-friendly design.
- Promote exemplary age-friendly and accessible design through awards and demonstration projects.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

1.7 Increase opportunities to respond to food needs throughout Winnipeg and increase access to local and sustainable food

- Support local food procurement at City of Winnipeg facilities

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Gord Chappell, Real Estate Administrator
Date: December 29, 2020

Attachments:

Schedule A – draft amending by-law

Schedule B – encroachment list

Schedule B

ID	Location	Tenant	Encroachment Type	Annual Fee
240001	Graham Ave, 240	Bentall Partners/Trizec/Asso Taxis	Walkway	N/A
car004	Cargill Bldg to 266 Graham over Garry Street	Bentall/Royal Cdn Prop & Partnership	Walkway	N/A
car006	Carlton Street, 197	197 Carlton to 330 St. Mary's (City Place)	Walkway	N/A
cit001	City Place Bridge Agreement	2017166 Ontario Ltd.	Walkway	N/A
con006	Convention North Bridge Agrmt	3755860 Canada Inc.	Walkway	N/A
con007	Convention South Bridge Agrmt	155 Carlton Ltd. & ADMNS Carlton Invest	Walkway	N/A
eas002	East Portage Bridge Agrmt	Cons Prop AB Ltd/N Ptge Dev Corp	Walkway	N/A
har003	Hargrave-Newport Bridge Agrmt	TN Arena/3017977 NS/CPL (AB) Ltd./NPDC	Walkway	N/A
ken003	Kennedy Bridge Agreement	Four Hundred St. Mary Ltd/National Trust	Walkway	N/A
mai021	Main St., 365	Asper Tower Inc & O&Y Reit Holdings	Walkway	N/A
mai021	Main St., 365	Bank of Montreal	Walkway	N/A
mai021	Main St., 365	James Richardson & Lombard Pl Ltd	Walkway	N/A
mai021	Main St., 365	Scotia/Oxlea/R Bank/Trizec	Walkway	N/A
mts001	MTS Ctr Public Access for	TN Arena Inc.	Walkway	N/A
nor002	North Vaughan Bridge Agrmt	Cons Prop AB/Investors/N Ptge Dev Corp	Walkway	N/A
por036	Portage Ave, 360	4985371 MANITOBA LTD.	Walkway	N/A
pos002	Post Office Bridge Agreement	Her Majesty the Queen (Canada Post)	Walkway	N/A
pow001	Powerhouse Bridge Agmt	TN Arena Inc/Graham Powerhouse Invest	Walkway	N/A
som001	Somerset Bridge Agreement	TN Arena/Pub Cap (prev enc001-tna001t)	Walkway	N/A
tri001	Trizec Pedstrian Improv AA	Trizec Equities Limited	Walkway	N/A
vau001	Vaughan & St. Mary Bridge Agmt	National Trust & Hudson's Bay Co	Walkway	N/A
wes002	West Portage Bridge Agrmt	Cons Prop AB Ltd/The Bay/N Ptge Dev Corp	Walkway	N/A
osb015	145 Osborne Street	Osborne Village Business Improvement Zone	Landscape & Maintenance	exempt
por040	Portage Ave, between Albany Street and Queen St.	St. James BIZ	Landscape & Maintenance	exempt
cor009	Corydon Ave, Ws Pembina Hwy	Corydon Avenue Business Improvement Zone	Outdoor Signage	exempt
ell001	Ellice Avenue	West End Business Improvement Zone	Outdoor Signage	exempt
reg004	Regent Av W, adj 1500	Transcona Business Improvement Zone	Outdoor Signage	exempt
reg006	Regent Ave., 131-135	Transcona Biz	Other	exempt

ID	Location	Tenant	Encroachment Type	Annual Fee
por009	Portage Av, 355	Air Canada	Access	$1.00
lan001	Langevin Rue, 744	Division Scolaire Franco-Manitobaine #49	Landscape & Maintenance	$1.00
pan005	Pandora Ave W, 150	Canadian National Railway	Landscaping	$1.00
amy001	Amy & Rupert	Sky Waterfront Developments Ltd.	Other	$1.00
don001	Donald St, 352	Public Capital Company	Other	$1.00
fer004	Fernbank Ave to North City Limit	Rural Municipality of West St. Paul	Other	$1.00
stm002	St. Mary & York Avs, Hargrave	Holiday Tower (No 1) Ltd	Other	$1.00
stm002	St. Mary & York Avs, Hargrave	Holiday Tower (No 2) Ltd	Other	$1.00
stm012	St. Matthews Av, 641	Anglican Church of Canada Parish of St M	Other	$1.00
kin007	King Edward St & Garden Grove;	Ladco Company Ltd	Outdoor Signage	$1.00
roy001	Royalgate Rd @ Roblin	Qualico Developments Ltd	Outdoor Signage	$1.00
chi002	Chief Peguis Trail, behind	Donwood Manor Personal Care Home Inc.	Parking Lot	$1.00
nes005	Ness Av, S of, E of Century	Canada Safeway Limited	Parking Lot	$1.00
pro013	Provencher Boulevard, 450	Centre Flavie Laurent Inc.	Parking Lot	$1.00
aut001	Autumnwood, Adjacent to 1101	Division Scolaire Franco-Manitobaine No.	Playground	$1.00
bro006	Brookside Blvd.	The Rural Municipality of Rosser	Other	$14.08
mor002	Morrow Av, Ss, adj #50, at	Gladstone (Phoenix Ent/HS Investments)	Other	$20.00
con001	Concordia Av, Ss, E of Moncton Ave	Stars of Promise Inc	Playground	$25.00
emi001	Emily St, 10	Health Sciences Centre	Other	$30.00
mil001	Millwood Meadow, 115	Hamilton	Other	$40.00
nor001	Northcliffe Dr, 103	Litwin	Other	$40.00
wee001	Weedon St, Es, S of Munroe Av	Babij	Landscape & Maintenance	$40.00
you004	Young St, 659	Portuguese Association of Manitoba Inc	Other	$40.00
mcd004	McDermot Av ROW adj 212	Mayberry Holdings Ltd.	Other	$40.68
sha003	Shaftesbury BV, 905	All Seniors Care Living Centres Ltd.	Outdoor Signage	$54.00
wel001	Wellington Cr, 1800	Winnipeg Condominion Corporation No 270	Outdoor Signage	$60.00
por010	Portage Av, 515	University of Winnipeg	Outdoor Signage	$61.00
reg008	Regent Avenue, 1425	Manitoba Liquor and Lotteries Corporation	Outdoor Signage	$62.50
ben003	Bennest Av, part of, E of	River East Transcona School Division	Other	$65.00
gra003	Graham Av, 380 Bridge Agrmt	Royal Winnipeg Ballet	Walkway	$80.00
hen009	Henry Av, 180 Bridge Agrmt	Governing Council of Salvation Army Cana	Walkway	$80.00
buf001	Buffalo Pl, adj to 1600	WSP Canada Inc.	Outdoor Signage	$82.00
she005	Sherbrook St, 80	7463601 Manitoba Ltd.	Access	$97.50
bis003	Bishop Grandin Bv, Ss, pt @ SW	Ladco Company Ltd	Other	$100.00
don003	Donald St, 5	3757715 Manitoba Ltd.		$100.00
duc001	Duckworth Walkway Agrmt (NEW)	University of Winnipeg	Walkway	$130.00
sta007	703 St. Anne's Street	703 St. Anne's Road Inc.	Other	$133.12
reg005	Regent Ave West 119	L'Arche Cafe		$140.00
she003	Sherbrook St, 55	Cousin's Deli & Lounge Ltd.	Street/Sidewalk Patio	$150.00
she006	Sherbrook Street, 61	6828206 Manitoba Ltd.	Street/Sidewalk Patio	$155.00

ID	Location	Tenant	Encroachment Type	Annual Fee
edm001	Edmonton Street, 207	Hargrave Holdings Ltd.	Other	$156.25
she004	Sherbrook St, 43	5713596 Manitoba Ltd.	Street/Sidewalk Patio	$159.00
por015	Portage Av, 2069	K&S Island Grill	Restaurant	$173.00
set001	Setter Street, 707	All Seniors Care Living Centres 2 Ltd.	Parking Lot	$173.88
don005	Donald St, 370	Bell Building Inc., The	Other	$187.50
por038	Portage Avenue, 311 & Hargrave St, 305	310 Donald Inc.	Walkway	$187.50
por039	Portage Ave, 311 and Hargrave St, 329	310 Donald Inc.	Other	$187.50
med002	Medical Arts Bridge Agreement	Timber Creek Asset Management Inc.	Walkway	$192.00
car003	Carlton St, 300	Carlton Call Centre Inc & NPDC	Walkway	$200.00
pan008	Pandora Ave. East, 517	Transcona East End Community Club Inc.	Other	$218.75
vic001	Victoria Crescent, 44	Thordarson, Donna	Other	$218.75
sta002	St. Anne's Rd, 128-rear of lot	5970475 Manitoba Ltd.	Access	$225.00
ken002	Kennedy St, 141 UG Tunnel	Province of Manitoba	Walkway	$240.00
cor005	Corydon Av, 2090	Timothy's Coffees of the World Inc.	Street/Sidewalk Patio	$263.00
ban004	Bannatyne Av, 283	BCWB Mgt & DLJS Ent dba Peasant Cookery	Street/Sidewalk Patio	$277.38
bro003	Broadway, 192 & Main Street, 142	Friends of Upper Fort Garry Inc.	Park	$281.50
wal003	Wall Street, 595	Barn Hammer Brewing Company Limited	Street/Sidewalk Patio	$285.00
sta003	Stafford Ave, 164	Littlehurst Ltd.	Street/Sidewalk Patio	$294.00
wil005	William Av, 777	Canadian Blood Service (Wpg Blood Trans)	Walkway	$300.00
wil012	William Avenue, 288	Miss Browns Hot Pressed Sandwich and Coffee Corp.	Street/Sidewalk Patio	$300.00
stm020	St. Mary's Road, 1105	5712239 Manitoba Corp.	Parking Lot	$330.00
osb006	Osborne St, 161	Baked Expectations Ltd	Street/Sidewalk Patio	$340.00
mcd007	McDermot Avenue, 165	Exchange District Management Inc.	Walkway	$343.75
bar001	Barberry Rd, Autumnwood Dr SE	Gigliotti	Parking Lot	$350.00
she002	Sherbrook St, 25 Bridge Agrmt	Misericordia General Hospital	Walkway	$350.00
sta005	St. Anne's Rd ROW adj 533	Morrow Avenue Daycare Inc.	Landscape & Maintenance	$351.00
mai019	Main St., 662	Centreventure Development Corporation	Street/Sidewalk Patio	$372.00
ban004	Bannatyne Av, 283	BCWB Mgt & DLJS Ent dba Peasant Cookery	Street/Sidewalk Patio	$400.00
ban009	Bannatyne Ave, 283 - Unit 100	5392790 Manitoba Inc.	Street/Sidewalk Patio	$400.00
mai014	Main St, adj to 1611	Green Brier Inn (WPG.) Inc.	Street/Sidewalk Patio	$412.30
sha006	Shahi Road, 99	6558098 Manitoba Ltd.	Other	$416.00
wil008	William Avenue, 700/701	Winnipeg Regional Health Authority	Walkway	$430.00
coc001	Cockburn St N ROW, adj 702 Scotland Av	Fluid Developments Inc.	Parking Lot	$435.00
por021	Portage Av, 2037	7133945 Manitoba Ltd.	Street/Sidewalk Patio	$442.50
por031	Portage Ave, 288	Downtown Coffee Company Ltd.	Street/Sidewalk Patio	$442.75
	Portage Avenue, 508-428	Neptune Management Ltd. & Kent St	Landscape & Maintenance	$457.50
smi001	Smith St Marlborough Bridge	Marlborough Hotel Corporation	Walkway	$464.52
wes003	Westminister Avenue, 685	5464049 Manitoba Ltd.	Street/Sidewalk Patio	$485.63
pri002	Princess St, W of, N of Ross	CentreVenture Development Corporation	Parking Lot	$500.00
alb002	Albert Street, 93 adj. to	Cordova Tapas & Wine	Street/Sidewalk Patio	$517.12
aca001	Academy Rd & Wellington Cr S,	Academy Road Service Ltd	Outdoor Signage	$600.00

ID	Location	Tenant	Encroachment Type	Annual Fee
mai018	Main St, 456	La Carnita Exchange Inc.	Street/Sidewalk Patio	$625.00
don007	Don Avenue, 440 C	Fluid Developments Inc.	Parking Lot	$656.25
por045	2169 Portage Avenue	Silver Heights Restaurant Ltd.	Street/Sidewalk Patio	$693.00
emi002	Emily St, 10, adj to SE cor	Winnipeg Regional Health Authority	Walkway	$704.00
pri006	Princess Street, 121-123	Winnipeg Condo Corp No. 434	Parking Lot	$716.80
spe002	Spence Street, 350	University of Winnipeg, The	Other	$718.75
ban002	Bannatyne Ave, 211	7376040 Manitoba Ltd.	Street/Sidewalk Patio	$737.28
cor011	Corydon Avenue, 1697	M.C.G. Enterprises Ltd.	Other	$750.00
lom001	Lombard Av, 185	2882044 Mb Ltd & 2882052 Mb Ltd	Street/Sidewalk Patio	$750.00
mai028	300 Main Street	Artis Winnipeg Square Parkade Ltd.	Restaurant	$774.00
sha004	Shaftsbury Blvd, 500-600	Canadian Mennonite University	Walkway	$781.25
kin014	725 Kingsway	Condominium Corporation 847	Other	$795.60
don006	Donald Street, 314	Merchant Kitchen and Bar Partnership Ltd.	Street/Sidewalk Patio	$835.00
kin012	King Street, 100	Chosabi Asian Eatery Inc.	Street/Sidewalk Patio	$880.00
pem006	Pembina Hwy, 635	MLS Management Ltd.	Street/Sidewalk Patio	$939.75
kin012	King Street, 100	Burnley Place Restaurant Inc.	Street/Sidewalk Patio	$950.00
mcd003	McDermot Av, 732	Health Sciences Centre	Walkway	$960.00
bon001	Bond St, 103	Bear Claw Industries Inc d/b/a Pandora I	Street/Sidewalk Patio	$962.50
gro002	1710 Grosvenor Ave	YMHA Jewish Community Centre of Winnipeg	Landscaping	$1,031.25
cor003	Corydon Ave, 670	Colosseo Ristorante Italiano Inc.	Street/Sidewalk Patio	$1,050.00
not001	Notre Dame, 213 Bridge Agrmt	PBX Properties (Manitoba) Ltd	Walkway	$1,050.00
cor004	Corydon Av, 1697	M.C.G. Enterprises Ltd.	Other	$1,071.00
mcd006	Mcdermot Avenue, 171	Forth Projects Ltd.	Street/Sidewalk Patio	$1,072.50
por043	Portage Avenue, 625	6861521 Manitoba Ltd.	Street/Sidewalk Patio	$1,099.00
pac003	Hoban & Pacific Avenue	St. James-Assiniboia School Division	Access	$1,125.00
reg007	Regent Avenue West, 101	NV Reykdal & Associates Ltd.	Street/Sidewalk Patio	$1,155.00
bro001	Broadway, 275 Bridge Agmt(NEW)	Union Centre Inc	Walkway	$1,200.00
wil010	William Avenue, 665	Winnipeg Regional Health Authority	Walkway	$1,218.75
ass004	Assiniboine Ave, 340	6225439 Manitoba Ltd.	Parking Lot	$1,281.50
mcd005	McDermot Av, 237	Winnipeg Free Press News Cafe	Restaurant	$1,370.25
ste004	Sterling Lyon Parkway, W of Kenaston	Outlets of Seasons Inc.	Other	$1,426.00
har001	Bridge bw 400 and 440 Hargrave	Calvary Temple	Walkway	$1,440.00
bro002	Broadway, 194	Manitoba Club	Parking Lot	$1,457.00
cha002	Charles St, Es, pt, N of Luxton Ave	Cropo Funeral Chapel Ltd.	Parking Lot	$1,500.00
hig001	Higgins Av, pt of N	Canadian Pacific Limited	access	$1,500.00
por046	Portage Ave, 2609	Jack & Jill's Inc.	Street/Sidewalk Patio	$1,510.00
cor014	735 - 737 Corydon Ave.	Bar Italia Inc.	Street/Sidewalk Patio	$1,550.00
wat011	Waterfront Drive, 270	6360182 Manitoba Ltd.	Street/Sidewalk Patio	$1,604.75
kin013	120 King Street	King's Head Pub and Eatery Ltd.	Street/Sidewalk Patio	$1,627.60
mor004	Moroz St, Es, S of Yale Av	Regent Park Land Holdings Ltd.	Parking Lot	$1,680.00
sal002	Salter, 707-715 adj to	Dean Dental Laboratory Ltd.	Parking Lot	$1,728.00

ID	Location	Tenant	Encroachment Type	Annual Fee
wav008	Waverley St, W side, N Wilkes	I.L.S. Care Communities Inc.	Parking Lot	$1,800.00
cor006	Corydon Av, 1697	M.C.G. Enterprises Ltd./DNJ Enterprises	Street/Sidewalk Patio	$1,902.50
ban003	Bannatyne Ave ROW, N of Ship St	Ship Street Condominiums Corp (WCC #506)	Parking Lot	$2,000.00
mar013	Market Avenue, 114	7375639 Manitoba Ltd.	Street/Sidewalk Patio	$2,165.00
daw006	Dawson Road North, 607	Darling International Canada Inc.	Parking Lot	$2,187.50
por019	Portage Av, 300	STM Phone Booth, Inc.	Street/Sidewalk Patio	$2,368.00
wav010	Waverley Blvd adj to 1000 - 1717 Waverley	McNaught Pontiac & Ranjoy Sales	Other	$2,390.00
alb001	Albert St, 48 adj to	2566177 Manitoba Ltd	Street/Sidewalk Patio	$2,400.00
ban007	Bannatyne Ave, 137	7100477 Manitoba Ltd.	Street/Sidewalk Patio	$2,453.00
car010	Carlton Street, 225	TN Square Inc.	Walkway	$2,560.00
osb007	Osborne St, 129	60713 Mb Ltd & Maria Cappellano	Street/Sidewalk Patio	$2,736.00
car010	Carlton Street, 225	TN Square Inc.	Other	$2,762.50
pan006	Panet Rd, 50	6316450 Manitoba Ltd.	Other	$3,000.00
daw005	Dawson Road North, 57-63	Falcon Machinery (1965) Ltd.	Parking Lot	$3,437.50
arg002	Argyle St.	Centre for Aborginal Human Resourse Dev.	Other	$3,468.75
uni002	East of Union Ave. West	Hadzic Holding Company Inc.	Parking Lot	$3,680.00
jam003	109 James Ave.	109 James Avenue Ltd.	Other	$3,699.20
wav006	Waverley St & Bishop Blvd, NE cor	Richmond Six Limited	Accessory	$5,150.00
coo001	Cooper Av, Ns, bet Osborne &	Mall-Plaza Inc., The	Parking Lot	$6,400.00
stm013	St. Mary's Rd, at Homewood Av	OPB Realty Inc.	Parking Lot	$6,500.00
alb004	Albert St UG Walkway Agrmt	Portage & Main Dev Ltd	Walkway	$6,673.44
lag006	Lagimodiere Blvd, Ws, bet	Canad Corporation of Manitoba Ltd.	Parking Lot	$7,260.00
por010	Portage Av, 515	University of Winnipeg	Other	$8,000.00
daw004	Dawson Road N, adj to 314	Gerdau Ameristeel Corporation	Storage	$10,200.00
sta006	St. Anne's Road, 540	Entegra Credit Union Ltd.	Parking Lot	$10,731.00
pio001	Pioneer Av, 191	Main-Pioneer (Winnipeg) Inc.	Other	$13,000.00
gra001	Graham Ave Bridge Agreement	TN Arena Inc.	Walkway	$14,808.00
hig003	Higgins Av, W of McPhillips St	Halton Recycling Ltd.	Access	$15,795.00
bro006	Brookside Blvd.	Rural Municipality of Rosser	Other	$15,823.36
por023	Portage Av, 275	Kensington Building Ltd	Other	$17,000.00
yor003	York Ave, Edmonton St. and Carlton St.	Convention Centre Corporation, The	Other	$17,625.00
lag002	Lagimodiere Blvd & Regent	Kildonan Crossing Shopping Centre Ltd	Parking Lot	$36,000.00
bis001	Bishop Grandin Blvd,S E corner at Dakota St	OPB Realty Inc.	Parking Lot	$138,000.00