Minute No. 421
Report - Standing Policy Committee on Property and Development - June 8, 2004

Item No. 40 **Marketing and Sale – All Residential Properties Acquired for Operational Use – Delegation of Authority to Accept/Finalize Offers Files FI-2.1 and FI-2.4**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Director of Planning, Property and Development be authorized to:

    A. Commence marketing all surplus residential tax sale property including the Subject Properties listed in the report from the Director of Planning, Property and Development dated June 3, 2004, and all residual surplus properties acquired for operational use, in accordance with the City's standard terms and conditions for the sale of residential property,
    B. Establish the reserve sale pricing based upon internal market appraisals,
    C. Pay real estate commissions to a maximum of three (3) percent.

2. That the Chief Administrative Officer, or her designate, be authorized to accept and finalize Offers to Purchase that are:

    A. In accordance with the City's proposed terms and conditions
    B. Have a value (reserve sale price) of up to $100,000.00
    C. Have an offered price that is not less than ninety (90) percent of the reserve price

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 - June 8, 2004

DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,
That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 8, 2004, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Proposed Marketing and Sale of Residential Properties (Improved and Vacant Lands)
Various Communities
Various Wards

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: June 3, 2004

Recommendation(s):

1. That the Standing Policy Committee on Property and Development authorize the Director of the Planning, Property and Development Department to:
   Commence marketing all surplus residential tax sale property; including the Subject Properties listed herein, and all residual surplus properties acquired for operational use, in accordance with the City's standard terms and conditions for the sale of residential property,
   Establish the reserve sale pricing based upon internal market appraisals,
   Pay real estate commissions to a maximum of 3 %, and

2. That, subject to the approval of Recommendation No. 1, Council delegate to the Chief Administrative Officer, or her designate, the authority to accept and finalize Offers to Purchase that are:
   In accordance with the City's proposed terms and conditions,
   Have a value (reserve sale price) of up to $100,000.00, and
   Have an offered price that is not less than 90% of the reserve price

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

REPORT SUMMARY

Key Issues:

The Department is experiencing an increased volume of tax sale acquisitions of vacant and improved residential properties.

Winnipeg Housing and Homelessness Initiative as well as the Manitoba Housing and Renewal Corporation would be offered first choice of surplus residential properties in their respective areas.

All remaining residential properties need to be marketed as expeditiously as possible in order to sustain the Land Operating Reserve Account.

The implementation of the strategy proposed herein would expedite the sales, reduce the holding costs and enhance the realty tax base.

Implications of the Recommendation(s):

General implications:

- [X] None
- [ ] For the organization overall and/or for other departments
- [ ] For the community and/or organizations external to the City of Winnipeg
- [ ] Involves a multi-year contract

Comment(s):

Policy implications:

- [X] No
- [ ] Yes

Comment(s):

Environmental implications:

- [X] No
- [ ] Yes

Comment(s):
Given the previous residential use, these properties are not considered to be impacted by any environmental concern. However, the City's standard terms and conditions of sale do protect the City's interests in this regard

Human resources implications:

- [X] No
- [ ] Yes

Comment(s):

Financial implications:

- [X] Within approved current and/or capital budget
- [ ] Current and/or capital budget adjustment required

Comment(s):

REASON FOR THE REPORT:

Under the City Organization Bylaw, the Standing Policy Committee on Property and Development has authority to approve terms and conditions respecting land sales, including terms and conditions where there has been no delegation to the Director of the Planning, Property and Development Department. By this Report, the Department is seeking the approval

of the Committee to the proposed terms and conditions of sale, and to the payment of commissions. The Department is also seeking approval of Council to delegate authority to the Chief Administrative Officer to accept and finalize the resultant Offers to Purchase.

HISTORY:

At present, the Planning, Property and Development Department has the following delegated authorities to deal with residential sales:

To approve sales of small, unbuildable lots for consolidation purposes– Council July 21, 1993;

To approve sale or lease of lands to non-profit organizations, providing they meet specific criteria – Council October 31, 1990.

Historically, properties to be sold are acquired primarily in Tax Sale, although some have been acquired for City purposes that have since been abandoned, resulting in surplus properties. In the last five years there has been a significant increase in Tax Sale properties, many of which are improved.

The Subject Properties were primarily acquired in Tax Sale, with some having been declared surplus through the subdivision of City-owned property.

Vacant Land:

1. Community:	Lord Selkirk-West Kildonan
Ward:	Mynarski
File No.:	32/7333
Sketch Plan No.:	11432
Location:	South side Luxton Avenue, East of Main Street
Legal Description:	Pt. Lot 148, Plan 1435
Size:	10.058m x 28.103m (33 ft. x 92.2 ft.)
Zoning:	"R2" Two-family Residential
Roll No.:	14-061339000
Certificate of Title:	1865329
Assessed Value:	$17,100 (2004)
Proposed Sale Price:	$9,000.00
Status:	Ready to advertise

2. Community	Lord Selkirk-West Kildonan
Ward	Point Douglas
File No.:	32/7294
Sketch Plan No.:	11302
Location:	East side Willowbank Street, North of Pacific Avenue W.
Legal Description:	Pt. Lot 5, Block 2, Plan 749
Size:	8.443m x 26.67m (27.7 ft. x 87.5 ft.)

Zoning: "R1-3.5" Single-family Residential
Roll No.: 07-090813000
Certificate of Title: 1841854
Assessed Value: $8,750.00 (2004)
Proposed Sale Price: $6,000.00
Status: Ready to advertise

3. Community: East Kildonan-Transcona
Ward: Elmwood
File No.: 32/7215
Sketch Plan No.: 10812
Location: North side Harbison Avenue E., East of Gateway Road
Legal Description: Lot 34, Plan 29571
Size: 10.058m x 26.419m (33 ft. x 86.68 ft.)
Zoning: "R1-3"
Roll No.: 14-081007100
Certificate of Title: 1708850
Assessed Value: $14,300.00 (2004)
Proposed Sale Price: $14, 000.00
Status: Ready to advertise

4. Community: East Kildonan-Transcona
Ward: Elmwood
File No.: 7081/1
Sketch Plan No.: 10362/3
Location: Northeast corner of Watt Street at Talbot Avenue
Legal Description: Pt. Lot 159, Plan 514
Size: Irregular – 670.4 sq. m. (7,216.5 sq. ft.)
Zoning: "R2-T" Two-family Transitional
Roll No.: 14-091773100
Certificate of Title: 1541231
Assessed Value: $11,700.00 (2004)
Former Sale Price: $12,500.00
Status: Being re-appraised

5. Community: City Centre
Ward: Fort Rouge-East Fort Garry
File No.: 32/7325
Sketch Plan No.: 11410
Location: South side Jubilee Avenue, West of Osborne Street
Legal Description: Lot 28, Plan 27945
Size: 9.449m x 49.292m (31 ft. x 161.72 ft.)
Zoning: "R1-3.5" Single-family Residential
Roll No.: 12-001791000
Certificate of Title: 1868260

Assessed Value: $16,300.00 (2004)
Proposed Sale Price: $14,300.00
Status: Ready to advertise

6. Community: City Centre
Ward: Fort Rouge-East Fort Garry
File No.: 32/7174
Sketch Plan No.: 10670
Location: East side Bole Street, South of River Avenue
Legal Description: Lot 108, Plan 102
Size: 10.058m x 30.48m (33 ft. x 100 ft.)
Zoning: "RM-4" Multiple-family Residential)
Roll No.: 12-032065000
Certificate of Title: 1641408
Assessed Value: $33,000.00 (2004)
Former Sale Price: $24,000.00
Status: Being re-appraised

7. Community: Assiniboia
Ward: St. Charles
File No.: 5421 V2
Sketch Plan No.: 10088/4
Location: South side Corbett Drive, West of Goswell Road
Legal Description: Lot 1, Plan 38651
Size: Irregular – 532.8 sq. m. (5,735 sq. ft.)
Zoning: "R1-5.5" Single-family Residential
Roll No.: 07-218217200
Certificate of Title: 1737767
Assessed Value: $28,200.00 (2004)
Proposed Sale Price: $28,000.00
Status: Ready to advertise

8. Community: Assiniboia
Ward: St. Charles
File No.: 32/6708
Sketch Plan No.: 8837/1
Location: Northeast corner of Allard Avenue at Gagnon Street
Legal Description: Lot 92, Plan 1051
Size: 12.192m x 45.72m (40 ft. x 150 ft.)
Zoning: "R1-5.5" Single-family Residential
Roll No.: 07-206190000
Certificate of Title: 1300613
Assessed Value: $24,000.00 (2004)
Former Sale Price: $20,900.00
Status: Being re-appraised

9. Community: Lord Selkirk-West Kildonan
Ward: Old Kildonan
Files No.: 6026/A, 6026/9, /10, /36, 32/6850, WE-84-B and C
Sketch Plan No.: 10218
Location: North and South sides of Beecher Avenue, East of Diplomat Drive
Legal Description: Lots 1/4, Block 1; Lots 1/4, Block 2; Lots 1/2, Block 3; Lots1/2 and 4, Block 4 as shown on Misc. Plan No. 10218
Size: Mostly 15.24m x 28.499m or 26.975m (50 ft. x93.5 ft. or 88.5 ft.)
Zoning: "R1-5.5" Single-family Residential but varied by Order DAV798/98C
Roll No.: Not available
Certificate of Title: Plan not registered yet
Assessed Value: Range from $19,000.00 to $28,500.00 (2002)
Proposed Sale Price: 9 x 50 ft. lots - $35,000.00 per lot
1 x 50 ft. lot - $38,000.00 (has lot line connections)
1 x 54 ft. lot - $36,000.00
1 x 64 ft. lot - $37,000.00
1 x 75 ft. lot - $40,000.00
Status: Ready to advertise

10. Community: Lord Selkirk-West Kildonan
Ward: Old Kildonan
File No.: 32/6059
Sketch Plans No.: 11154, 11155, 11156
Location: South side Beecher Avenue between Hutton and Sinclair Streets
Legal Description: Lots 1/3, Plan 15795
Size: Irregular: 1. 833.2 sq. m. (8.968.7 sq. ft.); 2. 1,042 sq. m. (1,216 sq. ft.)
Zoning: "R1.5" Single-family Residential
Roll No.: 05-000011500 , 05-000012500, 05-000013500
Certificate of Title: 1792999
Assessed Value: 1. $48,000; 2. $52,000.00; 3. $47,000.00 (2004)
Status: Being appraised

11. Community: Lord Selkirk-West Kildonan
Ward: Old Kildonan
File No.: 32/7292
Sketch Plan No.: 11922
Location: North side Beecher Avenue, West of Ferrier Street
Legal Description: Lot 2, Plan 33830
Size: 18.603m x 28.499m (61.03 ft. x 93.5 ft.)
Zoning: "R1-20" Single-family Residential (needs Variance)
Roll No.: 05-000161800
Certificate of Title: 1842463
Assessed Value: $22,900.00
Proposed Sale Price: $35,000.00

Status: Ready to advertise

12. Community: Lord Selkirk-West Kildonan
Ward Old Kildonan
File No.: 32/7291, 32/7290
Sketch Plan No.: 11920, 11921
Location: North side Beecher Avenue, West of Ferrier Street
Legal Description: Lot 1/2, Plan 29317
Size: 13.722m x 28.499m (45.019 ft. x 93.50 ft.) each
Zoning: "R1-20" Single-family Residential (needs Variance)
Roll No.: 05-000190200, 05-000190400
Certificate of Title: 1842455, 1841867
Assessed Value: $20,300.00 each
Proposed Sale Price: $25,000.00 each
Status: Ready to advertise

13. Community: Lord Selkirk-West Kildonan
Ward Old Kildonan
File No.: 32/7289
Sketch Plan No.: 11284
Location: North side Beecher Avenue, West of Ferrier Street
Legal Description: Lots 35/36, Block 18, Plan 1100
Size: 15.24m x 28.499m (50 ft. x 93.5 ft.)
Zoning: "R1-20" Single-family Residential (needs Variance)
Roll No.: 05-009134600
Certificate of Title: 1841843
Assessed Value: $21,000.00
Proposed Sale Price: $35,000.00
Status: Ready to advertise

14. Community: Lord Selkirk-West Kildonan
Ward Mynarski
File No.: 32/7424
Sketch Plan No. 11728
Location: South side Polson Avenue, East of Salter Street
Legal Description: Pt. Lot 14, Block 4, Plan 228
Size: 10.05m x 28.27m (33 ft. x 92.8 ft.)
Zoning: "R2" Two-family Residential
Roll No.: 14061528000
Certificate of Title: 1926708
Assessed Value: $13,200.00
Proposed Sale Price: $5,000.00
Status:

15. Community: East Kildonan-Transcona

Ward: Elmwood
File No.: 32/7076
Sketch Plan No.: 10808
Location: North side Sydney Street, West of Brazier Avenue
Legal Description: Lot 20, Block 1, Plan 2113
Size: 10.058m x 30.48m (33 ft. x 100 ft.)
Zoning: "R1.3" Single-family Residential
Roll No.: 02010057000
Certificate of Title: 1688093
Assessed Value: $23,300.00
Proposed Sale Price: $18,000.00
Status: Ready to advertise

17. Community: Lord Selkirk-West Kildonan
Ward: Mynarski
File No.: 32/7409
Sketch Plan No.: 11734
Location: East side Airlies Street, South of Church Avenue
Legal Description: Lot 59, Block 10, Plan 192
Size: 9.144m x 30.43m (30 ft. x 100 ft.)
Zoning: "R1.3" Single-family Residential
Roll No.: 14051166000
Certificate of Title: 1914686
Assessed Value: $15,500.00
Status: Being appraised

18. Community East Kildonan-Transcona
Ward Elmwood
File No.: 32/7224
Sketch Plan No.: 10800
Location: South side Bowman Avenue, West of Watt Street
Legal Description: Lot 77, Plan 965
Size: 7.62 m. x 30.4 m. (25 ft. x 100 ft.)
Zoning: "R1-2.5" Single-family Residential
Roll No.: 02401880
Certificate of Title: 1723112
Assessed Value: $12,500.00
Proposed Sale Price: $6,000.00
Status: Ready to advertise

19. Community: Lord Selkirk-West Kildonan
Ward: Point Douglas
File No.: 32/7263
Sketch Plan No.: 11226
Location: South side Ross Avenue West, West of Jordan Street

Legal Description: Lot 19, Block 5, Plan 771
Size: 7.62 m. x 31.684 m. (25 ft. x 103.95 ft.)
Zoning: "R2A" Two-family Residential
Roll No.: 13070804000
Certificate of Title: 1812001
Assessed Value: $8,800.00
Proposed Sale Price: $6,000.00
Status: Ready to advertise

20. Community: Assiniboia
Ward: St. James-Brooklands
File No.: 32/7310
Sketch Plan No.: 11307
Location: East side Queen Street, South of Silver Avenue
Legal Description: Lot 36, Block 2, Plan 1079
Size: 7.62 m. x 46.65 m. (25 ft. x 153 ft.)
Zoning: "R1-5A" Single family Residential Airport
Roll No.: 07006300
Certificate of Title: 1845492
Assessed Value: $12,100.00
Status: Ready to advertise

Houses:
1. Community: City-Centre
Ward: Daniel McIntyre
File No.: 32/7366
Sketch Plan No.: 11601
Location: 810 Alverstone Street
Legal Description: Lot 82, Plan 32908
Size: Land – 10.028m x 30.236m (32.9 ft. x 99.2 ft.)
Building – 2,192 sq. ft.
Zoning: "R2" Two-family Residential
Roll No.: 13-030215000
Certificate of Title: 1906029
Assessed Value: $25,300.00 (2004)
Proposed Sale Price: $27,500.00
Status: Ready to advertise

2. Community: Lord Selkirk-West Kildonan
Ward: Old Kildonan
File No. 32/7442
Sketch Plan No.: 11838
Location: 75 Sanderson Avenue
Legal Description: Lot 18, Block 1, Plan 13032
Size: Land – 15.24m x 30.48m (50 ft. x 100 ft.)

	Building – 1,446 sq. ft.
Zoning:	"R1-4A" Single-family Residential
Roll No.:	14096201800
Certificate of Title:	1937262
Assessed Value:	$89,100.00
Proposed Sale Price:	$85,000.00
Status:	Being appraised

3. Community:	Lord Selkirk-West Kildonan
Ward:	Point Douglas
File No.:	32/7453
Sketch Plan No.:	11880
Location:	664 Burrows Avenue
Legal Description:	pt. Lot 537, Plan 28
Size:	Land - 10.058m x 22.753m (33 ft. x 75 ft.)
	Building -
Zoning:	"R2-T" Two-family Transitional
Roll No.:	14022439000
Certificate of Title:	1954869
Assessed Value	$24,500.00
Status:	Being appraised

4 Community:	Riel
Ward:	St. Vital
File No.:	32/6578
Sketch Plan No.:	11818
Location:	16 Kingswood Avenue
Legal Description:	Lot 8, Block 1, Plan 2785
Size:	Land - 15.24m x 31.242m (50 ft. x 102 ft.)
	Building – 648 sq. ft.
Zoning:	"R1-5" Single-family Residential
Roll No.:	08001803500
Certificate of Title:	1944531
Assessed Value	$48,600.00
Status:	Being appraised

5 Community:	Lord Selkirk-West Kildonan
Ward:	Mynarski
File No.:	32/7423
Sketch Plan No.:	11839
Location:	475 St. Anthony Avenue
Legal Description:	Lot 34, Plan 25458
Size:	Land – 15.545m x 35.854m (51 ft. x 117.64 ft.)
	Building – 1,000 sq. ft.
Zoning:	"R1-4" Single-family Residential

Roll No.: 11020312000
Certificate of Title: 1937256
Assessed Value $66,800.00
Status: Being appraised

6. Community: City Centre
Ward: Daniel McIntyre
File No.: 32/7467
Sketch Plan No.: 12016
Location: 518 Beverley Street
Legal Description: Lot 111, Block 3, Plan 218
Size: Land - 7.62 m. x 30.34 m. (25 ft. x 99.56 ft)
House – 1200 sq. ft.
Zoning: "R2-T"
Roll No.: 13031897000
Certificate of Title: 1979612
Assessed Value: $30,500.00
Status: Being appraised

7. Community: Lord Selkirk-West Kildonan
Ward: Point Douglas
File No.: 32/7469
Sketch Plan No.: 12039
Location: 2183 Gallagher
Legal Description: Lot 7, Block 3, Plan 758
Size: Land - 7.62 m. x 30.36 m. (25 ft. x 99.6 ft)
House – 1200 sq. ft.
Zoning: "R2A"
Roll No.: 13090761000
Certificate of Title: 1979569
Assessed Value: $31,450.00
Status: All background work to be done

8. Community: Lord Selkirk – West Kildonan
Ward: Mynarski
File No.: 32/7494
Sketch Plan No.: 12155
Location: 295 Boyd Avenue
Legal Description: Lot 44, Plan 25540
Size: Land – 10.058 m. x 27.821 m. (33 ft. x 91 ft.)
House – 1,392 sq, ft,
Zoning: "R2" Two-family Residential
Roll No.: 14032751000
Certificate of Title: 1991484
Assessed Value: $22,800.00

Status: All background work to be done

9. Community: City Centre
Ward: Daniel McIntyre
File No.: 32/7492
Sketch Plan No.: 12021
Location: 612 Simcoe Street
Legal Description: Lot 36, Plan 33274
Size: Land – 6.706 m. x 30.309 m. (22 ft. x 99 ft.)
House – 674 sq. ft.
Zoning: "R2-T" Two-family Transitional
Roll No.: 13031622000
Certificate of Title: 1991583
Assessed Value: $22,150.00
Status: All background work to be done

DISCUSSION:

It is City Policy that the net sale proceeds of these residential properties be deposited in the Land Operating Reserve Account. These proceeds are viewed as a major source of revenue. However, due to the trend in the past five years of increased tax sales, the cost of which is also borne by the Land Operating Reserve, this account is being depleted. It is therefore imperative to maximize the opportunities to generate sale proceeds in order to sustain the Land Operating Reserve.

It is also imperative that the sale of improved properties be expedited in order to limit the City's liability and to facilitate the timely sale of surplus property/dwellings. To accomplish these goals, the Planning, Property and Development Department recommends that authority be delegated to the Chief Administrative Officer to accept and finalize sales in accordance with the recommendations of this Report. The Chief Administrative Officer may, in turn, further delegate this authority to the Director of Planning, Property and Development Department.

The Director of Planning, Property and Development Department requires instructions from the Standing Policy Committee on Property and Development to commence the marketing of the Subject Properties, including the establishment of reserve sale pricing and the payment of real estate commissions of 3%.

The sale prices will be determined after a thorough review of appraisals, based on comparative sales in the area of the property to be sold and the assessed value. However, it should be noted that the assessed value does not always accurately correspond with true market value.

By this report, the Planning, Property and Development Department is proposing a strategy that will expand the authority of the Department to achieve maximum sales, as follows:

In the case where surplus City-owned residential property is not required by the Winnipeg Housing and Homelessness Initiative or the Manitoba Housing and Renewal Corporation,

The terms and conditions of sale will be based upon the City's standard terms plus site-specific conditions as required.

The properties will be marketed, at a minimum, through the Planning, Property and Development Website, the Winnipeg Free Press and the Winnipeg Sun.

Commissions will be provided to realtors, to a maximum of 3 % of the accepted offered price, in order to facilitate sales.

That the authority to approve the reserve prices and any subsequent price adjustments, and the authority to approve and finalize all resulting Offers to Purchase, up to a value of $100,000.00, be delegated to the Chief Administrative Officer, with the expectation that this authority would be further delegated to the Director of Planning, Property and Development. This would require Council approval. This will include the Subject Properties listed herein, as well as other surplus properties acquired through tax sale and residual surplus properties acquired for operational purposes.

All sales will be reported to the Standing Policy Committee on Property and Development on a quarterly basis.

The implementation of the strategy will enable the Planning, Property and Development Department to expedite sales and maximize the generation of sales proceeds to the Land Operating Reserve Account. Further, it will facilitate improved customer service.

Given that, typically, the properties developed with dwellings are of a condition that is not suitable for occupancy until substantial renovations or upgrading have been performed, the ability to expedite a sale will reduce the risks and costs associated with holding properties in a vacant state.

In the event that any Offer to Purchase is not in accordance with the proposed strategy, and the Director deems it worthy of further consideration, it will be referred to the Standing Policy Committee on Property and Development.

No consultation was required in the preparation of this report.
This report submitted by:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Pat Henry
PPD Files #: 32/7333, 32/7215, 7081/1, 32/7325, 32/7174, 5421 V2, 32/6708, 6026/A, 6026/9 &10, &36, 32/6850, we-84-B &C, 32/6059, 32/7291 to 4, 32/7289, 32/7424, 32/7076, 32/7409,

32/7224, 32/7263, 32/7310, 32/7366, 32/7442, 32/7453, 32/6578, 32/7423, 32/7467, 32/7469, 32/7494, 32/7492

Document name: o:\reports directive\real estate\sales\(dph)properties for sale_1.doc

Financial Impact Statement

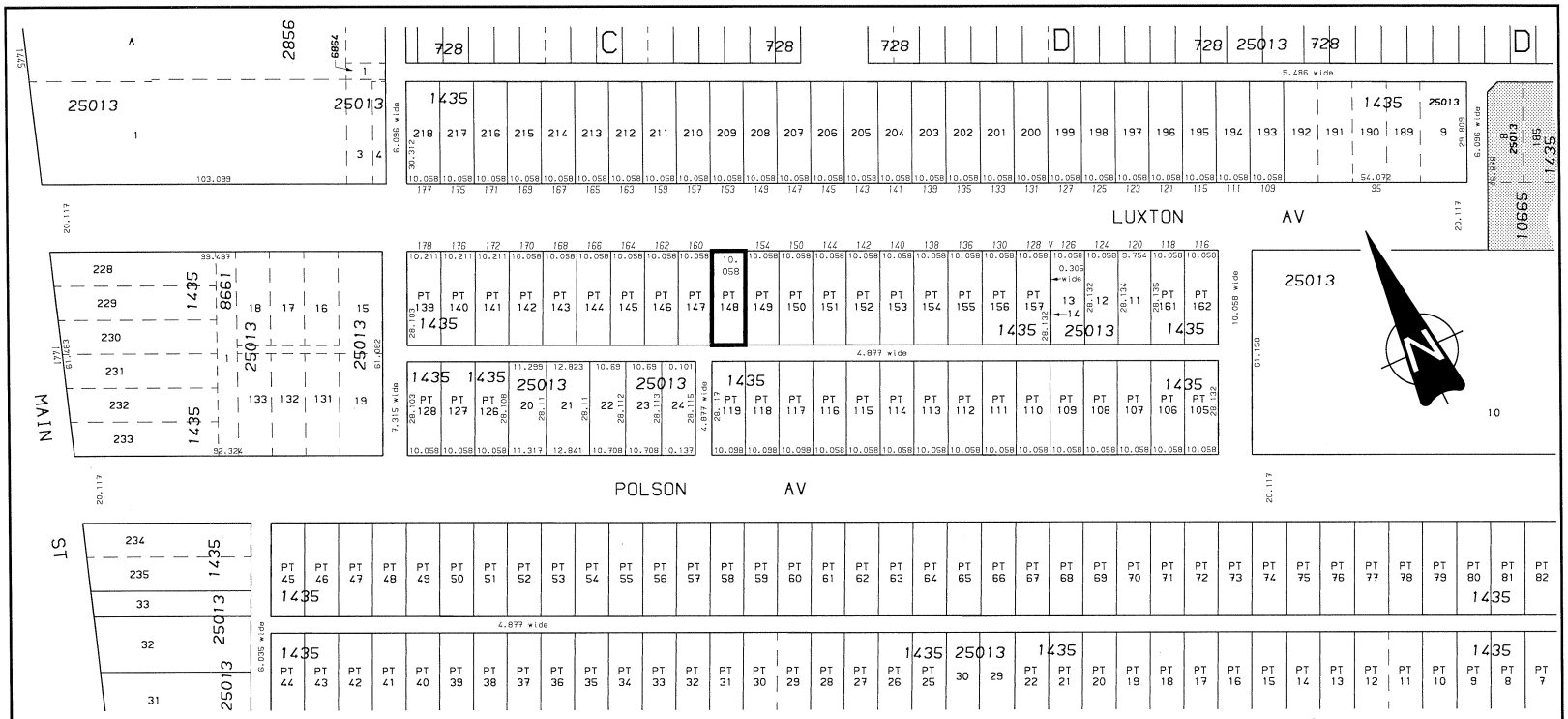
Date: May 26, 2004

COMMENTS:

The recommendations contained within this report involve requests to grant authority to the Director of P, P & D to market and sell certain properties and that authority to accept and finalize offers to purchase, subject to certain conditions, be delegated to the CAO. Approval of these recommendations will have no direct financial impact on the City at this time. Any future financial impact is likely to be net proceeds to the Land Operating Reserve Fund; however, quantification of any potential net receipts is not possible at this time.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:



METRIC

All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY PROPERTY

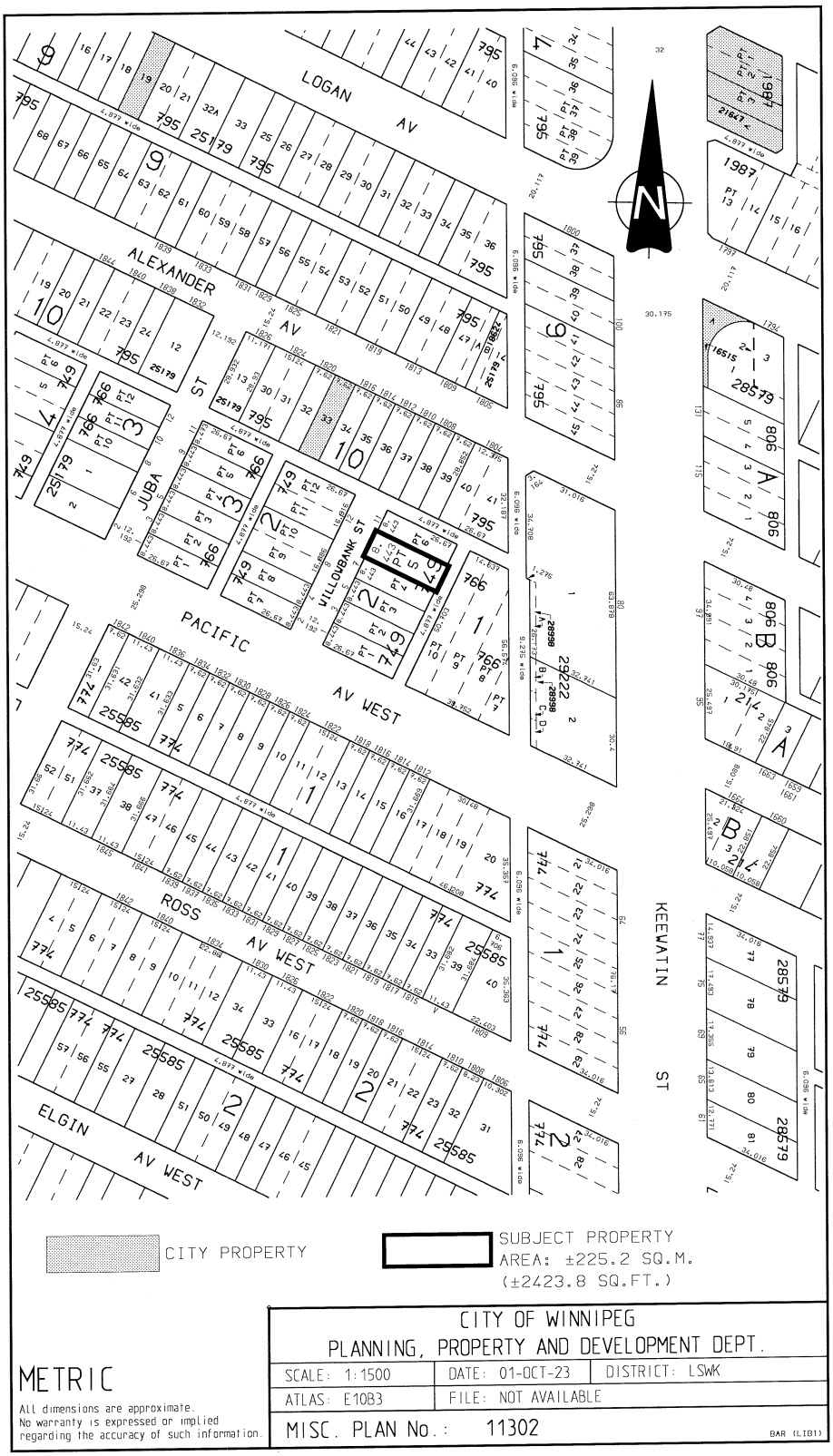
SUBJECT PROPERTY
AREA: ±282.8 SQ.M. (±3044.1 SQ.FT.)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1400	DATE: 02-JAN-14	DISTRICT: LSWK
ATLAS: D13C4	FILE: NOT AVAILABLE	

MISC. PLAN No.: 11432

BAR (LIB9)

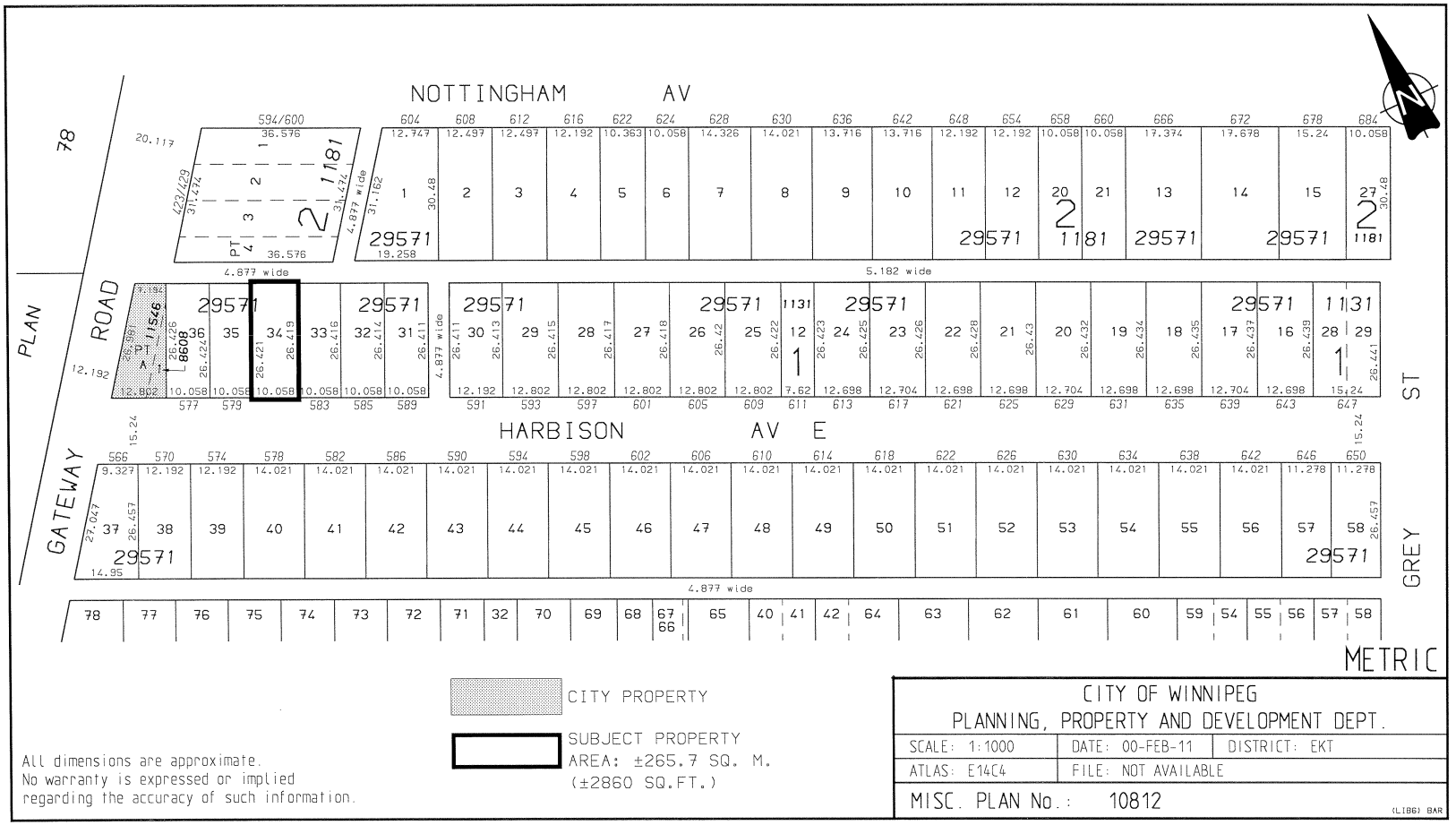


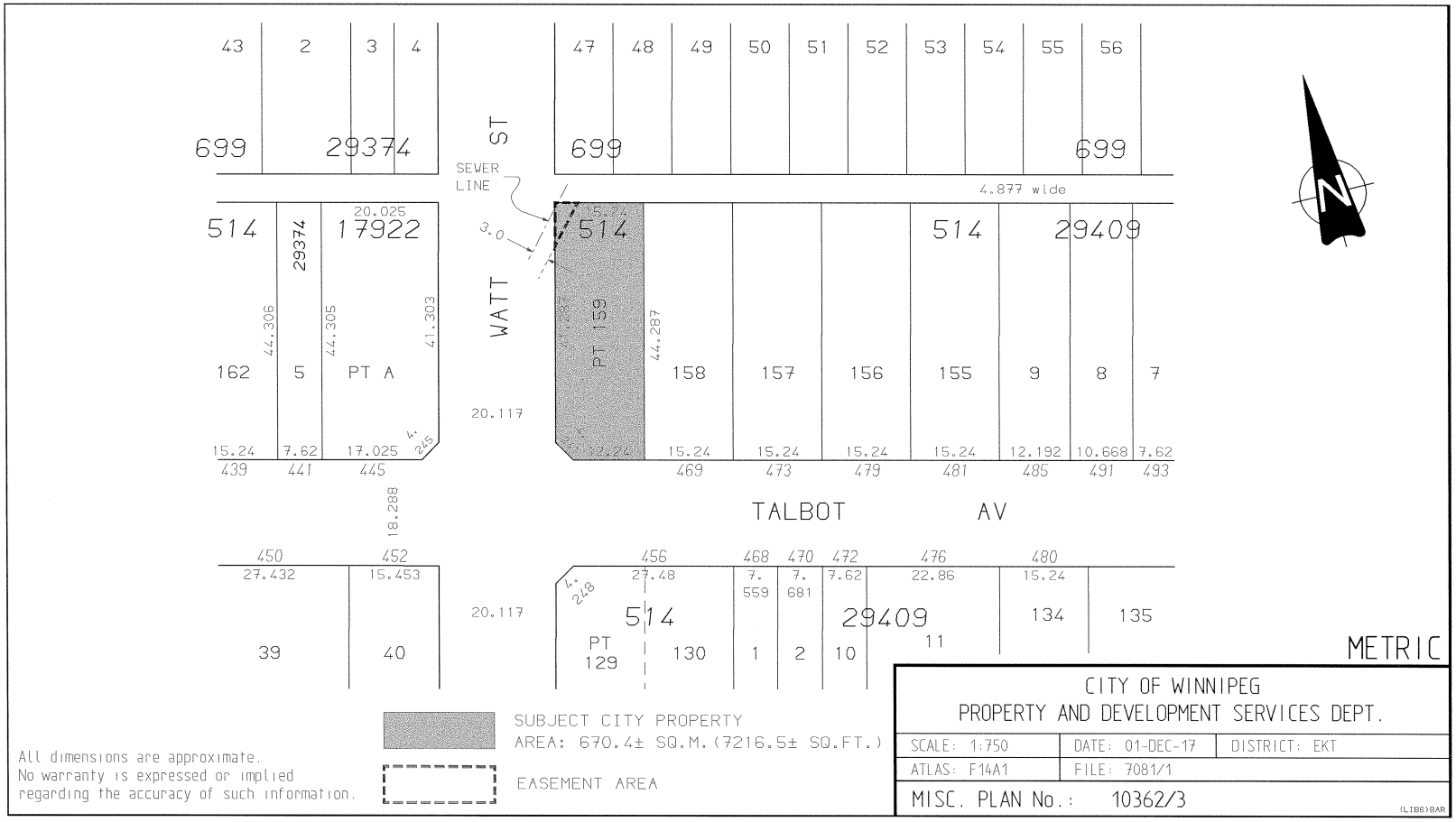
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

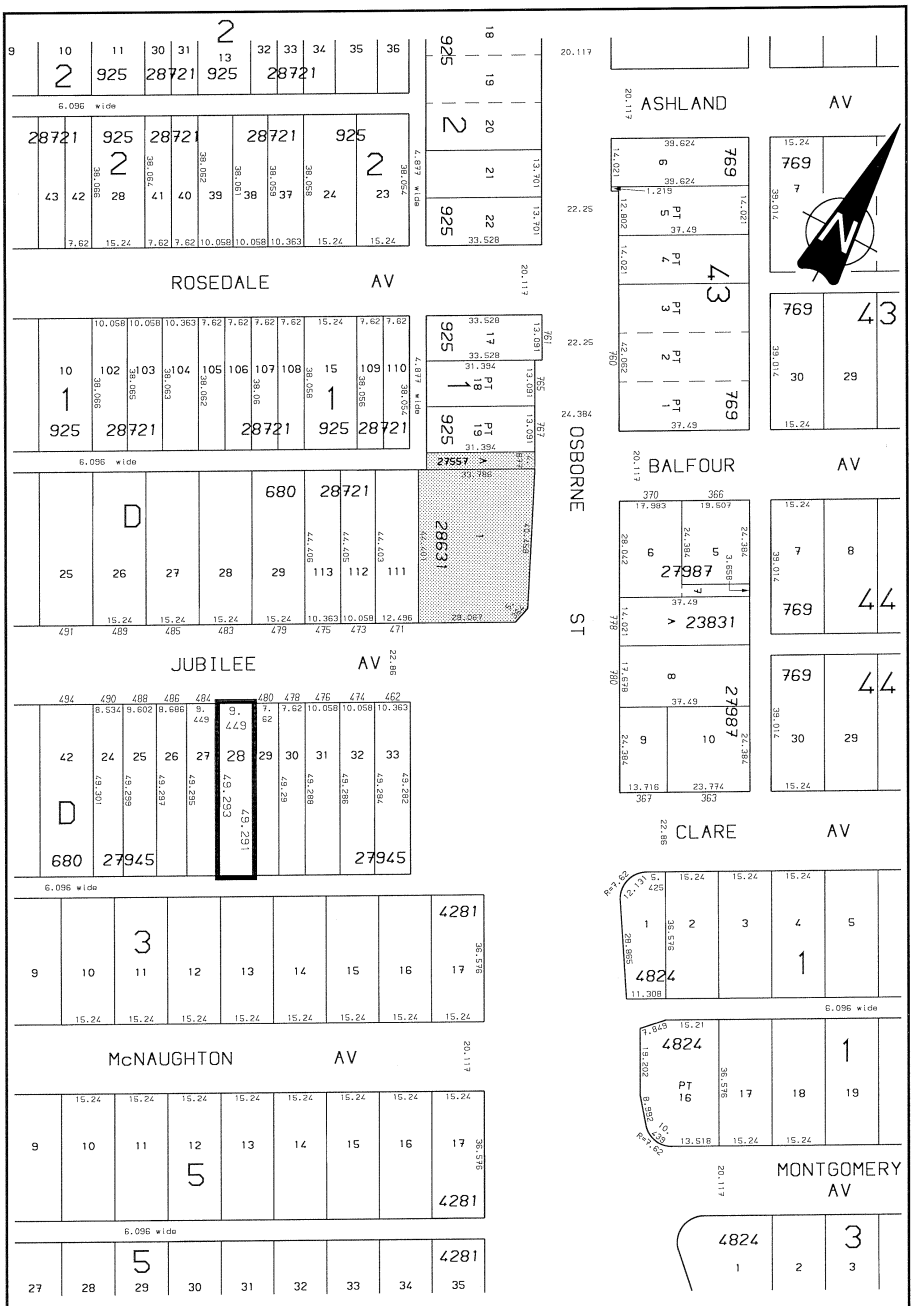
SCALE: 1:1500	DATE: 01-OCT-23	DISTRICT: LSWK
ATLAS: E10B3	FILE: NOT AVAILABLE	
MISC. PLAN No.: 11302		BAR (LIB1)

METRIC

All dimensions are approximate.
No warranty is expressed or implied regarding the accuracy of such information.


NOTTINGHAM AV
HARBISON AV E
PLAN 78
GATEWAY ROAD
ST
GREY
METRIC
CITY PROPERTY
SUBJECT PROPERTY
AREA: ±265.7 SQ. M.
(±2860 SQ.FT.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 00-FEB-11
DISTRICT: EKT
ATLAS: E14C4
FILE: NOT AVAILABLE
MISC. PLAN No.: 10812
(LIBG) BAR

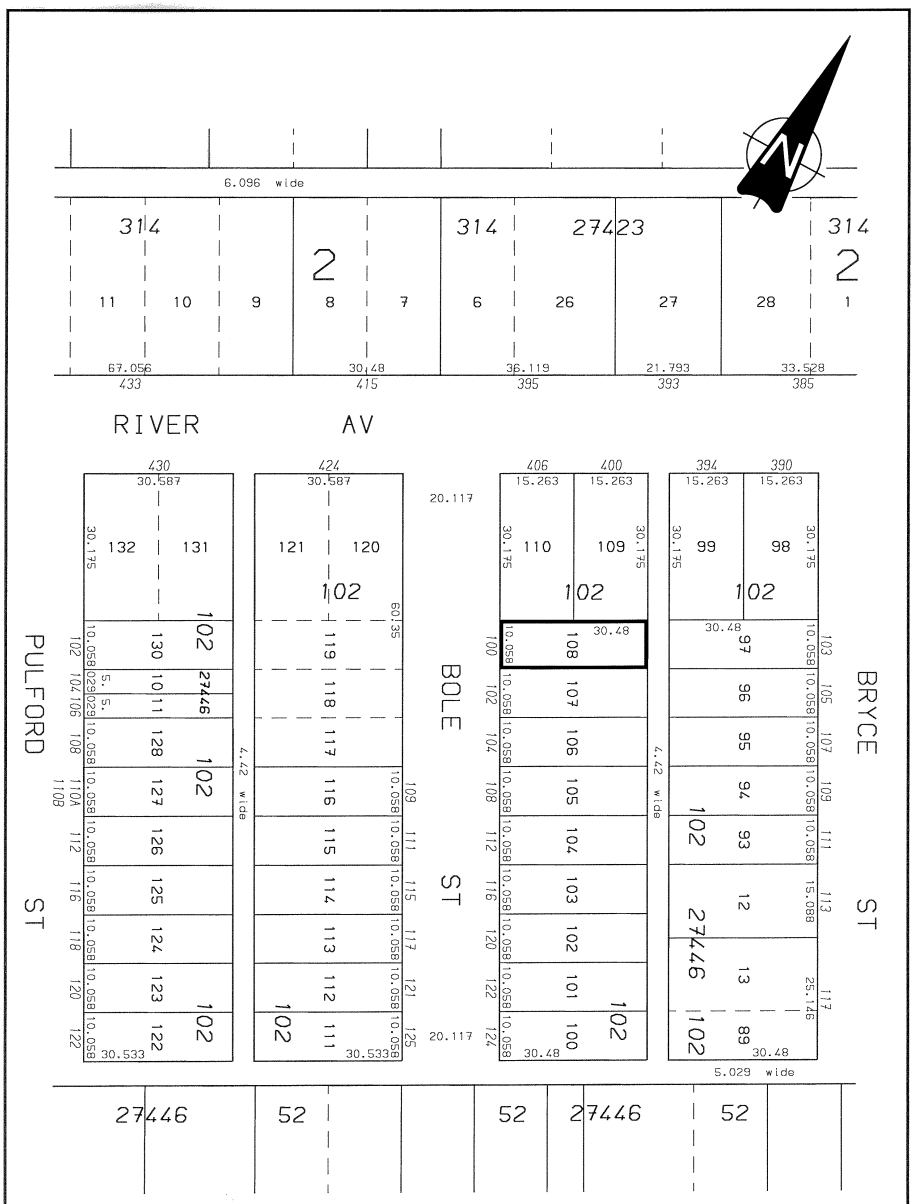

43
2
3
4
699
29374
47
48
49
50
51
52
53
54
55
56
699
699
ST
SEWER LINE
4.877 wide
514
20.025
17922
29374
44.306
44.305
41.303
162
5
PT A
15.24
7.62
17.025
439
441
445
3.0
WATT
514
PT 159
44.287
158
157
156
155
514
29409
9
8
7
15.24
15.24
15.24
15.24
12.192
10.668
7.62
469
473
479
481
485
491
493
20.117
18.288
TALBOT
AV
450
452
27.432
15.453
39
40
456
468
470
472
476
480
27.48
7.559
7.681
7.62
22.86
15.24
514
PT 129
130
1
2
10
29409
11
134
135
20.117
METRIC
SUBJECT CITY PROPERTY
AREA: 670.4± SQ.M.(7216.5± SQ.FT.)
EASEMENT AREA
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY OF WINNIPEG
PROPERTY AND DEVELOPMENT SERVICES DEPT.
SCALE: 1:750
DATE: 01-DEC-17
DISTRICT: EKT
ATLAS: F14A1
FILE: 7081/1
MISC. PLAN No.: 10362/3
(LIB6)BAR



CITY OF WINNIPEG PLANNING, PROPERTY AND DEVELOPMENT DEPT.		
SCALE: 1:1400	DATE: 02-JAN-07	DISTRICT: CC
ATLAS: H13C1	FILE: NOT AVAILABLE	
MISC. PLAN No.: 11410		BAR (LIB)

METRIC

All dimensions are approximate.
No warranty is expressed or implied regarding the accuracy of such information.



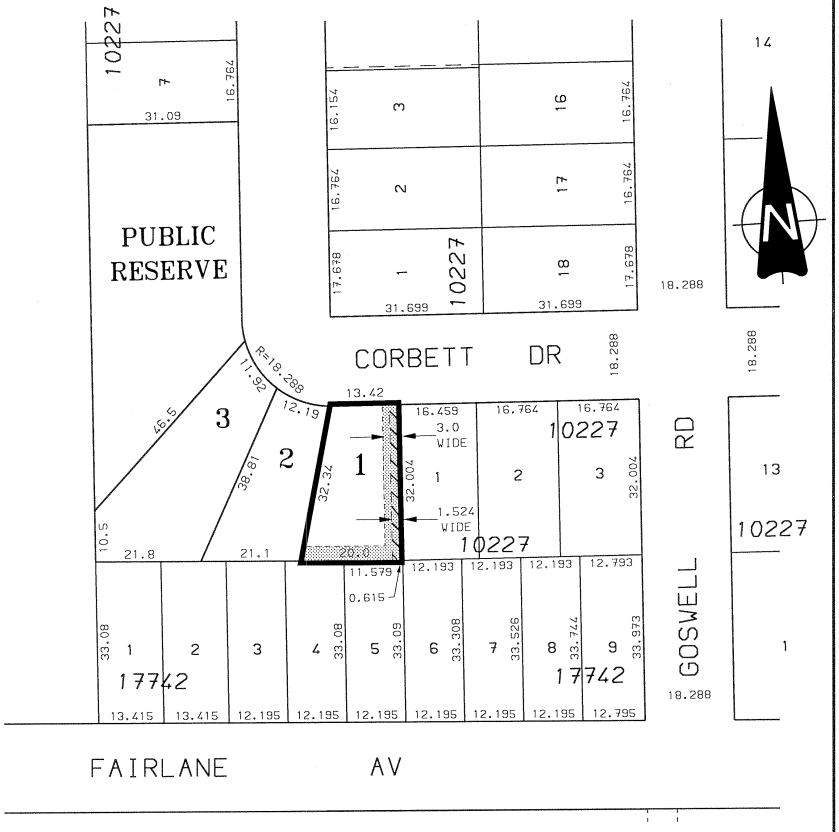
SUBJECT CITY PROPERTY
AREA = 306.6± SQ.M.(3300± SQ.FT.)

METRIC

CITY OF WINNIPEG
PROPERTY AND DEVELOPMENT SERVICES DEPT.

SCALE: 1:1000	DATE: 99-JUN-28	DISTRICT: CC
ATLAS: G12D1	FILE: 32/7174	
MISC. PLAN No.: 10670		(LIBS)BAR

All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.



SUBJECT CITY PROPERTY
AREA = 532.8 SQ.M. (5735 SQ.FT.)

PROPOSED HYDRO/MTS/VIDEON EASEMENT

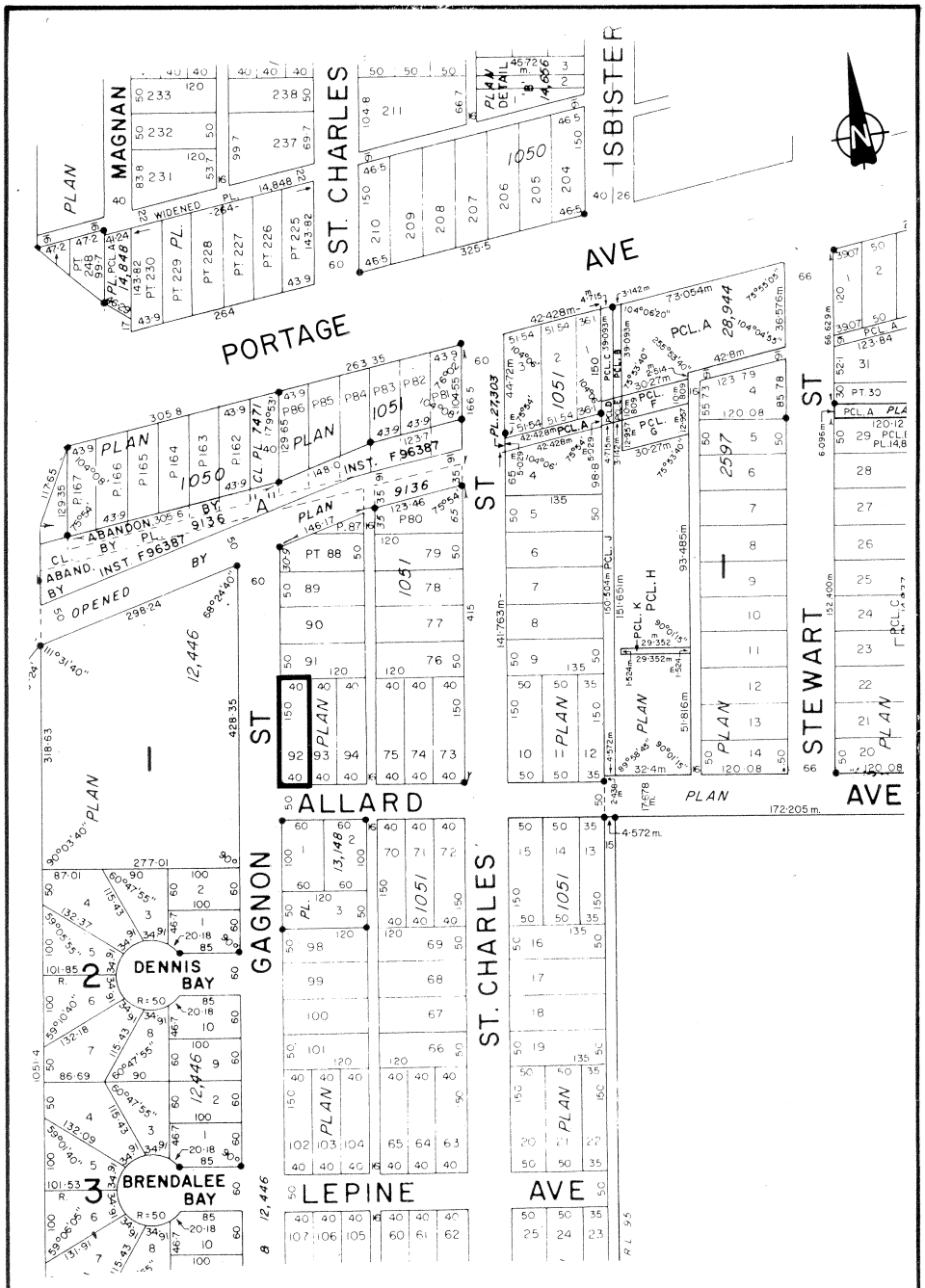
SWALE EASEMENT (3.0 WIDE)

All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1000	DATE: 00-MAY-05	DISTRICT: ASBA
ATLAS: G6B3	FILE: 5421(11)	
MISC. PLAN No.: 10088/4		(L186) BAR



SUBJECT CITY PROPERTY
LOT 92, PLAN 1051
12.192m (40') X 45.72m (150')

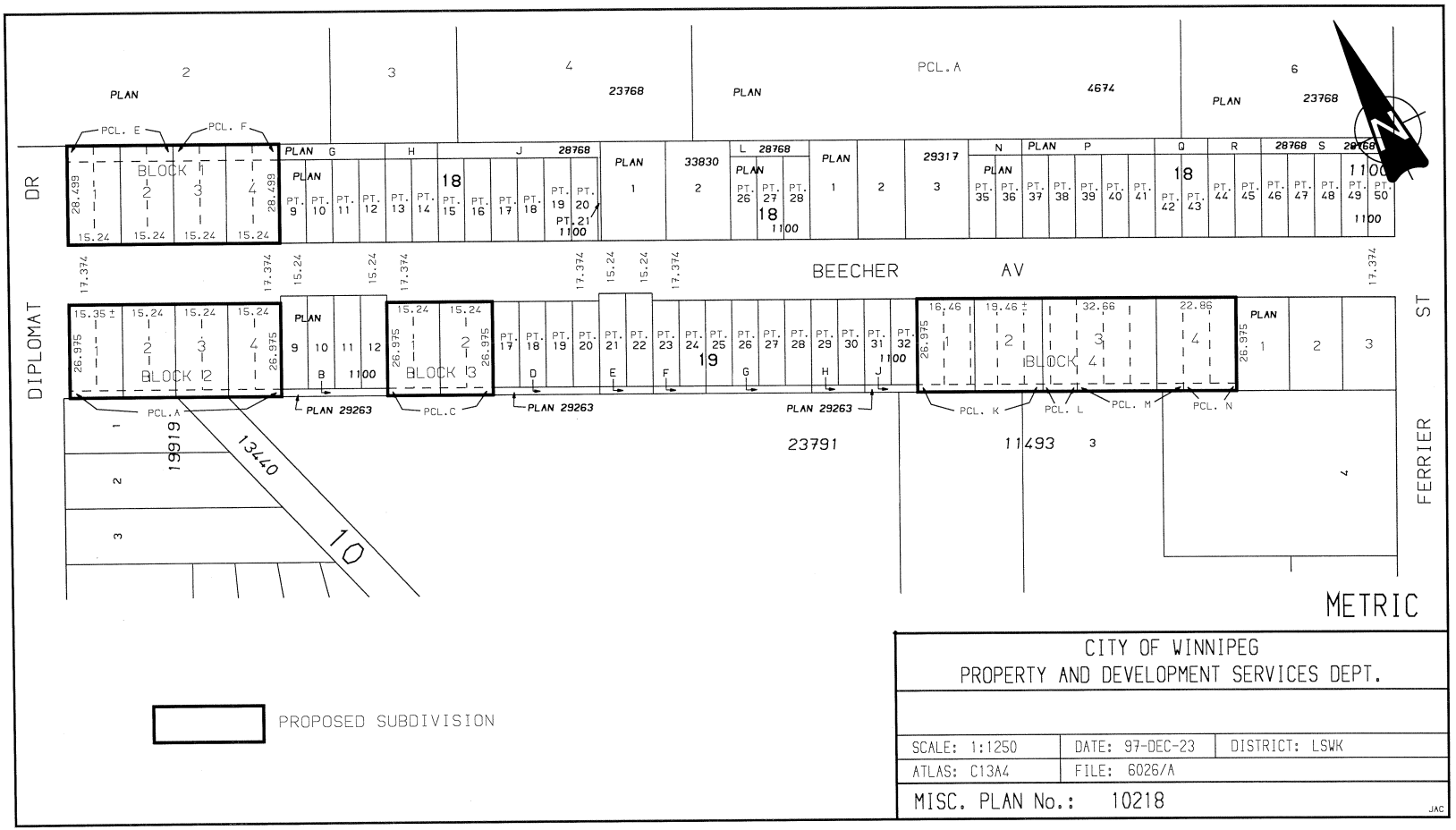
Metric dimensions are designated with the Metric symbol m. All other dimensions shown are imperial.

METRIC

THE CITY OF WINNIPEG
LAND SURVEYS & REAL ESTATE DEPT.

SCALE 1:2000	DATE 94-07-06	REVISIONS	
ATLAS AB11	FILE 32/6708	W.O.	F.B.

MISC. PLAN No. ASBA 8837/1

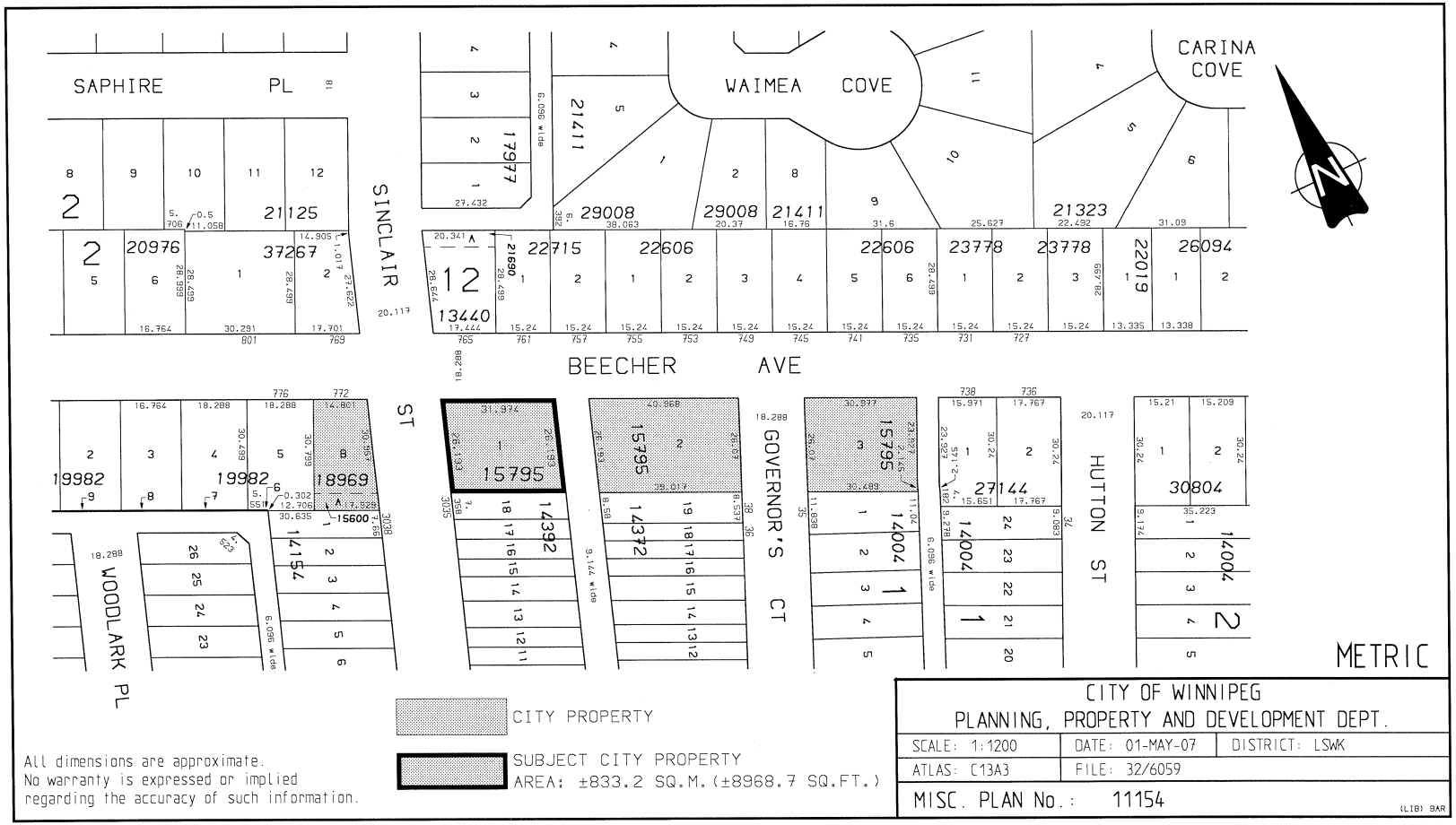


CITY OF WINNIPEG
PROPERTY AND DEVELOPMENT SERVICES DEPT.

SCALE: 1:1250	DATE: 97-DEC-23	DISTRICT: LSWK
ATLAS: C13A4	FILE: 6026/A	

MISC. PLAN No.: 10218

JAC

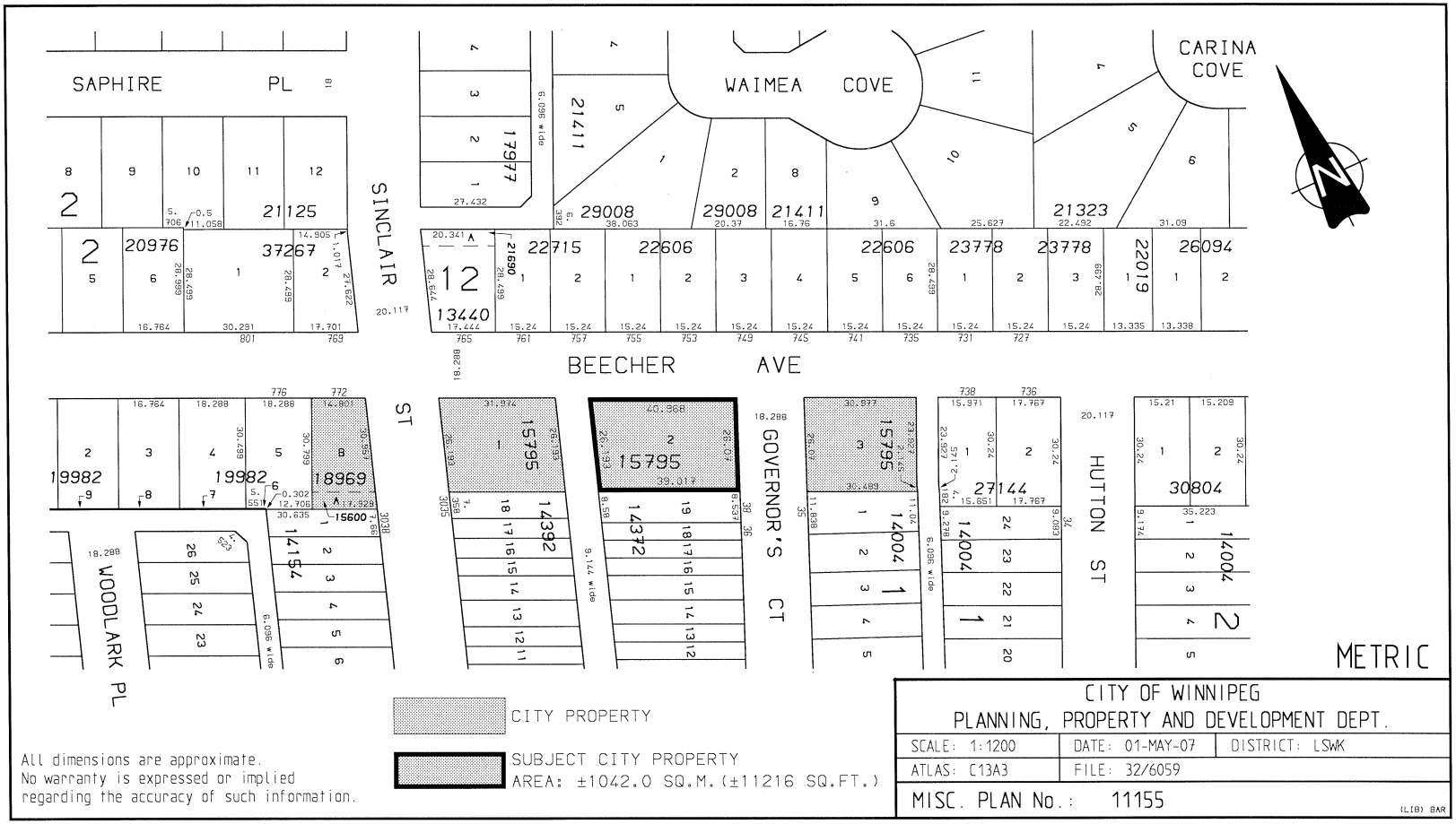


All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 01-MAY-07	DISTRICT: LSWK
ATLAS: C13A3	FILE: 32/6059	
MISC. PLAN No.: 11154		

(LIB) BAR



CITY PROPERTY

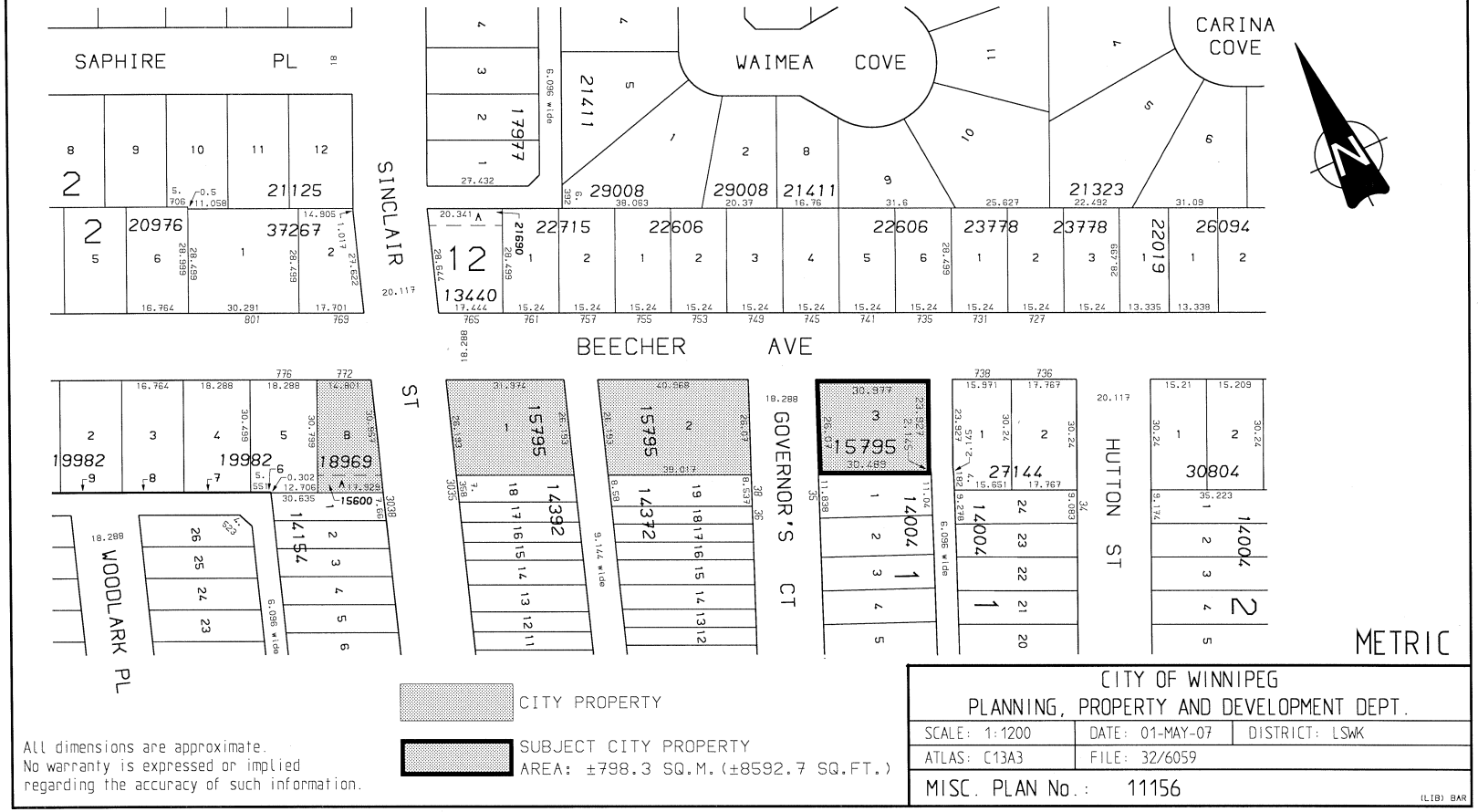
SUBJECT CITY PROPERTY
AREA: ±1042.0 SQ.M. (±11216 SQ.FT.)

All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 01-MAY-07	DISTRICT: LSWK
ATLAS: C13A3	FILE: 32/6059	
MISC. PLAN No.: 11155		

(LIB) BAR

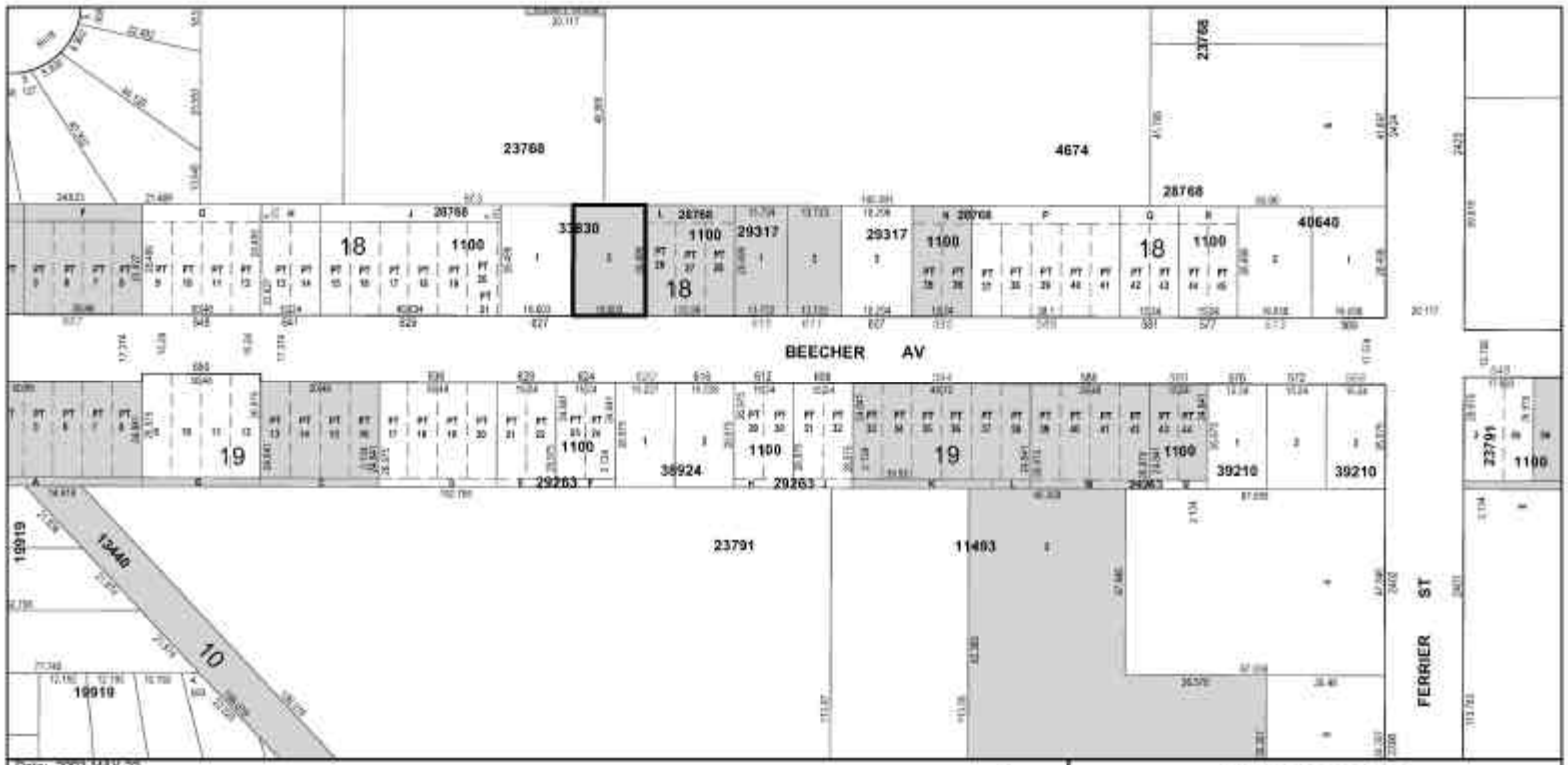


All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 01-MAY-07	DISTRICT: LSWK
ATLAS: C13A3	FILE: 32/6059	
MISC. PLAN No.: 11156		

(LIB) BAR



Date: 2003-MAY-22
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

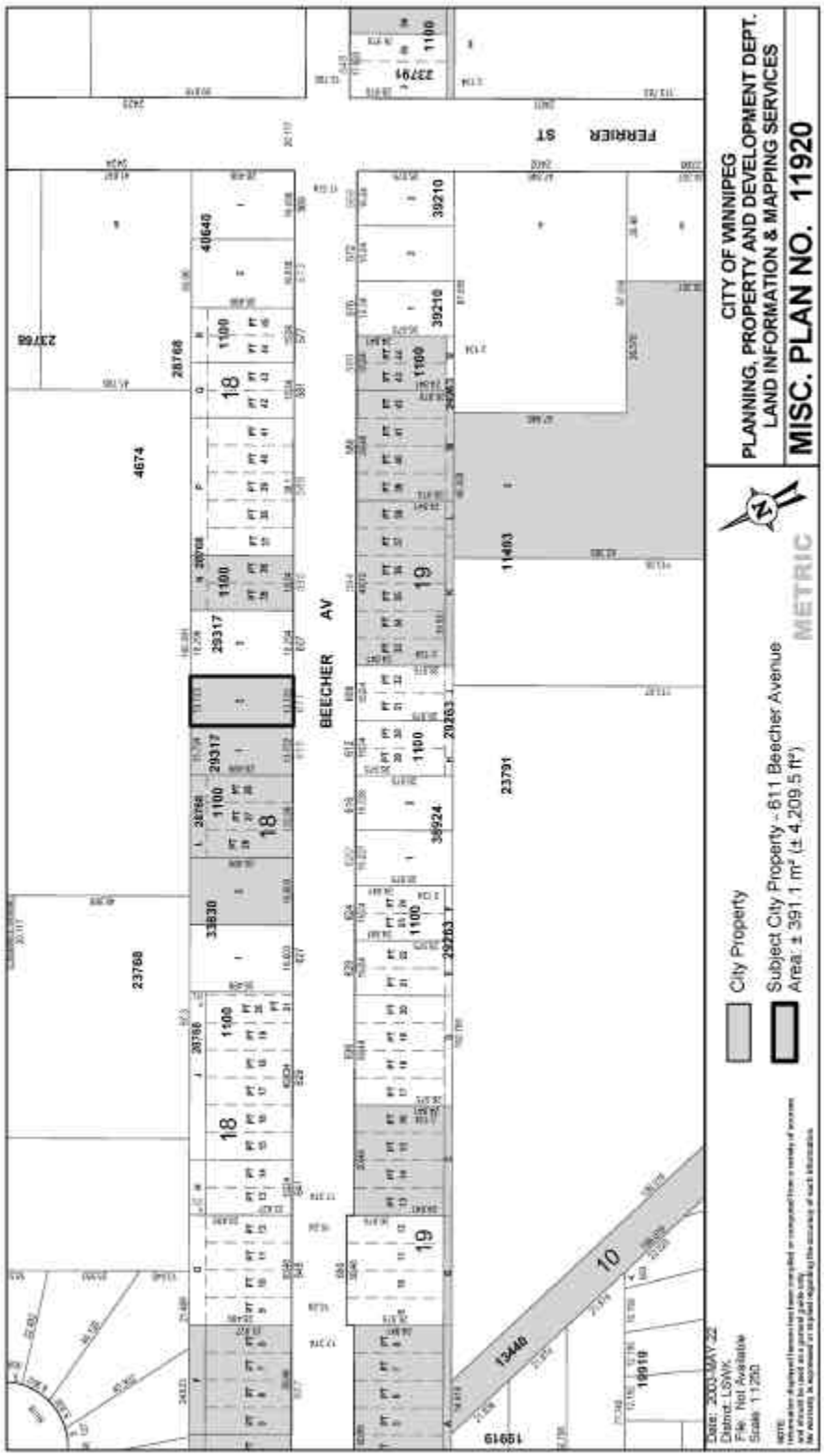
City Property

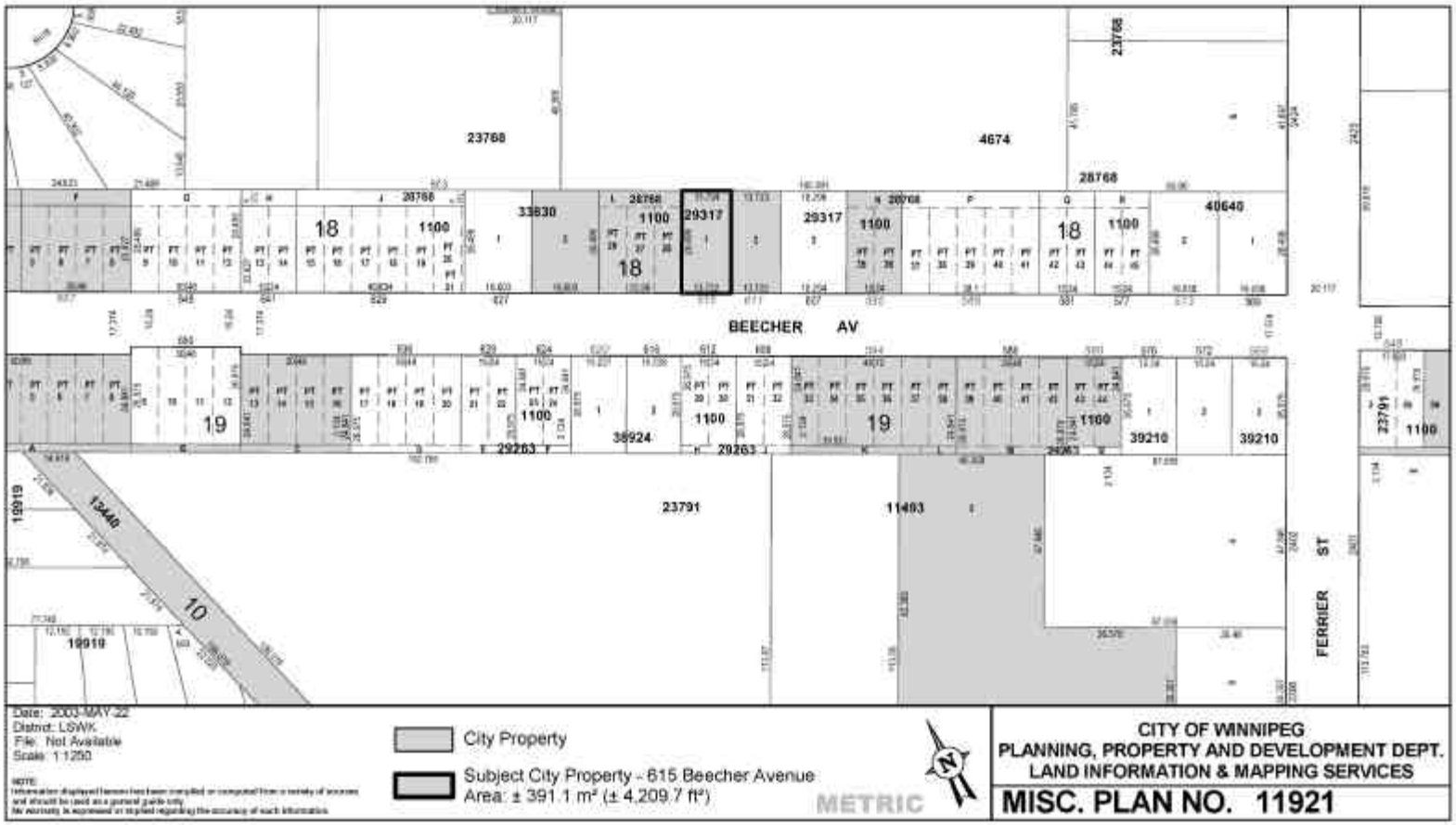
Subject City Property - 623 Beecher Avenue
Area: ± 530.2 m² (± 5,706.7 ft²)

METRIC

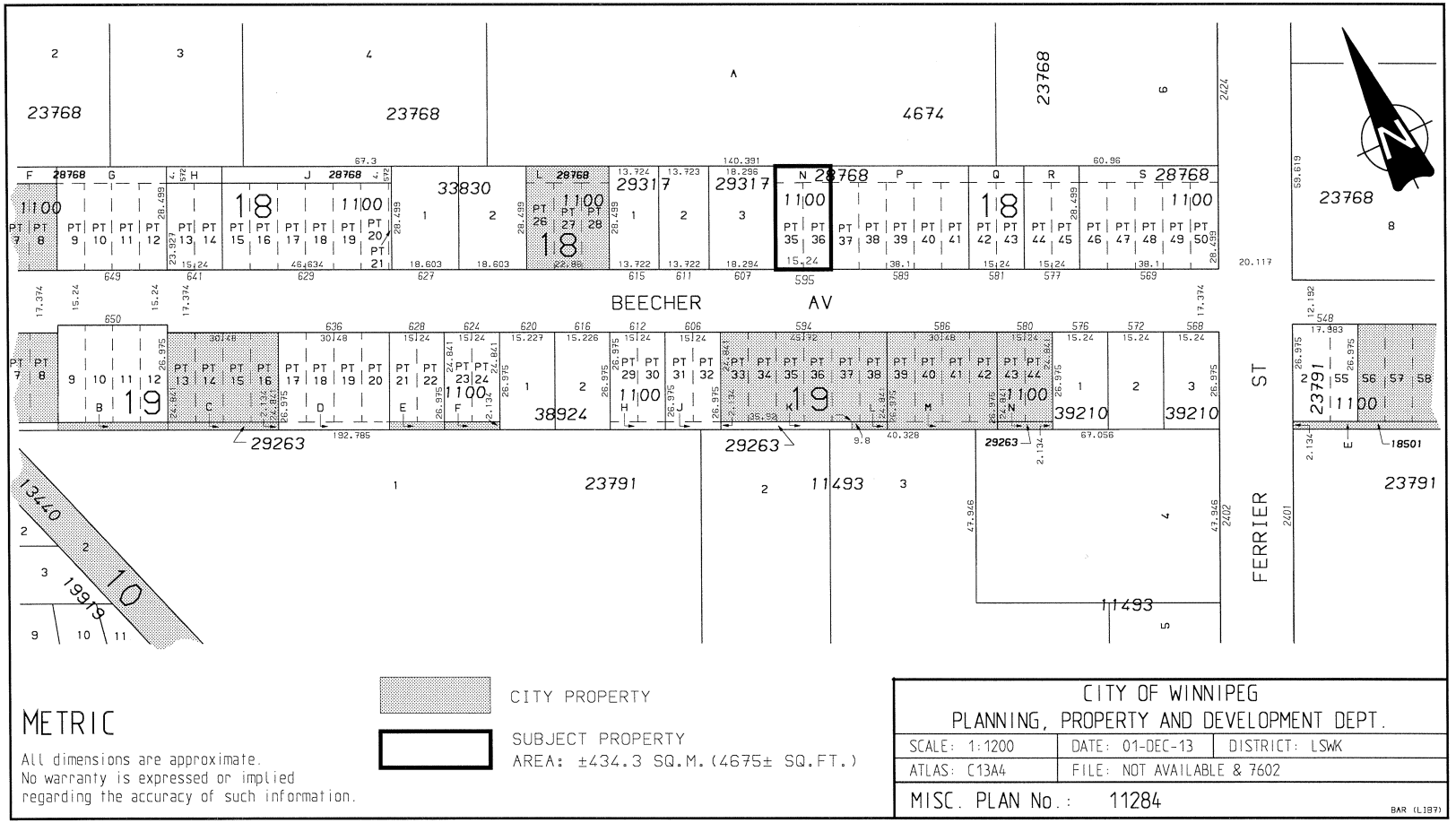
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11922


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11920
City Property
Subject City Property - 611 Beecher Avenue
Area: ± 391.1 m² (± 4,209.5 ft²)
METRIC
BEECHER AV
FERRIER ST
Date: 2003-MAY-22
District: LSWK
File: Not Available
Scale: 1:1250



23768
4674
28768
33830
29317
40640
18
1100
BEECHER AV
19
38924
29263
39210
23791
11403
13440
10
19919
FERRIER ST
Date: 2003-MAY-22
District: LSWK
File: Not Available
Scale: 1:1250
City Property
Subject City Property - 615 Beecher Avenue
Area: ± 391.1 m² (± 4,209.7 ft²)
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11921



METRIC

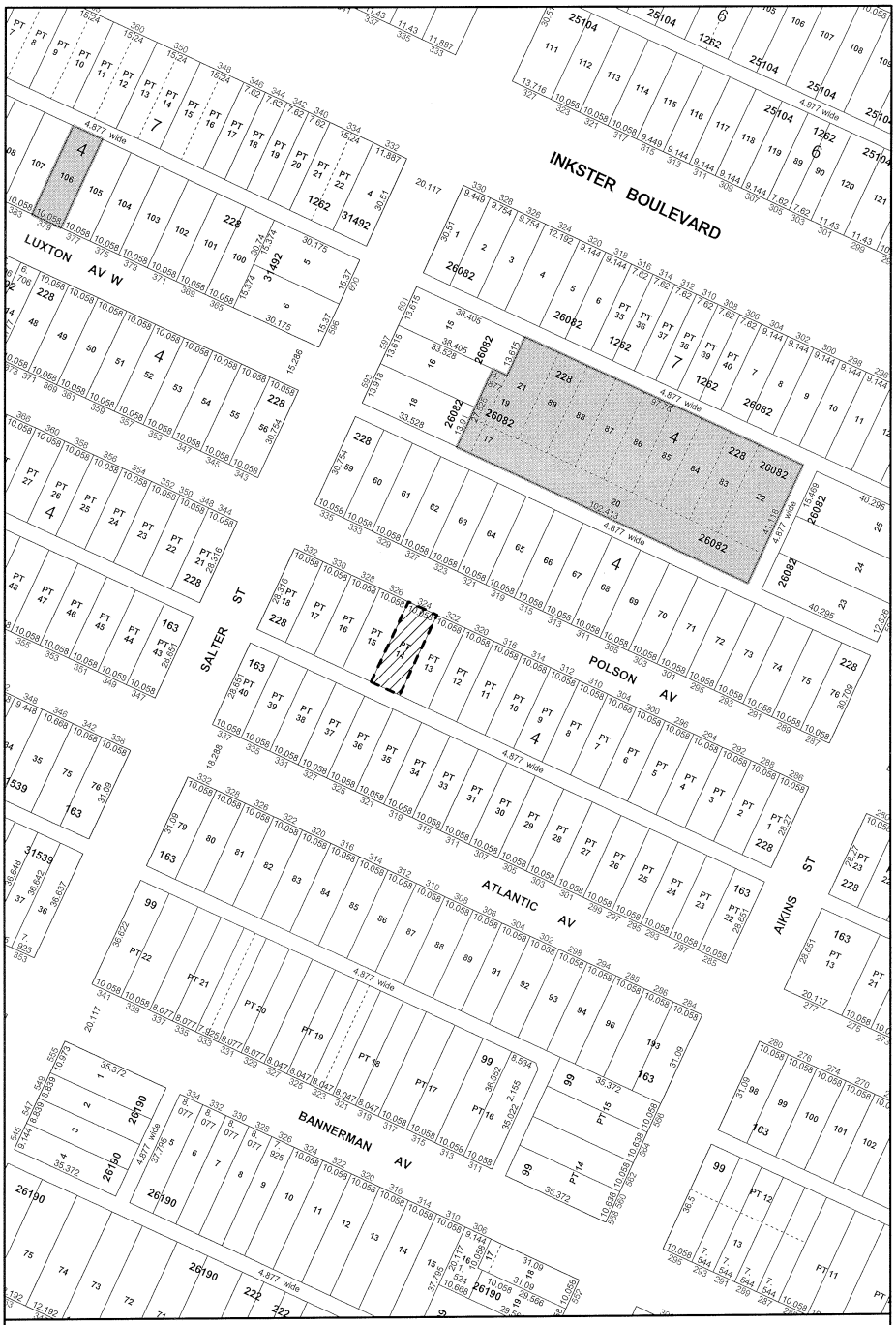
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 01-DEC-13	DISTRICT: LSWK
ATLAS: C13A4	FILE: NOT AVAILABLE & 7602	

MISC. PLAN No.: 11284

BAR (L187)



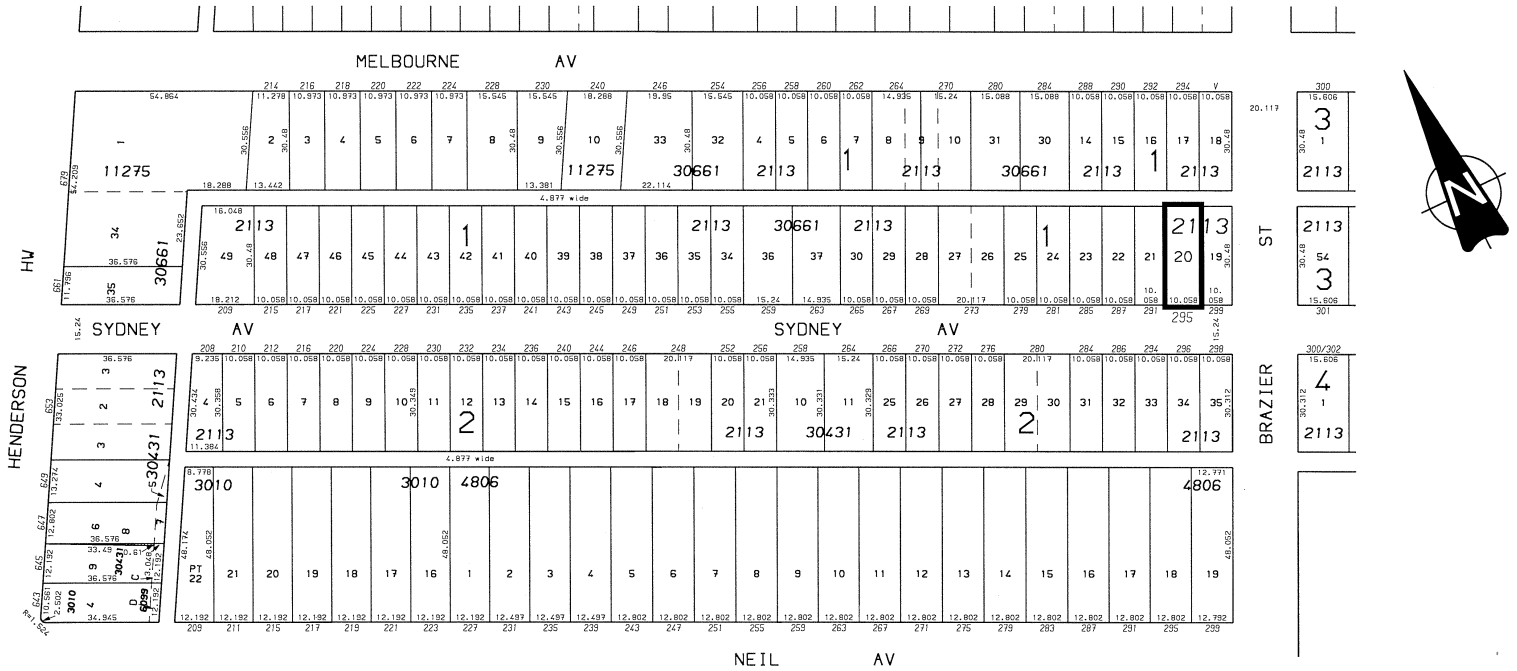
DISTRICT: LSWK
FILE: N/A
DATE: 2002-NOV-05
SCALE: 1:1500

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11728



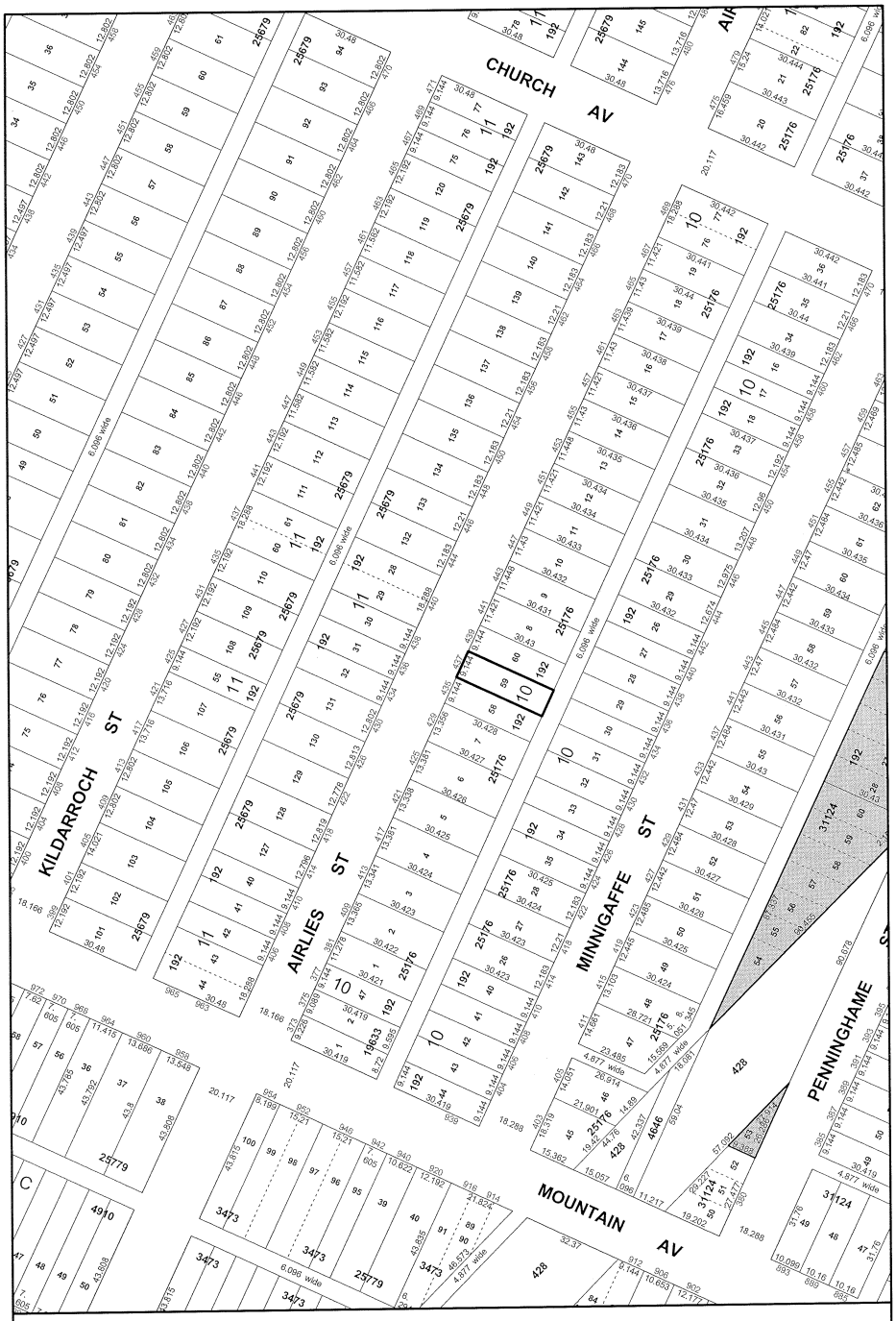
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1500	DATE: 00-FEB-09	DISTRICT: EKT
ATLAS: E14A1	FILE: 32/7076	
MISC. PLAN No.: 10808		

(L186) BAR



SUBJECT PROPERTY - 437 Airlies St.
Area = +/- 278.2 sq. m. (2995 sq. ft.)

CITY PROPERTY

DISTRICT: LSWK
FILE: N/A
DATE: 2002-NOV-06
SCALE: 1:1500

NOTE:
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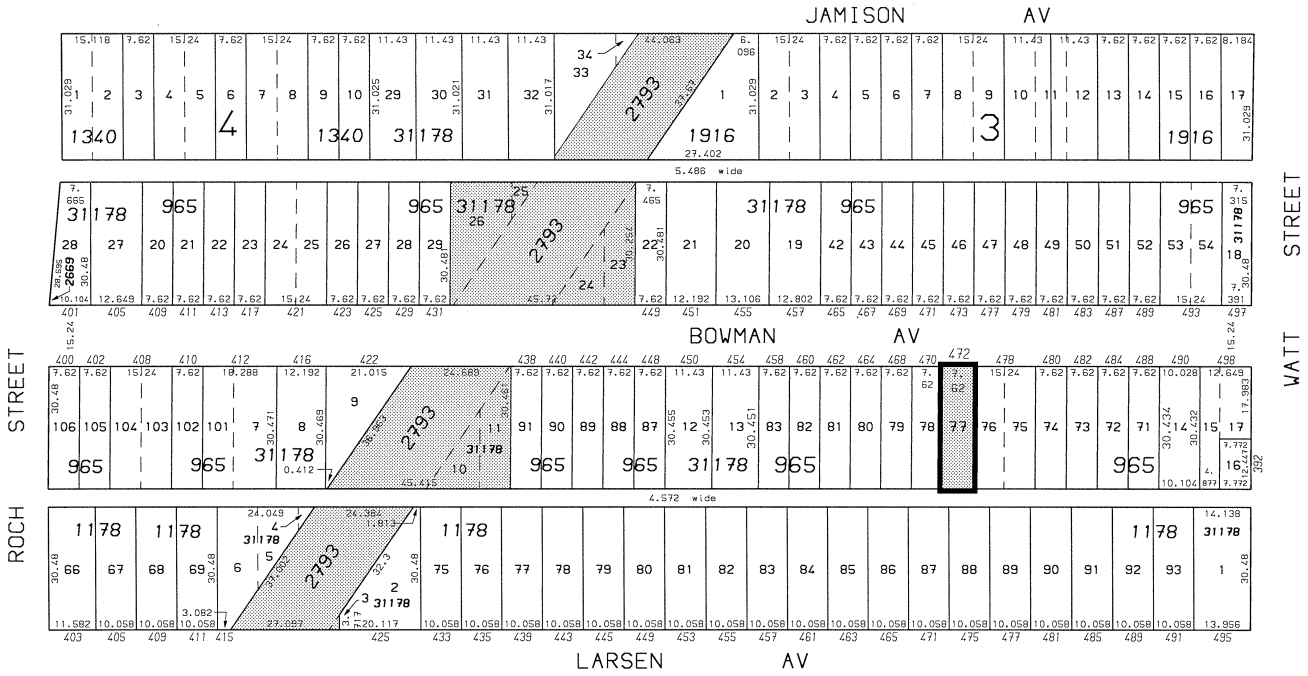
METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11734



CITY PROPERTY

SUBJECT CITY PROPERTY
AREA: ±232 SQ.M.(±2500 SQ.FT.)

All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

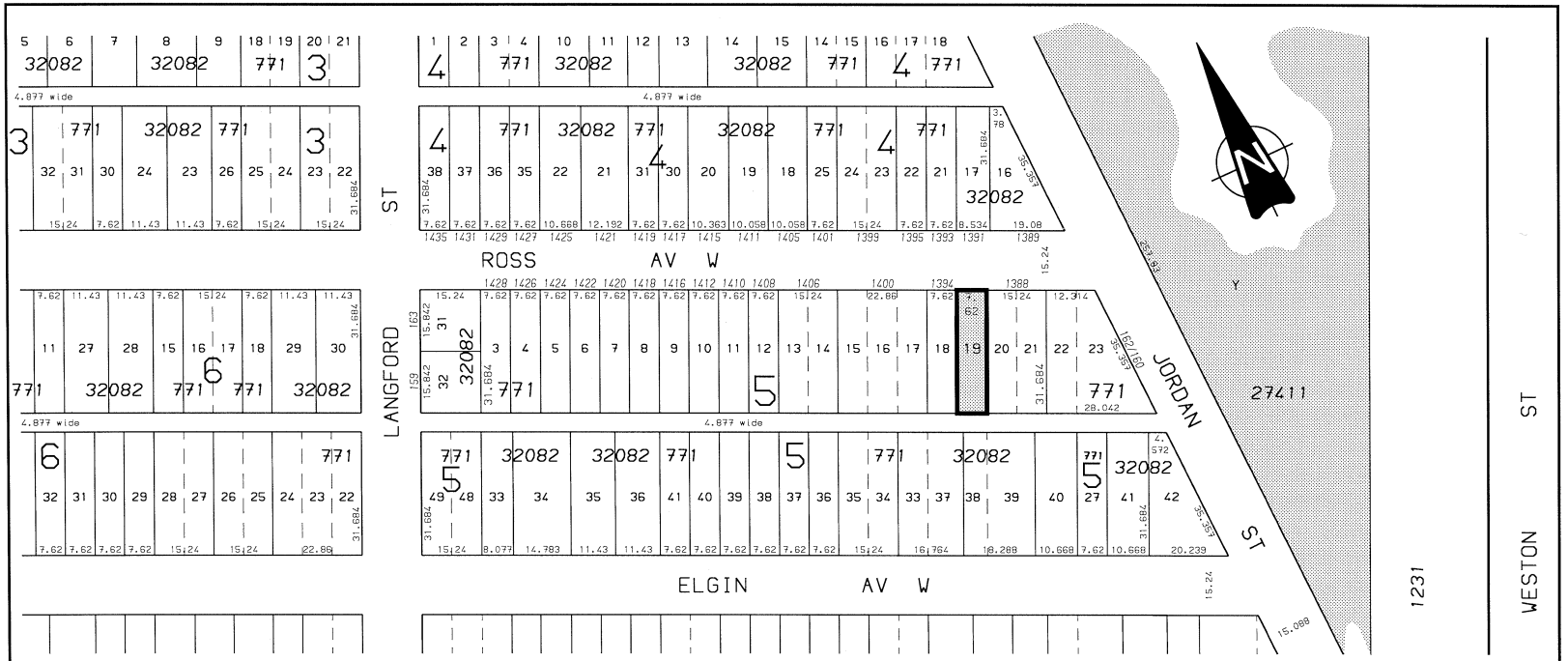
METRIC

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 00-MAY-05	DISTRICT: EKT
ATLAS: E14C1	FILE: 32/7224	
MISC. PLAN No.: 10800		

(LIBG) BAR

2531



CITY PROPERTY

SUBJECT CITY PROPERTY
AREA: ±241.4 SQ.M. (±2598.8 SQ.FT.)

METRIC

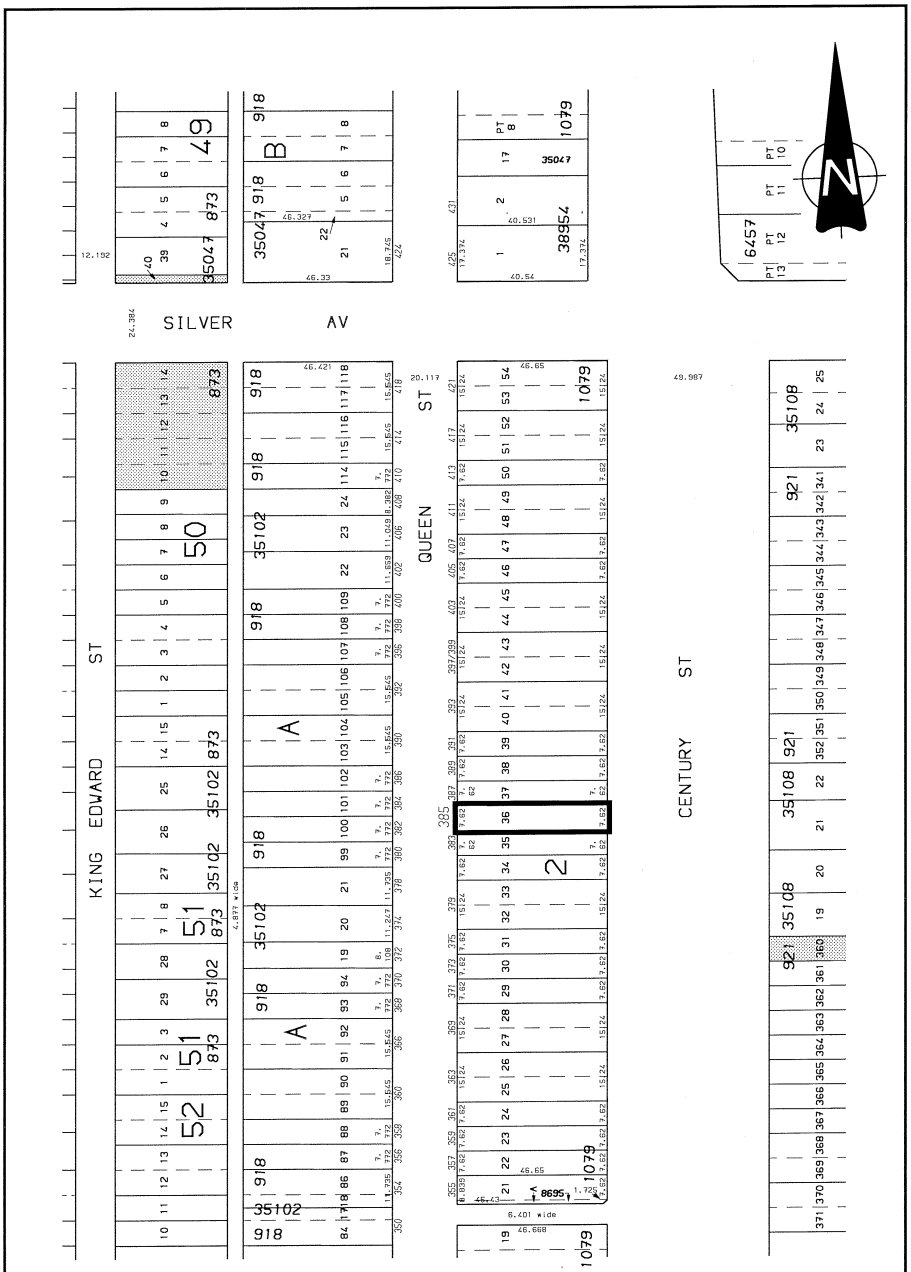
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1200	DATE: 01-JLY-16	DISTRICT: LSWK
ATLAS: E11C1	FILE: 32/7263	

MISC. PLAN No.: 11226

(LIB1)BAR



CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1500	DATE: 01-OCT-24	DISTRICT: ASBA
ATLAS: G10A2	FILE: NOT AVAILABLE	
MISC. PLAN No.: 11307		BAR (LIB2)

METRIC

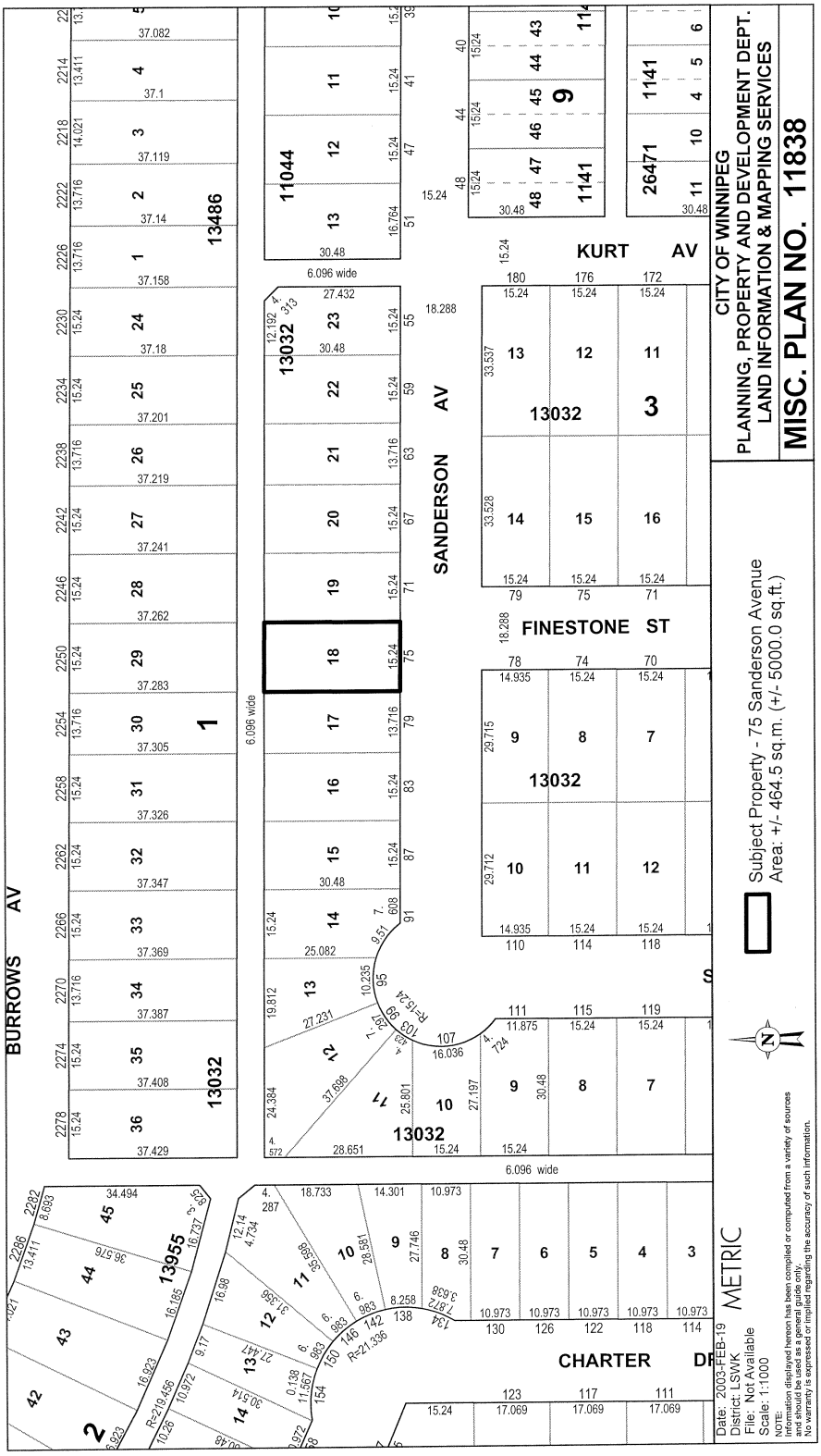
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1250	DATE: 02-AUG-06	DISTRICT: CC
ATLAS: F11B3	FILE: NOT AVAILABLE	
MISC. PLAN No.: 11601		BAR (LIB10)

METRIC

All dimensions are approximate.
No warranty is expressed or implied regarding the accuracy of such information.


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11838
Subject Property - 75 Sanderson Avenue
Area: +/- 464.5 sq.m. (+/- 5000.0 sq.ft.)
BURROWS AV
SANDERSON AV
KURT AV
FINESTONE ST
CHARTER DR
METRIC
Date: 2003-FEB-19
District: LSWK
File: Not Available
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.



Date: 2003-APR-10
District: LSWK
File: Not Available
Scale: 1:1400

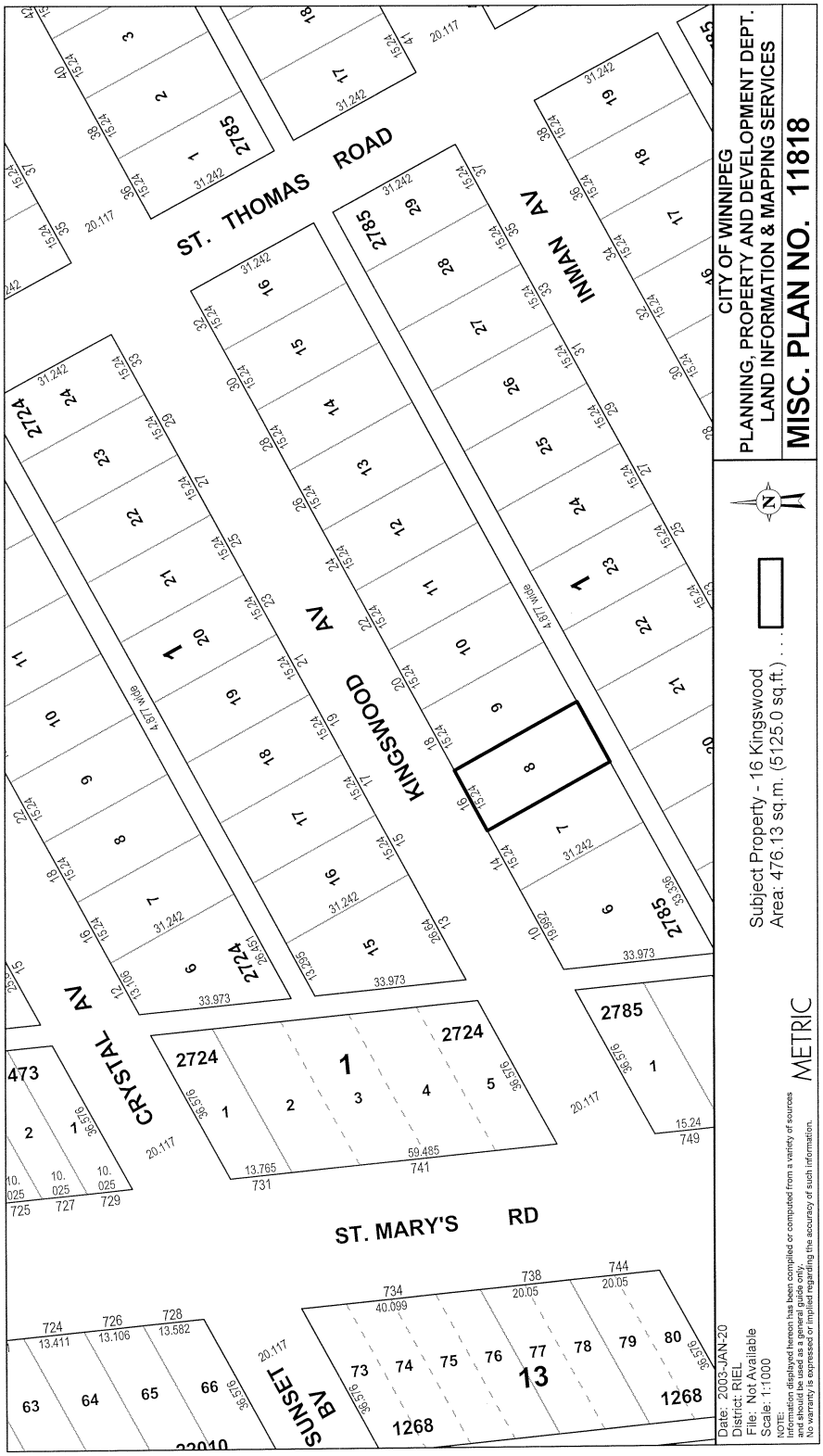
METRIC

City Property

Subject Property - 664 Burrows Avenue
Area: 228.8± sq.m. (2463.3± sq.ft.)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11880


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11818
Subject Property - 16 Kingswood
Area: 476.13 sq.m. (5125.0 sq.ft.) . . .
METRIC
Date: 2003-JAN-20
District: RIEL
File: Not Available
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
ST. THOMAS ROAD
INMAN AV
KINGSWOOD AV
CRYSTAL AV
ST. MARY'S RD
SUNSET BV
4.877 wide



Date: 2003-FEB-18
District: LSWK
File: Not Available
Scale: 1:1000

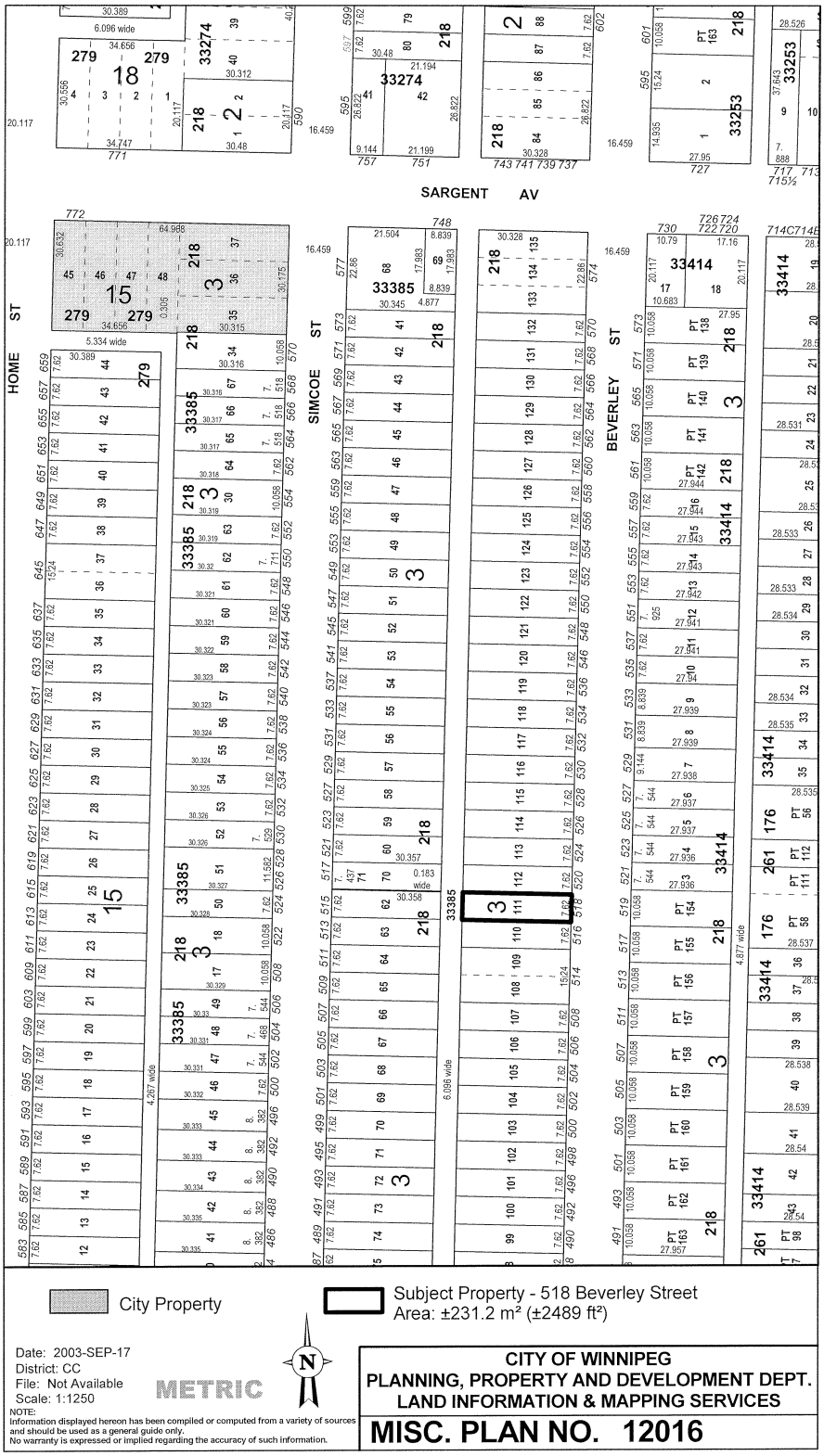
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

METRIC

Subject Property - 475 St. Anthony Avenue
Area: +/- 557.4 sq.m. (+/- 5999.6 sq.ft.)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11839


SARGENT AV
HOME ST
SIMCOE ST
BEVERLEY ST
City Property
Subject Property - 518 Beverley Street
Area: ±231.2 m² (±2489 ft²)
Date: 2003-SEP-17
District: CC
File: Not Available
Scale: 1:1250
METRIC
NOTE:
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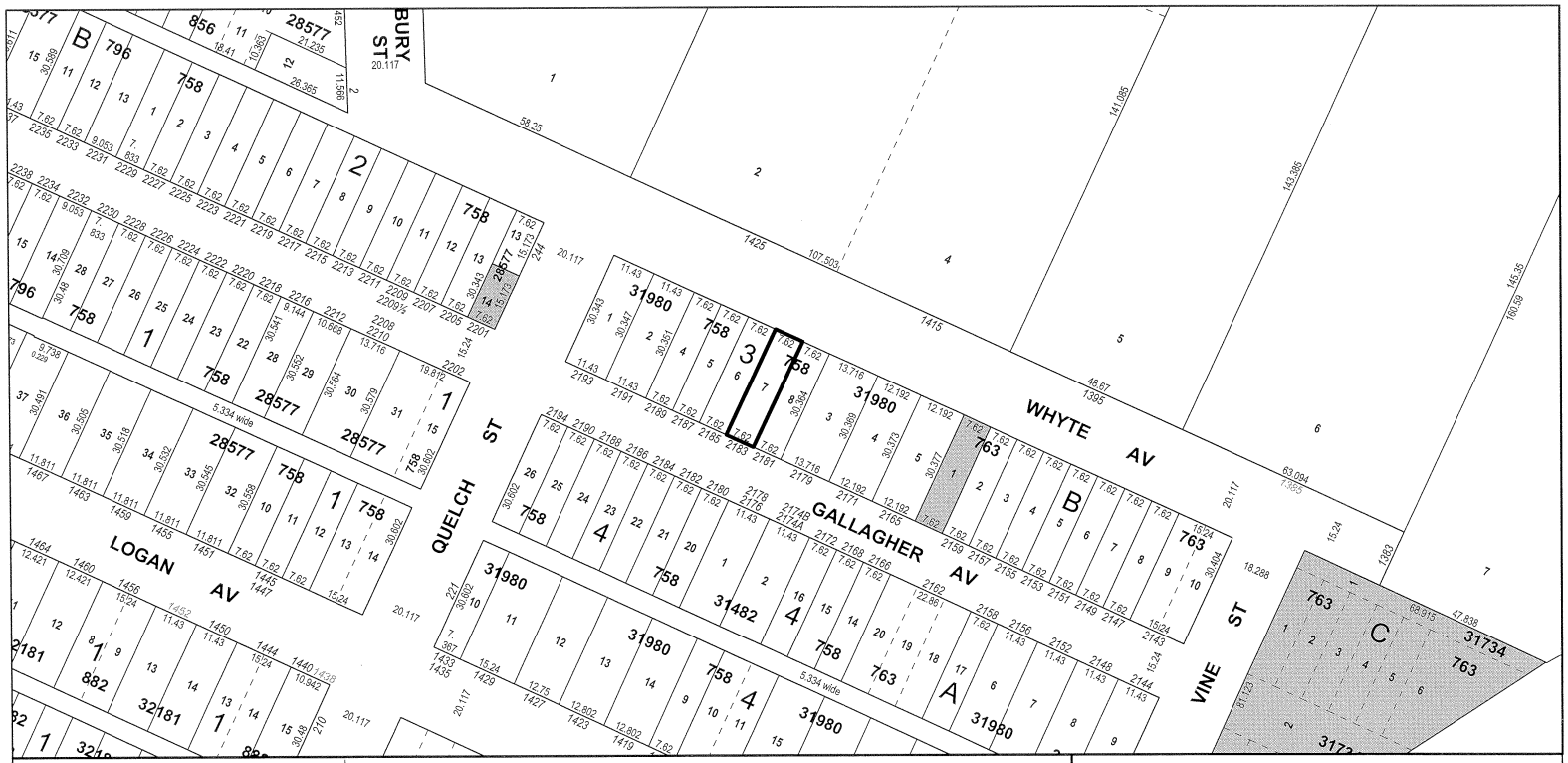
No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12016



Date: 2003-SEP-30
District: LSWK
File: Not Available
Scale: 1:1250

METRIC

NOTE:
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No warranty is expressed or implied regarding the accuracy of such information.

City Property

Subject Property - 2182 Gallagher Avenue
Area: ±231.3 m² (±2490.2 ft²)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12039



Date: 2003-DEC-29
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

City Property

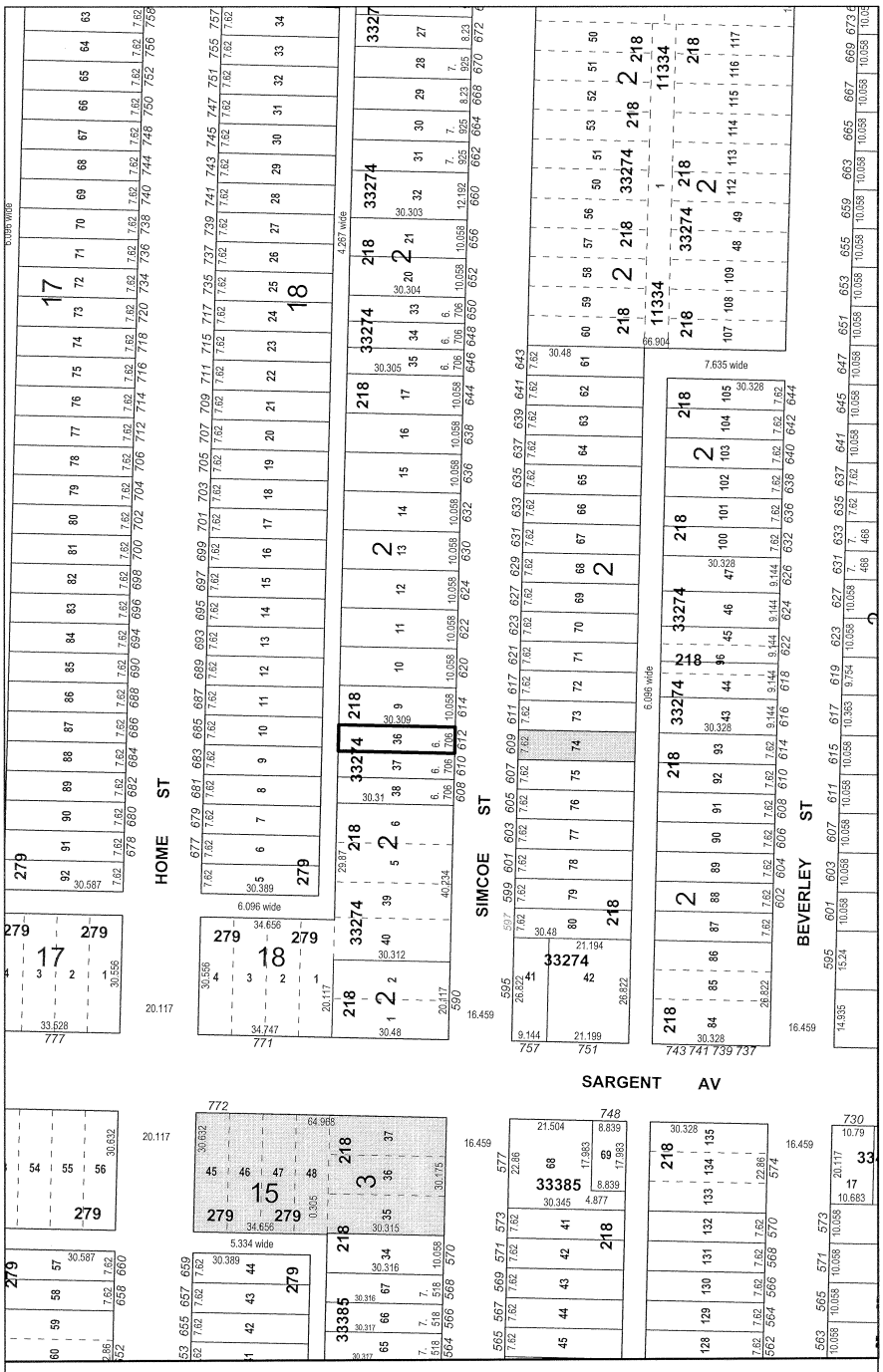
Subject Property - 295 Boyd Avenue
Area: ±279.8 m² (±3012.1 ft²)

METRIC

N

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12155



Date: 2003-SEP-18
District: CC
File: Not Available
Scale: 1:1250

METRIC

NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12021