REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED APRIL 2, 2002

On motion of Councillor Vandal, the Report of the Standing Policy Committee on Property and Development, dated April 2, 2002, was considered clause by clause.

Moved by Councillor Vandal,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8 and 9, be adopted.

Carried.

Proposed closing of parts of Julia Road, Gablehurst Crescent and the public lane west of Quantrell Bay
File DAC 21/2001

386 - 1. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department has received a request from SEG Engineering Inc. to acquire the portions of Julia Road, Gablehurst Crescent and the public lane west of Quantrell Bay, contained within the limits of File DASZ 26/2001, to subdivide and rezone the lands identified on Misc. Plan No. 11272/2 (Attachment "A"). These rights-of-way do not physically exist and there is no apparent public use of the property.

The proposed street closing has been considered by all affected City Departments and public utilities. There are no administrative objections to the closing. The Water and Waste Department has stipulated that its approval of the closing is contingent on the applicant bearing the cost of abandoning or removing the water and sewer facilities in Julia Road.

The streets and lane will be incorporated into the subdivision and rezoning under File DASZ 26/2001. The area of the streets being created under File DASZ 26/2001 exceeds the area of the streets and lane being closed. In accordance with City Policy, these lands are to be transferred to the developer for the nominal sum of $1.00.

The streets and lane must be legally closed before they may be transferred to the applicant. Title to all public rights of way in Manitoba is vested in the name of the Province of Manitoba. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City's name. The City is not entitled to dispose of the land until this has been done.

On November 20, 2001, the Riel Community Committee concurred in the recommendations contained in the report dated October 16, 2001, from the Real Property Officer, Planning, Property and Development Department and recommended approval of the proposed street closing.

The Standing Policy Committee on Property and Development recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11272/2 (Attachment "A").

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

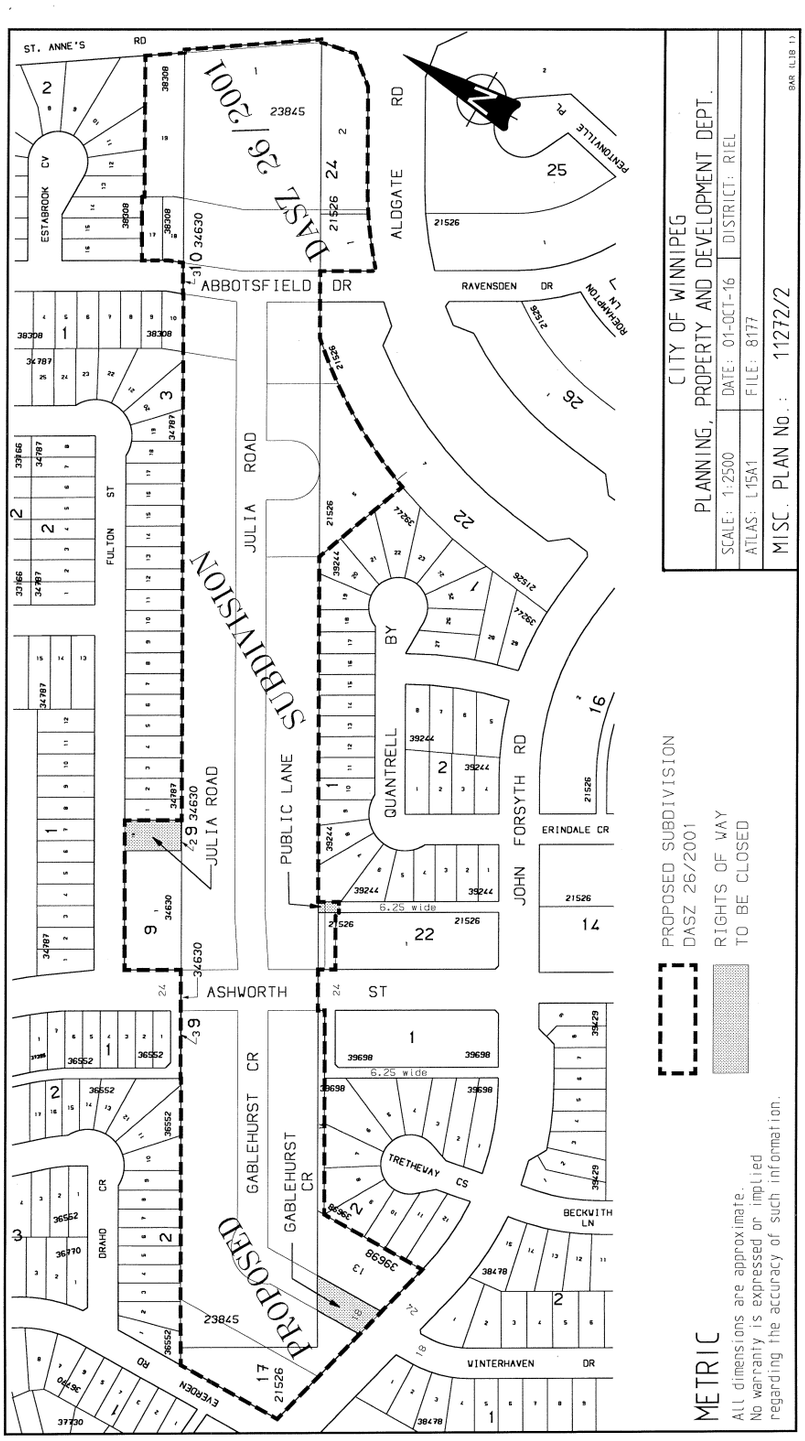
Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Plan of Subdivision and Rezoning
- land located at 1184 St. Anne's Road
File DASZ 25/2001

387 - 2. The Standing Policy Committee on Property and Development has been advised that an application has been received from Terra Firma Estates Ltd. (Alan Adams), 4th Floor, 200 Portage Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "RM-2" Multiple-Family District and a "PR1" Parks and Recreation District for purposes of developing a six building condominium project.

The applicants propose to rezone the land in question after which they will construct six (6) three-storey condominium structures with a total of 151 units. The most easterly portion of the site is to be set aside as public open space and for Seine River waterway purposes.

On December 11, 2001 and March 12, 2002, the Riel Community Committee held public hearings to consider the subject subdivision and rezoning application. Four persons appeared in support of the application, one person registered in opposition thereto, and three persons registered for information thereon.

The Riel Community Committee concurred in part with the recommendations contained in the report dated December 3, 2001, from the Manager of Planning and Land Use, Planning Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated December 3, 2001 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Subdivision and Zoning Change Report dated March 19, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 25/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 25/2001 dated December 3, 2001, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated November 26, 2001, with the following amendments:

1. That Clause 6 be deleted in its entirety and replaced with the following:
"6. The Developer shall dedicate approximately 0.76 acres of land adjacent to the waterway lands as public open space, the area of which is more than ten (10) per cent of the developable land."

2. That a new Clause 8 be added as follows:
"8. At the Developer's option, the costs identified in Clauses 1 and 4 (a) may be paid to the City by way of annual payments. The costs would be based on the rates prevailing at the time the payments begin and amortized over a period of up to ten (10) years including interest and a one percent (1%) per annum handling charge."

3. That a new Clause 9 be added as follows:
"9. The Developer shall erect and maintain an information sign at the front of the property which highlights the proposed Seine River Corridor Trail; said sign is to be maintained until such time as the trail is constructed. The Developer's own site plans shall show the proposed Seine River Trail and signs shall be installed in the location of the proposed trail stating "Proposed Trail".

4. That a new Clause 10 be added as follows:
"10. The Developer shall submit to the City, a copy of the condominium agreement for said development, which is to include a description of the proposed Seine River Trail and also indicate that said trail will be accessible to the general public."

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 25/2001 dated December 3, 2001, to an "RM-2" Multiple-Family District and a "PR1" Parks and Recreation District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site to include the following conditions:

A. That the maximum number of dwelling units on site be restricted to 132.

B. That the maximum height of any structure on site be three-storeys.

C. That a minimum setback of sixteen (16) metres be established for all residential development abutting St. Anne's Road.

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VIII. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

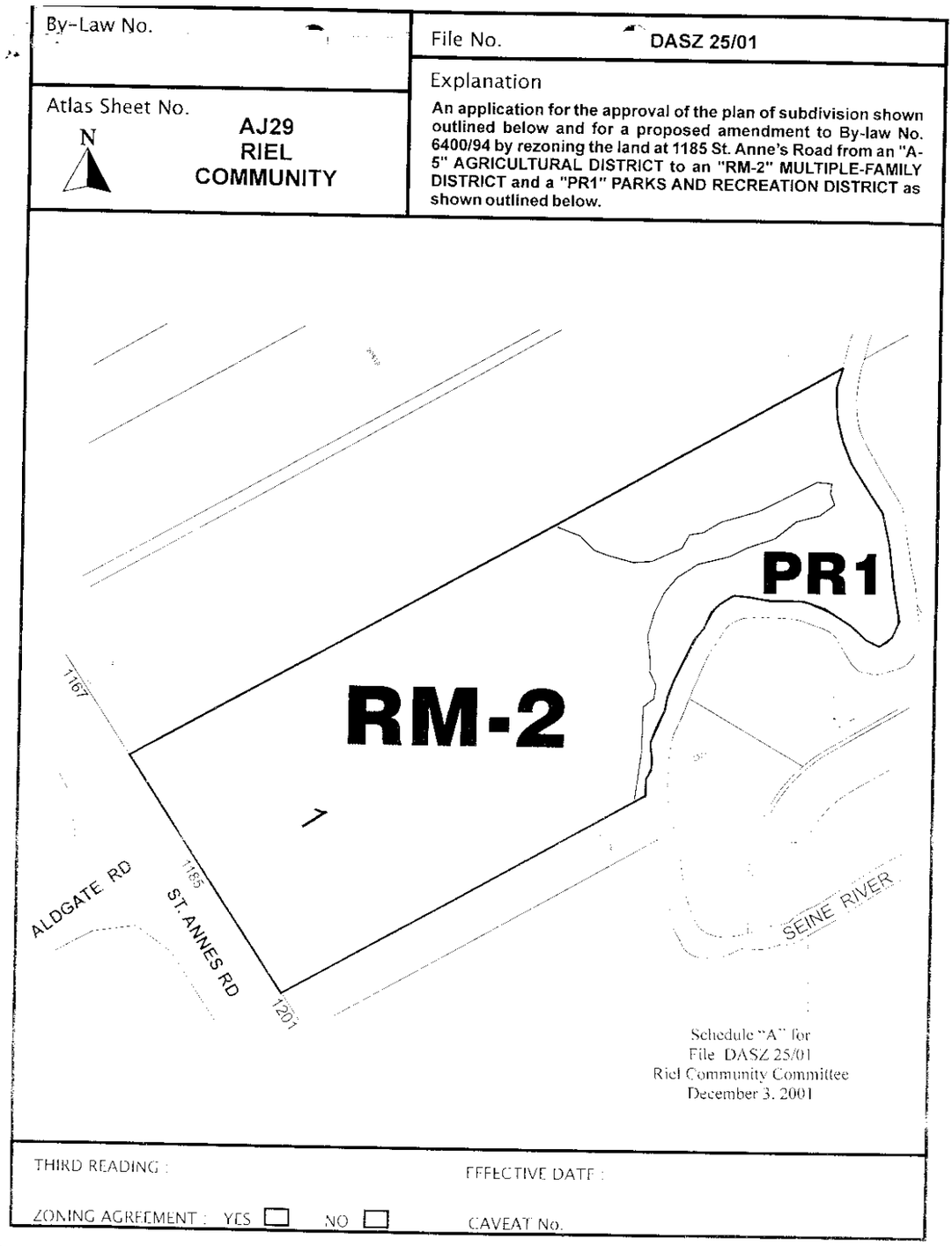
Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Schedule "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Plan of Subdivision and Rezoning - land located south of Templeton Avenue, north of Brenner Bay, west of Templeton Avenue

File DASZ 1/2002

388 - 3. The Standing Policy Committee on Property and Development has been advised that an application has been received from Genstar Development Company, 218 - 905 Waverley Street, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "R1-4" Residential District to accommodate development of a 49 lot residential subdivision in Amber Trails.

On March 19, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support of the application, and no one registered in opposition.

The Lord Selkirk-West Kildonan Community Committee concurred in part with the recommendations contained in the report dated March 11, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The amendments to the Administrative Coordinating Group report recommended by the Lord Selkirk-West Kildonan Community Committee are based on the belief that the Developer has already paid for some of the improvements in previous development phases.

On April 2, 2002, the Standing Policy Committee on Property and Development considered the Subdivision and Zoning Change Report dated March 25, 2002, from the Lord Selkirk-West Kildonan Community Committee, along with supplementary documentation submitted by the Administration, and approved the following amendments, which have been incorporated into the recommendations set out below, namely:

- Delete in its entirety Recommendation I.A.1. as follows:
  "That the TSR rate in Clause 3. I) be reduced to $7,001.00 per acre in order to be consistent with TSR rates charged in earlier development phases."
- Renumber the remaining recommendations under Recommendation I.A.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 1/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 1/2002 dated March 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into an Addendum to Development Agreement AG 3/96 with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated March 5, 2002, with the following amendments:

      1. That Clause 4 be deleted in its entirety.

      2. That the improvement charges included in Clause 5 for the future development of Templeton Avenue be deferred by way of registering caveats against the lands fronting Templeton Avenue, requiring the Developer to pay the above-referenced improvement charges at such time as the lands fronting Templeton Avenue are developed.

      3. That Clause 8. iv) be deleted in its entirety.

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 1/2002 dated March 11, 2002, to an "R1-4" Residential District, and a "PR1" Parks and Recreation District.

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

VIII. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

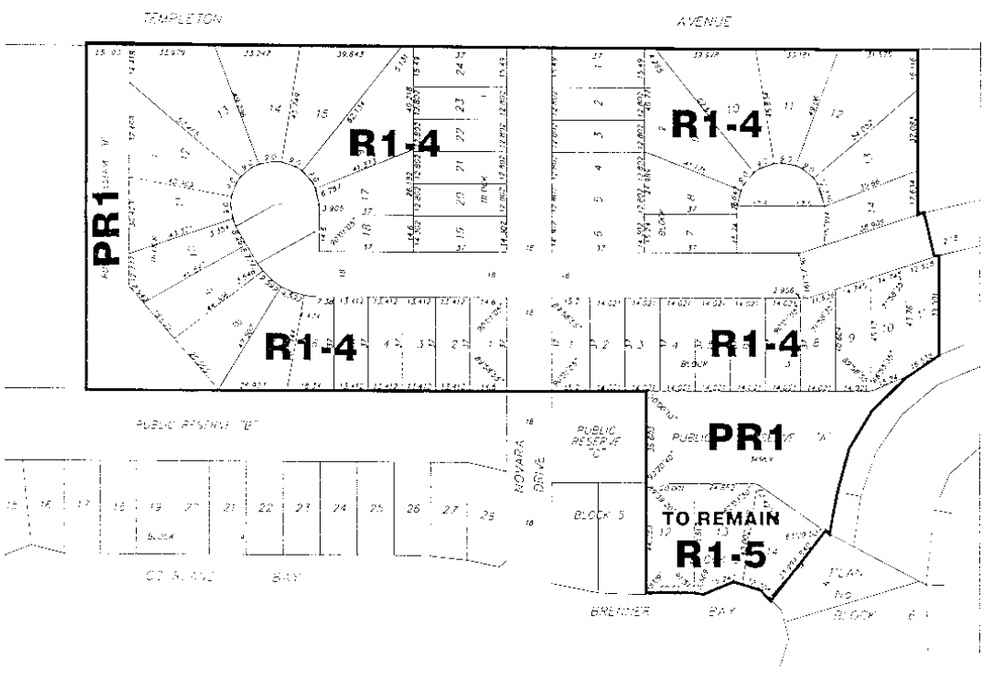
Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No.	File No. **DASZ 1/2002**
Atlas Sheet No. R22 LORD SELKIRK WEST KILDONAN COMMUNITY	Explanation: An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located south of Templeton Avenue north of Brenner Bay from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and a "PR1" PARKS AND RECREATION DITRICT as shown outlined below.



Schedule "A" for File DASZ 2/2002
Lord Selkirk-West Kildonan Community Committee
March 11, 2002

THIRD READING :	EFFECTIVE DATE :
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No.

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Plan of Subdivision and Rezoning - land located at the northeast corner of Kenaston and McGillivray Boulevards File DASZ 3/2002

389 - 4. The Standing Policy Committee on Property and Development has been advised that an application has been received from ND-Lea Engineers & Planners Inc. (Donovan Toews) on behalf of First Professional Management Inc., c/o 111 – 93 Lombard Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "MP-1" Industrial District and an "MP-2" Industrial District to a "C2" Commercial District to allow for commercial development.

The site is the First Professional Shopping Centre. The proposal is to construct an 110,000 square foot home improvement centre on a pad site situated between the existing Safeway and Wal-Mart stores.

On March 12, 2002, the Assiniboia Community Committee held a public hearing to consider the subject subdivision and rezoning application. Two persons appeared in support of the application, and no one registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendations contained in the report dated March 4, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Assiniboia Community Committee agreed with the administrative comments contained in the report dated March 4, 2002 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Subdivision and Zoning Change Report dated March 15, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 3/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 3/2002 dated March 4, 2002, for registration in the Winnipeg Land Titles Office.

II. That the developer be required to pay to the City ten percent (10 %) cash dedication in lieu of land dedication, to be calculated on the basis of the increase in market value of the rezoned land.

III. That the applicant be required to enter into a Subdivision Agreement to ensure access to Proposed Lot 2 over existing Lot 2, Block 1, Plan 36840, to and from all approaches from adjacent public rights-of-way, said agreement to be registered by way of a caveat in the Winnipeg Land Titles Office.

IV. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 3/2002 dated March 4, 2002, to a "C2" Commercial District and an "MP-1" Industrial District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to Proposed Lot 2 to include the following conditions:

A. No building, structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until final construction plans, indicating the design and location of proposed buildings, including elevations and details of exterior finishing materials, accessory parking and loading areas, vehicular access to the site and onsite traffic circulation, fencing, landscaping and garbage enclosures, are submitted to and approved by the Chief Administrative Officer or designate and the Assiniboia Community Committee, and thereafter identified by the signature of the Chief Administrative Officer or designate under the designation of Schedule "A" to Zoning Agreement File DASZ 3/2002, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

B. The following uses shall not be permitted on the land:
1. amusement enterprise, outdoor
2. animal pound, animal training, kennel
3. automobile, including motorcycle: cleaning (principal use)
4. automobile, including motorcycle: repair, service, installation of supplies/parts (principal use)
5. automobile, including motorcycle: rental, sales
6. boat: sales, service
7. boat docking/launching, boat rental, marina
8. contractors establishment
9. exterminator
10. outdoor flea market
11. machinery/heavy equipment supplies and parts: sales, installation, service
12. mobile home park
13. motors or machines, recreational or utility, including power toboggans
14. outboard motors, lawn mowers: rental, sales, service (principal use)
15. pawnshop
16. sign, advertising
17. taxidermist

C. Mobile advertising signs shall be prohibited on the land except for a period of fourteen (14) days upon issuance of a new occupancy permit.

D. That no outdoor storage occur on the lands.

V. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

VI. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

VIII. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

IX. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

X. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No. _____

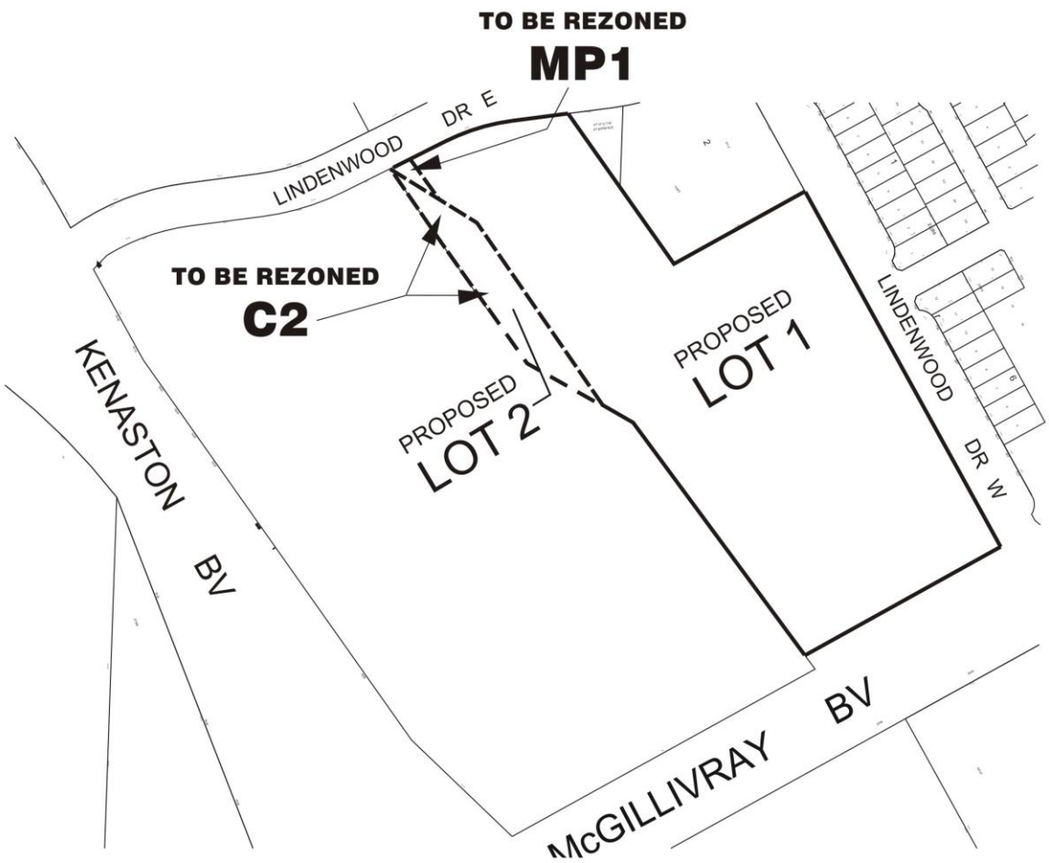
File No. **DASZ 3/02**

Atlas Sheet No. **AH20 ASSINIBOIA COMMUNITY**

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land on the northeast corner of Kenaston Boulevard and McGillivray Boulevard from an "MP1" INDUSTRIAL DISTRICT and an "MP2" INDUSTRIAL DISTRICT to a "C2" COMMERCIAL DISTRICT and an "MP1" INDUSTRIAL DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Rezoning - land located at 248 St. Anne's Road

File DAZ 201/2002

390 - 5. The Standing Policy Committee on Property and Development has been advised that an application has been received Tacium, Vincent, Orlikow, 246-A St. Anne's Road, Winnipeg, to amend Zoning By-law No. 6400/94 by rezoning the land shown from an "R2" Residential District to a "C2" Commercial District to allow for an accessory parking area for a law firm located at 246A St. Anne's Road.

The applicants propose to demolish the aging dwelling on the subject site and convert the lot into a surfaced parking area (18 stalls) for their law practice on the adjacent lot at 246 St. Anne's Road.

On March 12, 2002, the Riel Community Committee held a public hearing to consider the subject rezoning application. One person appeared in support of the application, and no one registered in opposition thereto.

The Riel Community Committee concurred in the recommendations contained in the report dated March 5, 2002, from the Manager of Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated March 5, 2002 from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Change Report dated March 19, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 201/2002 dated March 5, 2002, to a "C2" Commercial District.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 5 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

By-Law No. ____

File No. D. . 201/02

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 248 St. Anne's Road from an "R2" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.

Atlas Sheet No. AE27 RIEL COMMUNITY

N



Schedule "A" for
File DAZ 201/02
Riel Community Committee
March 5, 2002

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Partial Assignment of Servicing Agreement AG 4/2001 from 4293631 Manitoba Limited to Wal-Mart Canada Corporation
File DASZ 4/2001

391 - 6. The Standing Policy Committee on Property and Development has been advised that Council on June 20, 2001, approved an application under File DASZ 4/2001 to rezone land and create three commercial sites on the west side of McPhillips Street between Court Avenue and Templeton Avenue. Approval of File DASZ 4/2001 was subject to a number of conditions including that the developer enter into a Servicing Agreement with the City.

The Servicing Agreement dealt with the installation of services and modification of traffic signals in order to provide proper servicing and access for the three sites. Council on June 20, 2001, enacted the required subdivision/rezoning by-law, but the approved plan of subdivision will not be released for registration in the Land Titles Office unless and until the required Servicing Agreement has been executed by the Developer. It is expected that the draft servicing agreements will be presented to the Developer on or before March 29, 2002 for execution.

The Developer's solicitor has advised the Land Development Branch of the Planning, Property and Development Department, that the Developer has sold one of the sites to Wal-Mart Canada Corporation and the purchase and sale agreement provides for a partial assignment of Servicing Agreement AG 4/2001, from 4293631 Manitoba Limited to Wal-Mart Canada Corporation. to the extent that it affects Wal-Mart's site.

All Servicing and Development Agreements contain a provision that the Agreements are not assignable without the consent of the City first being had and obtained in writing which consent is not to be unreasonably withheld. Council has not delegated the authority for consenting to the assignment of servicing agreements.

The developer's request has been evaluated by the Administration and it has been determined that it would be in order to consent to the assignment. Prior to the issuance of a building permit to Wal-Mart Canada Corporation all payments and the posting of standby letters of credit.

The Standing Policy Committee on Property and Development recommends:

I. That the City consent to the partial assignment of Servicing Agreement AG 4/2001 from 4293631 Manitoba Limited to Wal-Mart Canada Corporation to the extent affecting the Wal-Mart site to the satisfaction of the City Solicitor/Manager of Legal Services.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Street Name Change - Sterling Lyon Parkway to Wilkes Avenue
File SC-3.14(32) (Vol. 2)

392 - 7. The Standing Policy Committee on Property and Development has been advised that in the process of preparing the report and the subsequent passage of By-law No. 6399/96, which changed a portion of Victor Lewis Drive to Wilkes Avenue, a portion of Sterling Lyon Parkway, which falls between the two segments of Wilkes Avenue was omitted. Therefore the land shown shaded on Misc. Plan No. 11471 (Attachment "A") is still named Sterling Lyon Parkway. Therefore, it is now necessary to rename "Sterling Lyon Parkway" to "Wilkes Avenue" to make it continuous with the remainder of Wilkes Avenue.

On March 12, 2002, the Assiniboia Community Committee concurred in the recommendations contained in the report dated March 6, 2002, from the Subdivision Officer, Planning, Property and Development Department and recommended that the currently registered street name "Sterling Lyon Parkway" as outlined on Misc. Plan No. 11471 (Attachment "A") be changed to "Wilkes Avenue".

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That the currently registered street name "Sterling Lyon Parkway" as shown on Misc. Plan No. 11471 (Attachment "A") be changed to "Wilkes Avenue", and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law,

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading,

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg,

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

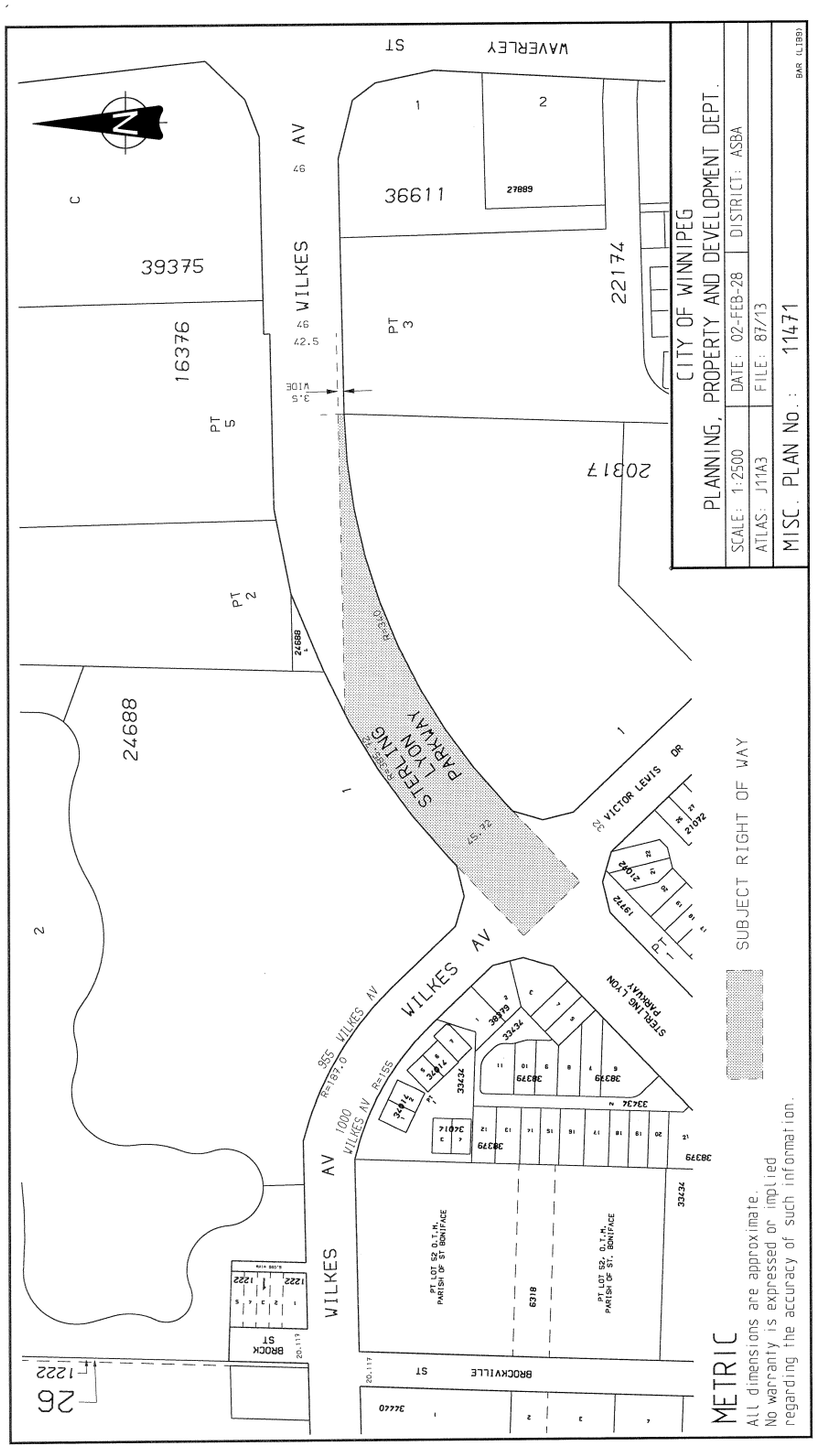
Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 7 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002



Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Street Name Change - Stradbrook Avenue to Harkness Avenue File SC-3.14(32) (Vol. 2)

393 - 8. The Standing Policy Committee on Property and Development has been advised that in 1975, Council passed By-law No. 888/75, a by-law changing certain street names in the City. One of the streets whose name was changed under that by-law was described as a public lane on a plan registered in the Winnipeg Land Titles Office as No. 9124. This lane was renamed Stradbrook Avenue.

In July 1999, Council passed By-law No. 7475/99, a by-law changing certain street names in the Harkness/Mayfair/River/Stradbrook area. In preparing the description of the streets to be renamed as Harkness Avenue in that by-law, Plan 9124 was erroneously omitted. Consequently, the portion of the street shown shaded on Misc. Plan No. 11462 (Attachment "A") is still legally known as Stradbrook Avenue. Therefore it is now necessary to rename "Stradbrook Avenue" to "Harkness Avenue" to reflect it's existing use.

On March 5, 2002, the City Centre Community Committee concurred in the recommendations contained in the report dated February 20, 2002, from the Subdivision Officer, Planning, Property and Development Department, and recommended that the currently registered street name "Stradbrook Avenue" as outlined on Misc. Plan No. 11462 (Attachment "A") be changed to "Harkness Avenue".

The Standing Policy Committee on Property and Development concurred with the recommendations of the City Centre Community Committee and recommends:

I. That the currently registered street name "Stradbrook Avenue" as outlined on Misc. Plan No. 11462 (Attachment "A") be changed to "Harkness Avenue", and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law,

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading,

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg,

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

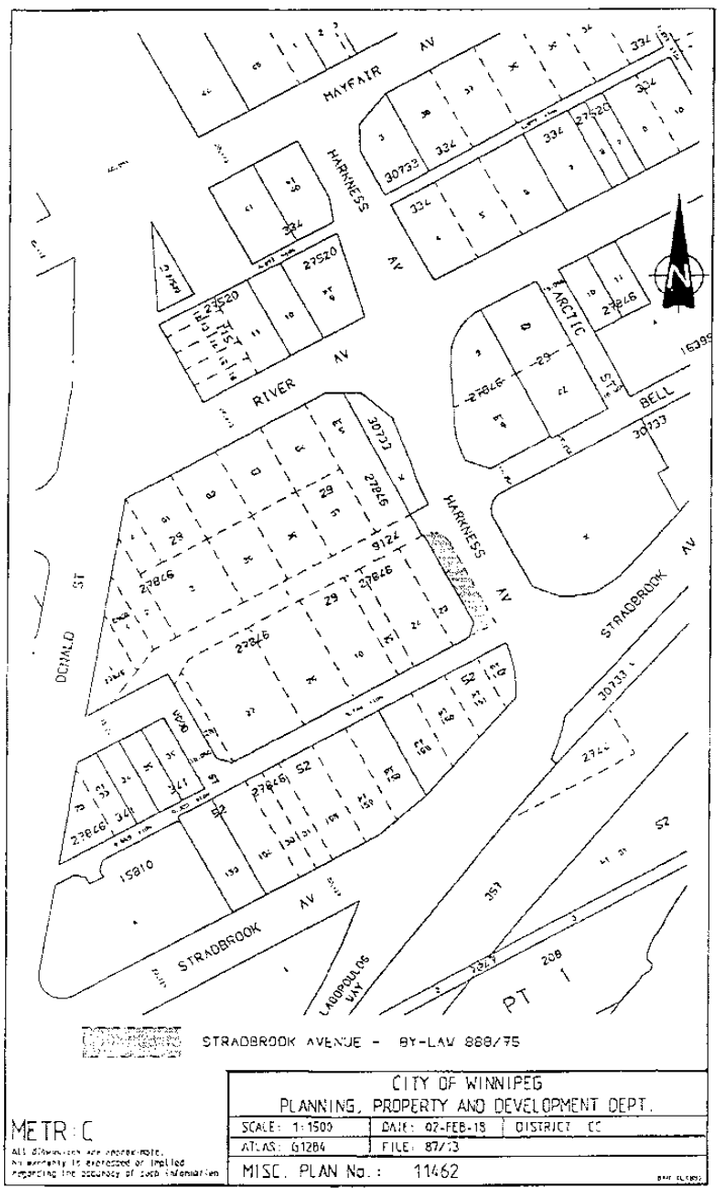
Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Attachment "A" referred to in Clause 8 of the Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Schedule "A" to Street Name Change Report
Stradbrook Avenue to Harkness Avenue
February 20, 2002



Report of the Standing Policy Committee on Property and Development dated April 2, 2002

Proposed Zoning Agreement Amendment – land located at 523 St. Anne's Road File ZAA 20/2001 [c/r DAV 1032/2001D]

394 - 9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Peter Anandranistakis, 40 Winestock Place, Winnipeg, to amend Zoning Agreement DAZ 262/82 (By-law No. 3441/83) by making provision for all of the permitted/conditional uses listed in the "C1-5" Commercial District category.

The applicant proposes to demolish the existing dwelling and construct a new one-storey building for a hair dressing business. There will be a four-stall parking lot to the rear, accessed off of Lavallee Road.

On April 12, 2002 the Riel Community Committee held a public hearing to consider the subject subdivision and rezoning application. One person appeared in support and no one registered in opposition thereto.

The Riel Community Committee concurred with the recommendations contained in the report dated February 12, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report dated February 12, 2002, from the Manager of Planning and Land Use.

On April 2, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Agreement Amendment Report dated March 1, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, be amended such that all uses of the "C1-5" Commercial District zoning category which are permitted be listed as permitted and all uses listed as conditional be likewise listed as conditional.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 262/82 (By-law No. 3441/83) dated April 6, 1983, as approved in Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED APRIL 4, 2002

On motion of Councillor Vandal, the Report of the Standing Policy Committee on Property and Development, dated April 4, 2002, was considered clause by clause.

Moved by Councillor Vandal,
That the Consent Agenda, Clauses 1,2 and 3, be adopted.

Carried.

Proposed Sale of City-owned Property at 505 Pritchard Avenue to Winnipeg Habitat for Humanity - Proposed Delegation of Authority to the Chief Administrative Officer to approve sale of five additional sites to Winnipeg Habitat for Humanity
File FI-2.4(34) (Vol. 8) c/r GC-11 (Vol. 8)

395 - 1. The Standing Policy Committee on Property and Development has been advised that Winnipeg Habitat for Humanity approached the Planning, Property and Development Department with a request to acquire up to six (6) more vacant building sites in the Point Douglas Ward for the purposes of constructing single family residences on the single sites and, possibly, duplexes on the two double width sites on Magnus Avenue.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of any Offers to Purchase require approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations which requires all properties to revert back to the City at the conclusion of the economic life of the project.

As information, Winnipeg Habitat for Humanity acquired ten (10) building lots in this community in 2001 for the construction of single family residences in connection with the its Ed Schreyer Construction Project.

Winnipeg Habitat for Humanity (Habitat) proposes to construct two (2) dwellings at the now City-owned properties at 480 and 505 Pritchard Avenues. Four (4) other dwellings may be constructed on other sites that may become available.

The Lord Selkirk-West Kildonan Community advised on August 1, 2000 that it had no objections to the sale of 505 Pritchard Avenue. At least two of the other properties that may be considered for transfer to Habitat still need to be presented to the Community Committee for its consideration. However, the Community Committee has previously agreed to all of the proposed sales to Habitat.

The following six properties being considered by Winnipeg Habitat for Humanity, were acquired by the City through the tax sale process:

1) between 558 and 562 Pritchard Avenue, as outlined on Misc. Plan No. 11076
2) 576 Pritchard Avenue, as outlined on Misc. Plan No. 11335
3) 505 Pritchard Avenue, as outlined on Misc. Plan No. 10545/1
4) west of 588 Pritchard Avenue, as outlined on Misc. Plan No. 10693
5) between 547 and 555 Magnus Avenue, as outlined on Misc. Plan No. 10340
6) 278/284 Magnus Avenue, as outlined on Misc. Plan No. 10669

All of the properties are fully serviced and are suitable for residential development. Two (2) of the properties on Pritchard Avenue and two (2) properties on Magnus Avenue are immediately available. The remaining two properties are in various stages of the circularization process and may not be available within Winnipeg Habitat for Humanity's deadline, i.e. purchase and transfer by May 1, 2002.

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Under the present City Policy regarding sales at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party, this portion of the Policy cannot apply and that particular clause must be removed.

As well, the intent of these sales would be to facilitate new construction by Habitat. However, the Planning, Property and Development Department is suggesting that in the event that substantial construction is not completed on each property within two (2) years from the date of sale, then the certificate of title for that property upon which there is no construction will revert back to the City.

The terms of sale proposed for the conveyance of 505 Pritchard Avenue are outlined on Schedule "A". These terms would also be applied to the sale of the other four (4) properties with such modifications as would be necessary to fit each circumstance.

The Real Estate Division of the Planning, Property and Development Department is supportive of the proposed sale of the properties to Winnipeg Habitat for Humanity for the following reasons:

1. There has been limited market demand for in-fill residential building lots in the area identified;
2. Sale of any or all of the properties would increase the City's realty tax base;
3. Should these proposed sales not be approved there is, at this time, a high degree of probability that a purchaser other than the applicant will not be found.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of City Policy pertaining to the sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That the sale of 505 Pritchard Avenue to Winnipeg Habitat for Humanity at a price of $1.00 and subject to the terms and conditions as negotiated (and as noted on Schedule "A"), be approved, subject to an additional condition requiring substantial completion of the construction upon this property within two years from the date of sale, failing which, title to the property will revert back to the City.

III. That subject to availability, the Director of Planning, Property and Development be delegated the authority to accept offers from Winnipeg Habitat for Humanity to purchase up to five (5) additional vacant City sites on Pritchard Avenue and other neighbourhood streets, at a price of $1.00 each and in accordance with the City's standard terms and conditions substantially as contained in Schedule "A", with an additional condition requiring substantial completion of the construction upon each property within two years from the date of sale, failing which, title to the property will revert back to the City.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

In amendment,

The Executive Policy Committee recommends that the recommendation of the Standing Policy Committee on Property and Development be concurred in with the following amendment to Recommendation III, namely:

That the words "Director of Planning, Property and Development" be deleted and replaced with "Chief Administrative Officer".

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 4, 2002

OFFER TO PURCHASE

The Undersigned (hereinafter called "the Purchaser") hereby offers to purchase from The City of Winnipeg (the "City") the following lands: -

Part Lot 783, Plan 53

(hereinafter called the "lands")

for the sum of $1.00 cash, and upon the following terms and conditions:

1. (1) The date for adjustments shall be the date the sale is approved by the City's Standing Policy Committee on Property and Development and/or City Council (in the event that Council approval is required) and/or its delegated authority (Date of Approval).

   (2) Date of closing shall be sixty-one (61) days following the date of adjustments.

   (3) The Purchaser agrees to pay as an adjustment an amount equal to the total of such taxes, rates and charges which would have been levied or charged against the lands as though the lands had been entered on the assessment rolls of the City as privately-owned and subject to taxation, which adjustments shall be calculated from the date of adjustments to and including the last day of the current taxation year.

   (4) The Purchaser shall pay interest in lawful money of Canada on all monies remaining outstanding and payable to the City as of the date of adjustments plus one (1%) percent, computed from the date of adjustments to and including the date all such monies and interest as aforesaid have been fully paid to the City.

2. (1) The Purchaser agrees to pay to the City all Goods and Services Tax applicable on the sale of the lands or, if the Purchaser is a registrant under the Goods and Services legislation, the Purchaser shall advise the City in writing of its registration number. The Goods and Services Tax is to be paid, or the registration number provided, to the City within ten (10) days from date of notice of the approval of the sale by the City.

   (2) If the Purchaser fails to pay the Goods and Services Tax or fails to provide its registration number as prescribed in sub-clause (1) of this Clause, the Purchaser agrees that all of the Purchaser's rights and interests in respect of the lands shall, at the City's sole discretion, be fully ended without notice or any formality and all monies paid to the City by the Purchaser shall be retained by the City free from every claim.

3. The Purchaser will obtain possession of the lands at the Purchaser's own expense which includes, without limiting the generality of the foregoing, obtaining their own Surveyor's Building Location Certificates, Surveyor's Staking Certificates and Zoning Memoranda and in connection therewith acknowledges and is aware that the City does not provide Declarations of Possession.

4. In submitting this offer, the Purchaser relies entirely upon personal inspection or knowledge of the land independent of any representation made by or on behalf of The City of Winnipeg. Any error or discrepancy in the description or in the dimensions of the lands as contained herein shall not entitle the Purchaser to any compensation in respect thereof nor would it entitle the Purchaser to the cancellation of the Offer to Purchase.

5. It is agreed that no representation, warranty, collateral agreement or condition affecting this offer or the property is expressed herein. The City does not warrant the quality, condition or sufficiency of the Sale Land for any use or purpose. The lands are deemed to be taken by the Purchaser at its own risk and with all faults and imperfections whatsoever and the Purchaser must satisfy himself that the lands are suitable for his intended use. The Purchaser agrees with the City that the application of the maxim "Caveat Emptor" ("Buyer Beware") shall apply to the offer in the strictest meaning.

6. All improvements in or on the said lands shall remain as part of the freehold.

7. (a) Sewer and water lot line connections exist to the property line, however the sewer connection must be replaced. The water connection may be reused but the pipe from the lot line to the dwelling must be replaced. All costs connected therein or installation of new services are at the cost of the Purchaser.

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 4, 2002 (continued)

(b) The Purchaser agrees to repair any damage made to the sodded boulevards abutting the lands during construction as soon as practicable and maintain same and shall pay the cost thereof and shall also restore the boulevard to its proper grade.

8. The Purchaser will accept Title to the lands subject to all exceptions, reservations and encumbrances expressed or implied in the City's Title.

9. The Purchaser agrees that in the event the Purchaser, at its sole cost, conducts or causes to be conducted an Environmental Site Assessment of the lands and it is determined as a result thereof that contamination levels exceed Provincial Environmental Standards for the intended use of the lands, and documentation to that effect is produced to the City within sixty (60) days following the Date of Approval, but in any event, prior to closing, the City, at its sole option, shall be entitled to:

(1) take remedial action to bring the contamination levels within the Provincial Environmental Standards, or**,**

(2) cancel the sale and return all monies paid in respect of the proposed sale by the Purchaser to that date..

AND FURTHER, in the event the Purchaser fails to provide such documentation as aforesaid, the Purchaser hereby agrees to complete the purchase as herein contemplated and to indemnify and save harmless the City from and against any and all claims arising from or in any way attributable to the existence of contaminants of any kind whatsoever at, in, or upon the said lands.

10. (1) The Purchaser agrees that the sale of the lands shall be subject to any easement, which may be required by a public utility, including, but not limited to the Manitoba Hydro, Manitoba Telephone System, Centra Gas Manitoba Inc. or The City of Winnipeg, for existing or future construction and/or maintenance of facilities together with the right to enter upon the lands at any time, with or without equipment for said purposes and subject to the owner covenanting not to erect or cause to be erected upon the easement area, any building or structure, without the prior written consent of the public utility or the City of Winnipeg, requiring such easement.

11. No current legal survey was made of the property to determine the nature and extent of any structure thereon or to determine if there are any encroachments from adjoining lands.

12. The Vendor discloses that there might be an existing basement in the lands. The removal of any existing concrete or debris and any costs connected therewith will be the responsibility of the Purchaser.

13. No commission is payable by the City on the sale of the lands.

14. The sale of the lands to the Purchaser shall be subject to the provision of the by-laws of the City of Winnipeg and all amendments thereto.

15. The Purchaser agrees that the City may register and maintain a caveat against the lands to ensure the performance of the covenants on the part of the Purchaser herein set forth, and the Purchaser agrees to grant and does hereby grant to the City an interest in the lands according to the tenor of this Offer.

16. Upon approval of the sale by the City, the Purchaser agrees to make application to the City Assessor (in form set out in Exhibit "A" attached) to have the Purchaser's name added to the Assessment Roll of the City as the Real Owner in respect of the lands.

17. Time shall be of the essence of this Offer.

18. The Purchaser will not file any caveat or other encumbrance against the lands before the transfer of the lands to the Purchaser.

19 The word "Purchaser" shall have a plural meaning in the event that more than one party is making this offer, and the masculine shall mean the feminine or neuter as the case may be.

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated April 4, 2002 (continued)

20. The full, true and correct name of the Purchaser is as follows:

_____

Name (Please Print) Address

Purchaser's Registration No. (G.S.T.)_____

IN WITNESS WHEREOF the Purchaser has signed this document in

_____, _____, this _____ day of _____200_

_____ _____

Witness Purchaser

_____ _____

Witness Purchaser

Location: North side Pritchard Avenue, east of Andrews Street

Size: 10.058m x 32.766m (33 ft. x 107.5 ft. = 3,547.5 sq.ft.)

Zoning: "R2-T" Two-family Transitional

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Proposed Sale of 511 Young Street
File FI 2.4(32) (Vol. 11)

396 - 2. The Standing Policy Committee on Property and Development has been advised that the Winnipeg Housing and Rehabilitation Corporation has requested to purchase the subject property at 511 Young Street, as outlined on Misc. Plan No. 11209, for use as a rent-to-own unit.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of this Offer to Purchase requires approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations, which requires all properties to revert back to the City at the conclusion of the economic life of the project.

The subject City property was acquired in tax sale in July 2001, and the tenants have since vacated the premises.

The property was circularised to the appropriate City Departments, and no civic need or easement requirements were identified.

On February 5, 2002, the City Centre Community Committee considered the proposed sale, and indicated that it had no objections to the sale of the subject property to the Winnipeg Housing and Rehabilitation Corporation

Particulars of the property are, in brief, as follows:

Location:	East side Young Street, south of Sargent Avenue
Legal Description:	Lot 65, Plan 33312
Size:	Land - 7.544 metres x 27.904 metres (24.7 feet x 91.548 feet = 2265.9 square feet)
Zoning:	"R2-T" Two-family Transitional (Residential) District
Roll No.:	13051358000
Certificate of Title:	1811822
Assessed Value:	$19,800.00 (2002)
Price Offered:	$1.00
Applicant:	Winnipeg Housing and Rehabilitation Corporation, 60 Frances Street
Adjustments:	From date of acceptance of the Offer by the City
Purpose:	Rent-to-own
Property Description:	A one-storey, single-family dwelling, built in 1899, in fair to poor condition, comprising 720 square foot on a part basement.

The sale has been negotiated in accordance with the City's standard terms and conditions.

It is the intent of the Winnipeg Housing and Rehabilitation Corporation to purchase the subject property for $1.00 and to upgrade the building thereby saving the housing stock in the area. Initially the building will form a part of their rental portfolio, with the tenant entering into an agreement to purchase the property at the end of five years.

Under the present City Policy regarding sales at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party this portion of the Policy cannot apply and that particular clause must be removed.

The Planning, Property and Development Department is in favour of this sale for the following reasons:

1. The property will be on the tax roll upon the closing of the sale.
2. The sale will eliminate the liability for the City associated with holding this property.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of City Policy pertaining to the sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That Winnipeg Housing and Rehabilitation Corporation's Offer to Purchase the "subject City property", as shown on Misc. Plan No. 11209, at a price of $1.00 in accordance with the terms and conditions as negotiated, be accepted.

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Proposed Sale of City-owned property located at 596 rue St. Jean Baptiste - Winnipeg Habitat for Humanity (Habitat Chez-soi)

File FI-2.4(35) (Vol.10)

397 - 3. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department is reporting back on the completion of the negotiations to offer the subject City property at 596 rue St. Jean Baptiste to Habitat Chez-soi for $1.00.

Pursuant to the City Policy on Sale/Lease of City lands to non-profit organizations, any properties sold or leased at less than market value are to be approved by the Standing Policy Committee on Property and Development. Acceptance of this Offer to Purchase requires approval by Council in this instance to waive that part of the City Policy pertaining to the sale and lease of City-owned lands to non-profit organizations, which requires all properties to revert back to the City at the conclusion of the economic life of the project.

Certificate of Title No. 1845490 for the subject property issued in the name of the City of Winnipeg on January 3, 2002, pursuant to Tax Sale No. 104/72. The dwelling, which existed on this property, was demolished by the City in January 1999. The subject property is fully serviced and as of today's date no easements have been identified.

On November 5, 2001, the Planning, Property and Development Department was informed that Habitat Chez-soi (an affiliate of Winnipeg Habitat for Humanity) was interested in acquiring a vacant lot in the St. Boniface area in which to build a single family dwelling. As a result, Winnipeg Habitat for Humanity will take title in its name on behalf of Habitat Chez-soi.

On March 11, 2002, the Standing Policy Committee on Property and Development directed the Planning, Property and Development Department to offer the subject City property to Habitat Chez-soi for $1.00.

Habitat Chez-soi has now indicated that the subject property would be suitable for their needs.

The subject property was circulated to the appropriate City Departments and to the outside utilities to identify if they had any requirements for the subject property. As at April 3, 2002, no requirements have been identified, although the City Departments were given until April 5, 2002 to provide a response.

On April 22, 2002, the Riel Community Committee is to consider an informational administrative report on the proposed sale.

Habitat Chez-soi requested to purchase this property in order to build, within the next few months, a new home, which they then intend to convey to a third party. Particulars of the property are, in brief, as follows:

Location:	596 rue St. Jean Baptiste, east side of rue St. Jean Baptiste, between avenue de la Cathedrale and boulevard Provencher, as shown on Misc. Plan No. 11360.
Legal Description:	Lot 14, Plan 29349
Certificate of Title:	1845490
Owner:	The City of Winnipeg
Assessment:	$20,100.00
Zoning:	"R2-T" – Residential Two-family Transitional
Site Size:	7.62 metres x 35.42 metres = 269.9 square metres± (25 feet x 116.21 feet = 2,905.1 square feet±)

The sale has been negotiated in accordance with the City's standard terms and conditions. Winnipeg Habitat for Humanity advised on March 28, 2002, that it is in agreement with these terms.

Report of the Standing Policy Committee on Property and Development dated April 4, 2002

Under the present City Policy regarding sale at $1.00 to non-profit groups, the property is to return to the City at the end of its economic life. As the eventual owner of the property will be a third party, this portion of the Policy cannot apply and that particular clause must be removed.

As well, the intent of the sale would be to facilitate new construction by Habitat. However, the Planning, Property and Development Department suggested that in the event that substantial construction is not completed on the property within two years from the date of sale, then the certificate of title would revert back to the City.

The Real Estate Division of the Planning, Property and Development Department is supportive of the proposed sale of the property to Habitat for the following reasons:

1. there is limited demand for this type of in-fill residential building lot because of its relatively narrow frontage;
2. the sale of the subject property would increase the City's realty tax base.

The Standing Policy Committee on Property and Development recommends:

I. That Council in this instance waive that portion of the City Policy on sale or lease of City lands to non-profit organizations (Council authority October 31, 1990) which requires that properties sold at less than market value revert back to the City at the conclusion of the economic life of the project.

II. That Winnipeg Habitat for Humanity's (Habitat Chez-soi) Offer to Purchase the "subject City property", as shown on Misc. Plan No. 11360, be approved, at a price of $1.00 in accordance with the terms and conditions as negotiated (and contained in Schedule "A"), with an additional condition requiring substantial completion of the construction upon the property within two years from the date of sale, failing which, title to the property will revert back to the City.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

398 - On motion of Councillor Vandal, the following by-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 8014/2002, a by-law of The City of Winnipeg to widen the northeast corner of Pandora Avenue and Day Street. File DAO 8/96

By-law No. 8015/2002, a by-law of The City of Winnipeg to close Gateside Street north of Murray Avenue. File DAC 18/98

By-law No. 8016/2002, a by-law of The City of Winnipeg to close part of the public lane south of Clarence Avenue and west of Marshall Bay. File DAC 8/2000

By-law No. 8017/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14 (32) (Vol. 2)

By-law No. 8018/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

Standing Policy Committee on Property and Development - Consideration of By-laws (continued)

By-law No. 8019/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8020/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8021/2002, a by-law of The City of Winnipeg to close Gablehurst Crescent, Julia Road and part of the public lane north of John Forsyth Road and east of Ashworth Street. File DAC 21/2001

By-law No. 8022/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Breckenridge Close, Setterington Bay and St. Albans Road in the Assiniboia Community. File DASZ 17/2001

By-law No. 8023/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located north of John Forsyth Road and Aldgate Road between Everden Road and St. Anne's Road in the Riel Community. File DASZ 26/2001

By-law No. 8024/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on Bloomer Crescent between Laxdal and Elmhurst Roads in the Assiniboia Community. File DASZ 29/2001

By-law No. 8029/2002, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the west side of St. Anne's Road, south of Fermor Avenue in the Riel Community. File DAZ 201/2002

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

QUESTION PERIOD

399 - In reference to the Building Communities Program, Councillor Steek questioned what the official mechanism was for the communities involved in the program to request an increase in the amount allocated for residential improvement.

Councillor Vandal advised that the six neighbourhoods chosen for Building Communities would each be assigned a community facilitator to work with to develop a community based plan for their neighbourhood. He added that if the community determined through the planning process that they would like a greater amount of money to be spent on housing then they would submit that recommendation with their plan for subsequent review by the policy committee.