Agenda - Executive Policy Committee - January 19, 2005

Report - Standing Policy Committee on Property and Development - January 10, 2005

Item No. 13 Acquisition by Tax Sale and Declaration as Surplus - One Commercial, Eleven Residential Vacant Lots, and Two Residential Dwellings
File FL-2.4

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submits the following to Council:

1. That subject to no civic need being identified for the subject properties or any portion thereof, the lands described in the report from the Director of Planning, Property and Development dated December 22, 2004, be declared surplus to the City's needs and made available for sale.

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

Agenda - Executive Policy Committee - January 19, 2005

Report - Standing Policy Committee on Property and Development - January 10, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2005, the Standing Policy Committee on Property and Development submitted to the Executive Policy Committee and Council that, subject to no civic need being identified for the subject properties or any portion thereof, Council declare the lands described in the report from the Director of Planning, Property and Development dated December 22, 2004, surplus to the City's needs and made available for sale.

STANDING COMMITTEE DECISION:

On January 10, 2005, the Standing Policy Committee on Property and Development received the administrative report as information.

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Re: Acquisition by Tax Sale and Declaration of Surplus - One Commercial, Eleven Residential Vacant Lots, and Two Residential Dwellings
Assiniboia Community
Charleswood-Tuxedo Ward
City Centre Community
Daniel McIntyre and Fort Rouge-East Fort Garry Wards
Lord Selkirk-West Kildonan Community
Point Douglas and Mynarski Wards

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

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

Report date: December 22, 2004

Recommendation(s):

1. That the Standing Policy Committee on Property and Development be informed that the subject properties described herein have been acquired through the tax sale process.
2. That, subject to no civic need being identified for the subject properties or any portion thereof, Council declare the lands described herein to be surplus to the City's needs and made available for sale.

REPORT SUMMARY

Key Issues:

- Fourteen properties have been acquired through the tax sale process. Completion of these tax sale acquisitions will result in an expenditure from the Land Operating Reserve in the estimated amount of $265,984.95.

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):

- There are no environmental implications associated with Property No.1 to 13. An assessment of Property No. 14 by a private environmental consultant has identified impacts by contaminants, but at concentrations within the governmental (CCME) guidelines for commercial sites.

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):

- An expenditure of $251,984.95 has already been incurred. In addition, demolition costs estimated at $14,000.00 are anticipated. These amounts will be charged to the Land Operating Reserve.

REASON FOR THE REPORT:

The Planning, Property and Development Department is required to report to the Standing Policy Committee on Property and Development on properties acquired by tax sale. Properties acquired by tax sale within the boundaries of the Downtown Winnipeg Zoning By-law 4800/88, however, are reported to the Standing Policy Committee on Downtown Development.

Council shall declare land surplus to the City's needs before they may be marketed for sale.

HISTORY:

Fourteen Properties have been acquired through completion of the tax sale process.

Particulars of the subject properties are as follows:

Property No. 1

File No. 32/7525

Certificate of Title No. 2046953 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 107/169.

Location:	500 Arlington Street, between St. Matthews and Ellice Avenues as shown on the attached Misc. Plan No. 12367
Legal description:	Lot 69, Block 3, Plan 775
Assessment:	$9,100.00
Zoning:	R2-T, Residential
Site size:	7.62 m x 45.005 m = +/-342.9 m2 (25 ft x 147.65 ft = +/-3,691 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in February 2002.

The former owner, Anish Kumar Vij, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $10,540.58.

Property No. 2

File No. 32/7524

Certificate of Title No. 2046909 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 107/151.

Location:	72 Langside Street, between Cornish and Westminster Avenues as shown on the attached Misc. Plan No. 12360
Legal description:	Lot 18, Plan 34200
Assessment:	$5,550.00
Zoning:	R2-T, Residential
Site size:	10.058 m x 30.175 m = +/-303.5 m2 (33 ft x 99 ft = +/-3,267 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in February 2000.

The former owner, 3910024 Manitoba Ltd., showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $18,567.06.

Property No. 3

File No. 32/7523

Certificates of Title No. 2047145 & 2047158 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 107/191.

Location: Northwest corner of St. Matthews Avenue and Agnes Street as shown on the attached Misc. Plan No. 12368
Legal description: Lot 176-177, Plan 4076
Assessment: $17,200.00
Zoning: R2-T, Residential
Site size: 24.232 m x 33.565 m = +/-813.3 m2
(79.50 ft x 110.12 ft = +/-8,755 sq ft)
Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in March 2000.

The former owners, Nick & Helen Boutroucas, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $23,333.02.

Property No. 4

File No. 32/7521

Certificate of Title No. 2047032 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 107/293.

Location: 301 Burrows Avenue, between Charles and Aikins Streets as shown on the attached Misc. Plan No. 12358
Legal description: Lot 800, Plan 28
Assessment: $4,950.00
Zoning: R2-T, Residential
Site size: 10.058 m x 30.175 m = +/-303.5 m2
(33 ft x 99 ft = +/-3,267 sq ft)
Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in May 2002.

The former owner, M. J. Dominion Banknote Inc., showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $10,471.28.

Property No. 5

File No. 32/7520

Certificate of Title No. 2047039 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 107/313.

Location: 452 Mountain Avenue, between Powers and Salter Streets as shown on the attached Misc. Plan No. 12357
Legal description: Lot 12, Block 1, Plan 949
Assessment: $11,600.00
Zoning: R2, Residential

Site size: 9.144 m x 45.405 m = +/-415.2 m2
(30 ft x 148.967 ft = +/-4,469 sq ft)
Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in January 2001.

The former owner, Tony Natyna, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $18,710.18.

Property No. 6

File No. 32/7522

Certificate of Title No. 2047018 for the subject property issued in the name of the City of Winnipeg on October 18, 2004, pursuant to Tax Sale No. 107/241.

Location: 140 Syndicate Street, between Rover and Sutherland Avenues as shown on the attached Misc. Plan No. 12359
Legal description: Lot 19, Plan 107
Assessment: $5,650.00
Zoning: R2, Residential
Site size: 10.058 m x 30.175 m = +/-303.5 m2
(33 ft x 99 ft = +/-3,267 sq ft)
Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in May 2002.

The former owners, John & Freda Munroe, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $8,996.24.

Property No. 7

File No. 4860

Certificate of Title No. 2049521 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/8.

Location: Vacant land east side Dieppe Road and south side of Eldridge Avenue as shown on the attached Misc. Plan No. 12346
Legal description: Lot 1A, Plan 20427
Assessment: $14,000.00
Zoning: R1-20, Residential
Site size: 10.058 m x 29.255 m = +/-294.2 m2
(33 ft x 95.98 ft = +/-3,167 sq ft)
Property Description: The subject property is a vacant parcel located at the south end of the Dieppe Road.

The former owner, Richard William, Junior, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $2,934.49.

Property No. 8

File No. 32/7527

Certificate of Title No. 2051150 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/205.

Location:	568 Langside Street, between Sargent and Ellice Avenues as shown on the attached Misc. Plan No. 12396
Legal description:	Lot 62, Block 2, Plan 325
Assessment:	$4,950.00
Zoning:	R2-T, Residential
Site size:	7.62 m x 27.386 m = +/-208.7 m2 (25 ft x 89.85 ft = +/-2,246 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in August 1999.

The former owners, Nirbhai & Gurdial Khosa, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $12,415.20.

Property No. 9

File No. 5975/J 1

Certificate of Title No. 2050987 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/308.

Location:	471 Boyd Avenue, between Andrews and Powers Streets as shown on the attached Misc. Plan No. 12394
Legal description:	Lot 19, Block 12, Plan 437
Assessment:	$13,100.00
Zoning:	R2, Residential
Site size:	10.058 m x 27.798 m = +/-280 m2 (33 ft x 91.20 ft = +/-3010 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in December 2002.

The former owner, Marcia Alice Mary Levine, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $12,672.76.

Property No. 10

File No. 5975/J 2

Certificate of Title No. 2050975 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/309.

Location:	475 Boyd Avenue, between Andrews and Powers Streets as shown on the attached Misc. Plan No. 12395
Legal description:	Lot 20, Block 12, Plan 437
Assessment:	$13,100.00
Zoning:	R2, Residential
Site size:	10.058 m x 27.798 m = +/-280 m2 (33 ft x 91.20 ft = +/-3010 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in June 2002.

The former owner, Stanislaw Okon, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $11,166.39.

Property No. 11

File No. 32/7526

Certificate of Title No. 2051192 for the subject property issued in the name of the City of Winnipeg on November 02, 2004, pursuant to Tax Sale No. 107/253.

Location:	129 Powers Street, between Flora and Selkirk Avenues as shown on the attached Misc. Plan No. 12397
Legal description:	Lot 44, Plan 31595
Assessment:	$4,950.00
Zoning:	R2-T, Residential
Site size:	10.973 m x 15.088 m = +/-165.6 m2 (36 ft x 49.50 ft = +/-1,782 sq ft)

Property Description: The subject property is a vacant lot. A dwelling, which existed on this property, was demolished by the City in November 1998.

The former owner, Sheldon Brent Beasley, showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $1,871.52.

Property No. 12

File No. 32/7531

Certificate of Title No.2051179 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/261.

Location:	818 Dufferin Avenue, between Arlington and Sinclair Streets as shown on the attached Misc. Plan No. 12402
Legal description:	Lot 20, Plan 31475
Assessment:	$23,300.00
Zoning:	R2-T, Residential
Site size:	7.544 m x 45.278 m = +/-341.6 m2 (24.75 ft x 148.55 ft) = =/-3,677 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, two-storey residential building built in 1909, comprising 1280 sq. ft. on a full basement, and in poor condition.

The former owner, Dale Allan Dolynchuk, could not redeem this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $8,586.55. The estimated cost of demolition is $7,000.00.

Property No. 13

File No. 32/7532

Certificate of Title No.2050945 for the subject property issued in the name of the City of Winnipeg on November 01, 2004, pursuant to Tax Sale No. 107/306.

Location:	393 Redwood Avenue, between Aikins and Salter Streets as shown on the attached Misc. Plan No. 12401
Legal description:	Lot 31, Block 5, Plan 437
Assessment:	$29,600.00
Zoning:	R2, Residential
Site size:	10.058 m x 27.848 m = +/-280.1 m2 (33 ft x 91.36 ft) = =/-3,015 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, two-storey residential building built in 1907, comprising 1465 sq. ft. on a full basement, and in poor condition.

The former owners, Paul J. and Debra E. Markus, did not redeem this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $7,658.32. The estimated cost of demolition is $7,000.00.

Property No. 14

File No. 32/7283

Certificate of Title No. 2046908 for the subject property issued in the name of the City of Winnipeg on October 12, 2004, pursuant to Tax Sale No. 104/242.

Location:	West side McPhillips Street, South of Pacific Avenue as shown on the attached Misc. Plan No. 11298
Legal description:	Lot 7, Plan 31693

Assessment: $166,000.00
Zoning: M3, Industrial
Site size: Irregular shape: 5,181.4 m2 (55,772.3 sq. ft.)
Property Description: The subject property is a vacant lot. There are remnants of previous building foundation including a concrete pad, 2 bollards, and a mound of debris. A railway spur line allegedly remains at the site buried under fill material. Centra Gas also identified an abandoned, potentially pressurized gas line crossing the property.

An assessment of this property by a private environmental consultant has identified impacts by contaminants, but at concentrations within the governmental (CCME) guidelines for commercial sites.

The former owner, International Warehousing & Truck Terminals Ltd., showed no interest in redeeming this property from tax sale. The costs incurred to date by the City pursuant to the tax sale process are in the amount of $104,061.36.

DISCUSSION:

Notice of the property acquisitions will be circulated among various City Departments to identify any possible civic need. In the event that no civic need is identified (and in accordance with current practice), notice of these property acquisitions will be given to the Winnipeg Housing and Homelessness Initiative to determine whether any of these properties can be used in conjunction with that Program.

In the event these properties are of no interest to the Winnipeg Housing and Homelessness Initiative, they will be available for purchase by the general public. These properties, except for Property No. 14, are not considered highly marketable and, therefore, it is likely that the costs incurred by the Land Operating Reserve Account will not be recoverable.

Financial Impact Statement — Date: December 16, 2004

Project Name: — **First Year of Program** 2004

Report on Tax Sale Acquisition of Six Residential Vacant Lots and One Commercial Vacant Land.

	2004	2005	2006	2007	2008
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 265,985	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 265,985	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	265,985	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Costs in the amount of $251,984.95 have been incurred. In addition, demolition costs estimated at $14,000.00 are anticipated. These costs will be charged to the Land Operation Revenue.

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

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

No consultation was required.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Tan Nguyen
PPD File #: 32/7525, 32/7524, 32/7523, 32/7521, 32/7520, 32/7522, 32/7283, 4860, 32/7527, 5975/J1, 5975/J2, 32/7526, 32/7531, 32/7532

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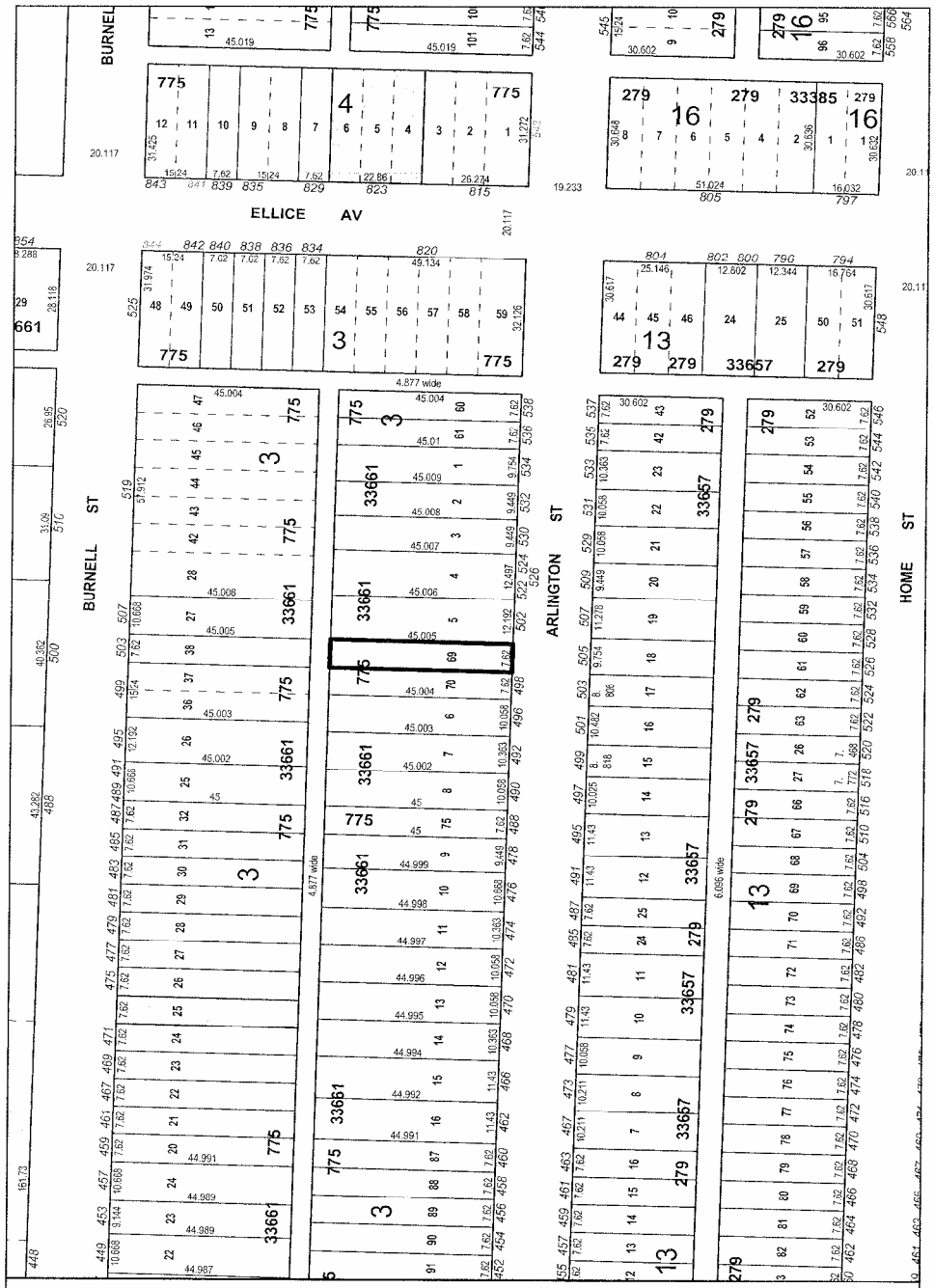
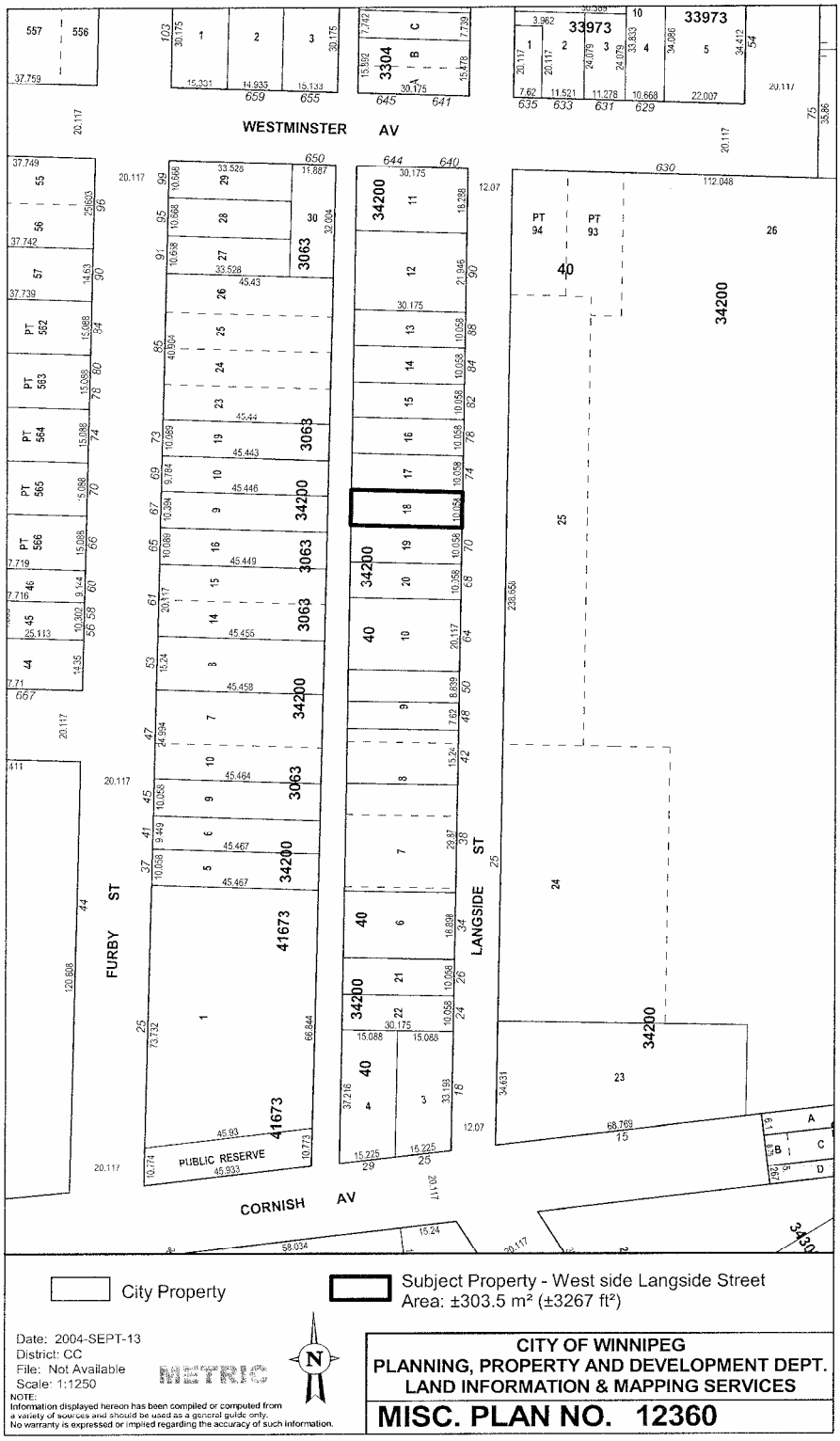

BURNELL ST
ELLICE AV
ARLINGTON ST
HOME ST
City Property
Subject Property - West side Arlington Street, Lot 69, Block 3, Plan 775
Area: ±342.9 m² (±3691 ft²)
Date: 2004-SEPT-27
District: CC
File: Not Available
Scale: 1:1250
METRIC
NOTE:
Information displayed hereon has been compiled or computed from a 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. 12367


WESTMINSTER AV
FURBY ST
LANGSIDE ST
CORNISH AV
PUBLIC RESERVE
City Property
Subject Property - West side Langside Street
Area: ±303.5 m² (±3267 ft²)
Date: 2004-SEPT-13
District: CC
File: Not Available
Scale: 1:1250
NOTE:
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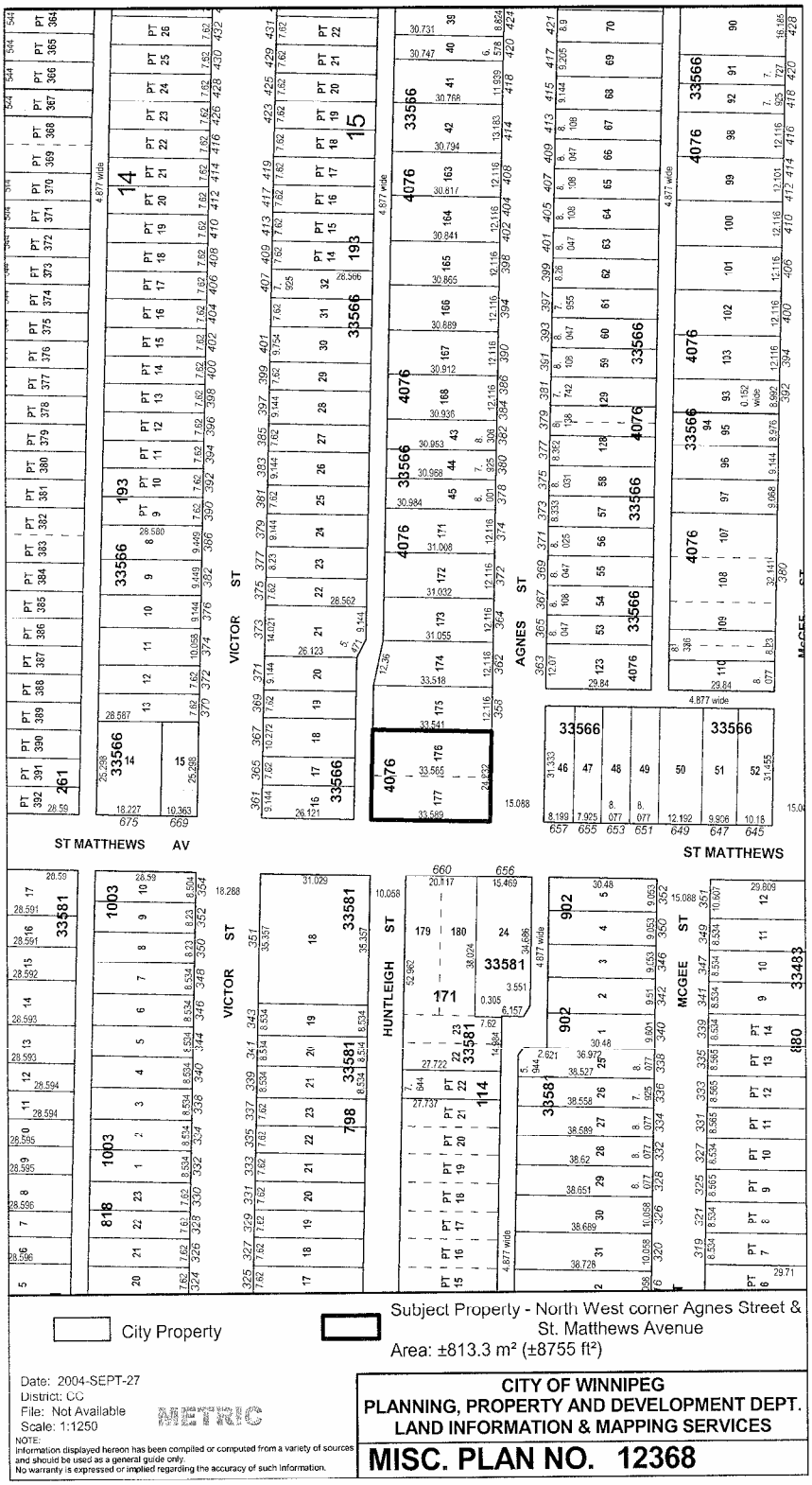
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12360


ST MATTHEWS AV
VICTOR ST
AGNES ST
ST MATTHEWS
HUNTLEIGH ST
MCGEE ST
City Property
Subject Property - North West corner Agnes Street & St. Matthews Avenue
Area: ±813.3 m² (±8755 ft²)
Date: 2004-SEPT-27
District: CC
File: Not Available
Scale: 1:1250
METRIC
NOTE:
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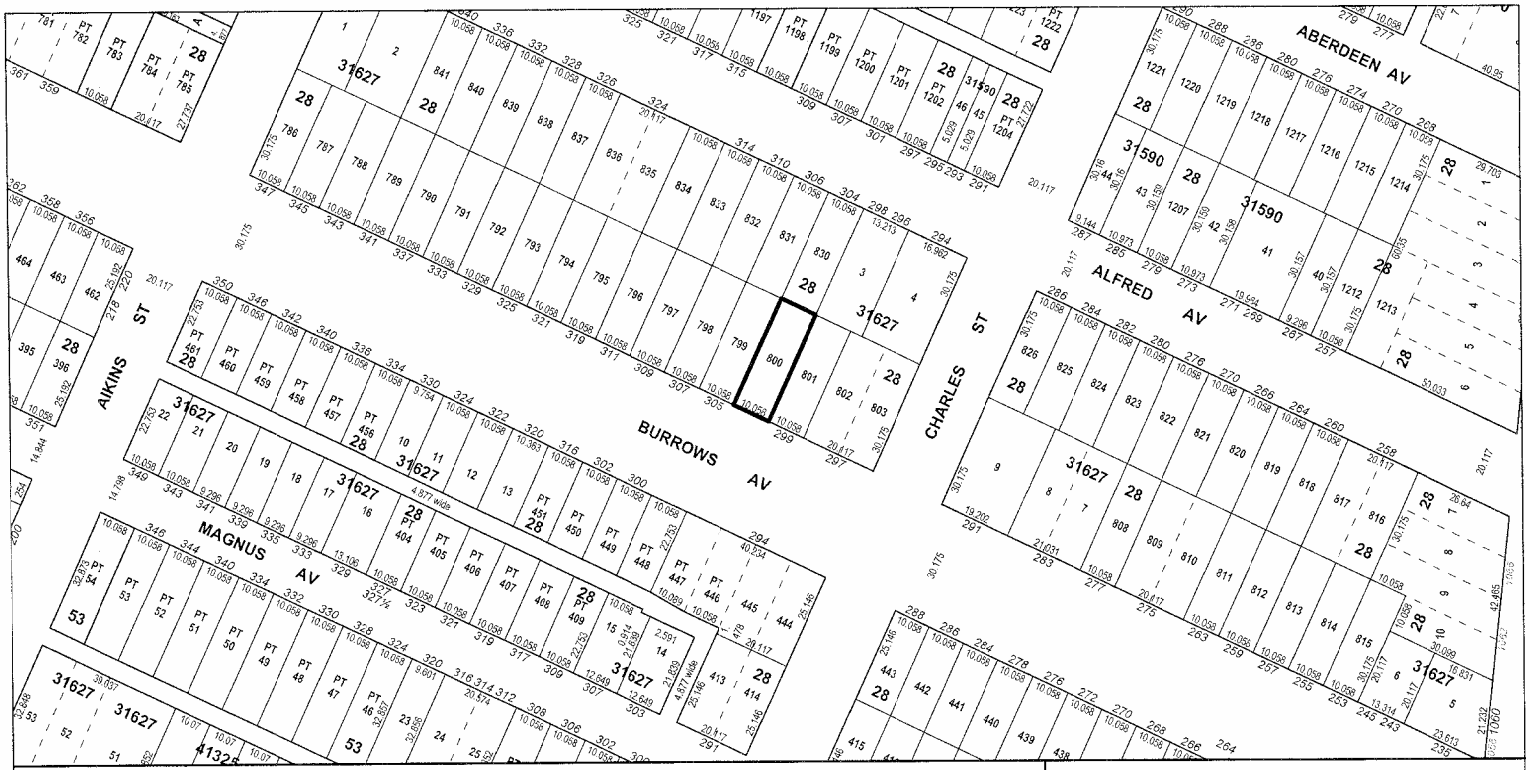
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12368



Date: 2004-SEPT-13
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
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City Property

Subject Property - North side Burrows Avenue
Area: ±303.5 m² (±3267 ft²)

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

MISC. PLAN NO. 12358



Date: 2004-SEPT-13
District: LSWK
File: Not Available
Scale: 1:1250
METRIC

NOTE:
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City Property

Subject Property - South side Mountain Avenue
Area: ±415.2 m² (±4469 ft²)

N

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

MISC. PLAN NO. 12357


MCFARLANE ST N
SYNDICATE ST
STEPHENS ST
ROVER AV
SUTHERLAND AV
POINT DOUGLAS AV
INST 399195
City Property
Subject Property - West side Syndicate Street
Area: ±303.5 m² (±3267 ft²)
Date: 2004-SEPT-13
District: LSWK
File: Not Available
Scale: 1:1250
METRIC
NOTE:
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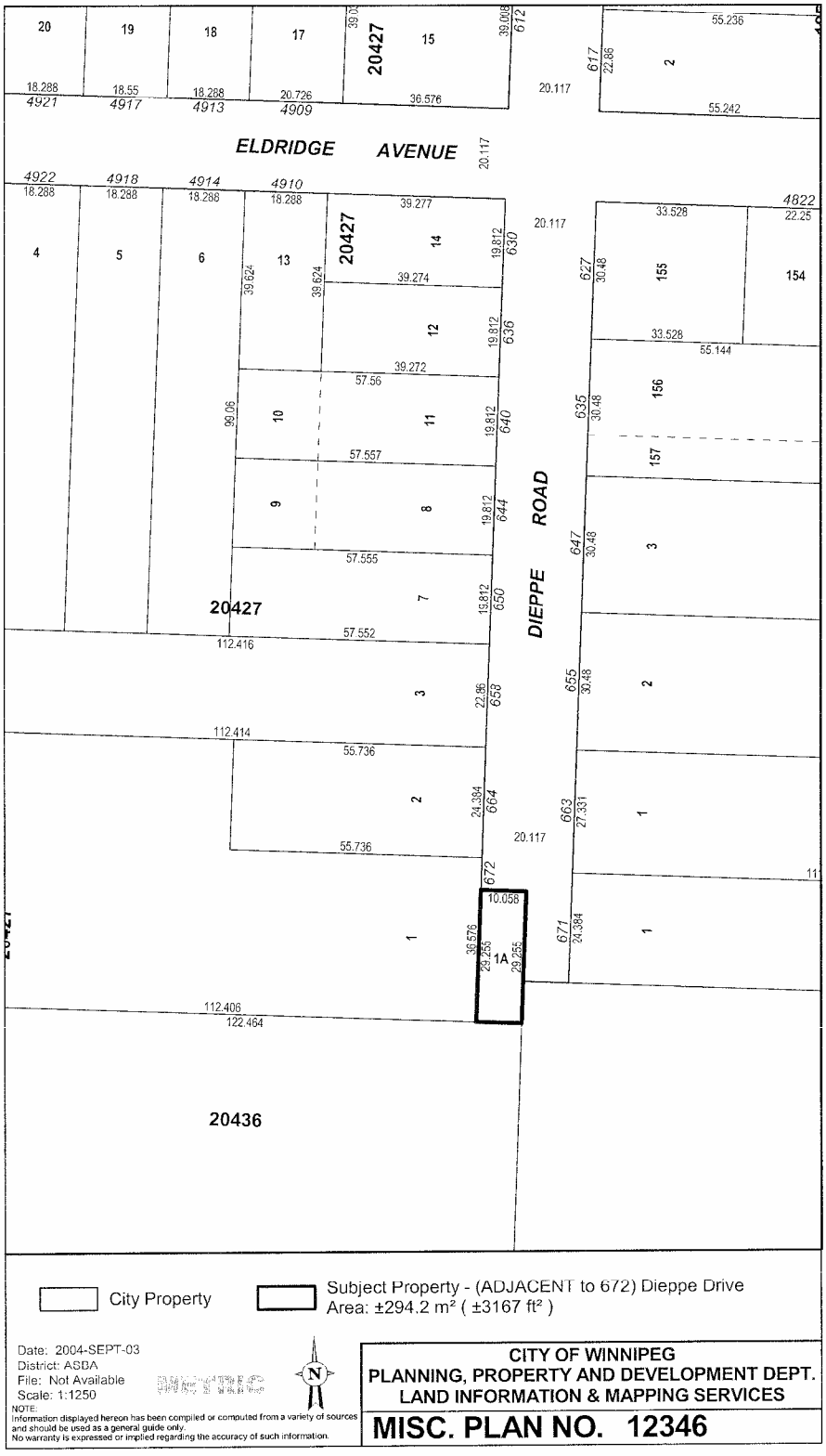
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12359


ELDRIDGE AVENUE
DIEPPE ROAD
20427
20436
City Property
Subject Property - (ADJACENT to 672) Dieppe Drive
Area: ±294.2 m² (±3167 ft²)
Date: 2004-SEPT-03
District: ASBA
File: Not Available
Scale: 1:1250
NOTE:
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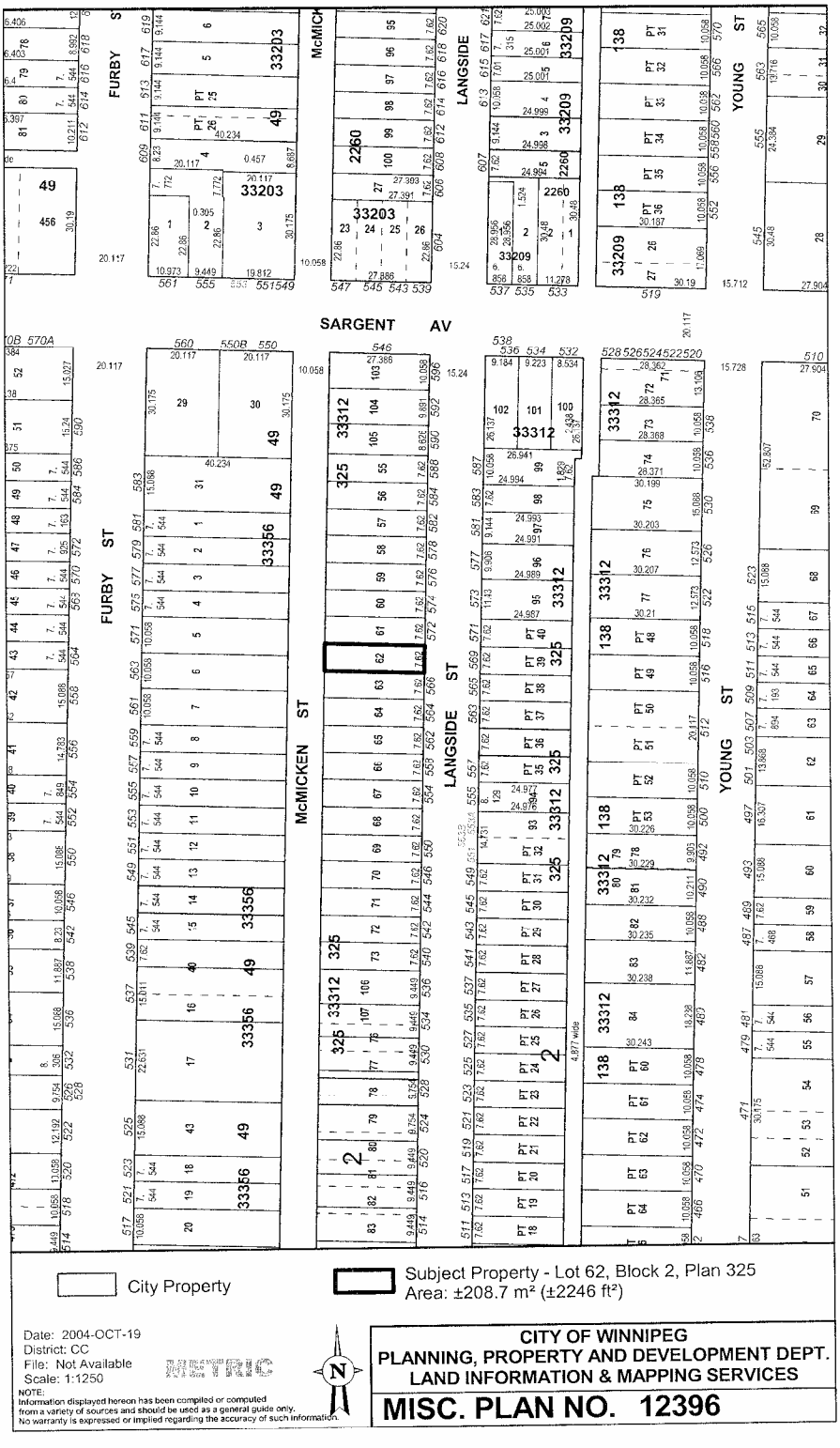
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12346


FURBY ST
McMICKEN ST
LANGSIDE ST
YOUNG ST
SARGENT AV
City Property
Subject Property - Lot 62, Block 2, Plan 325
Area: ±208.7 m² (±2246 ft²)
Date: 2004-OCT-19
District: CC
File: Not Available
Scale: 1:1250
NOTE:
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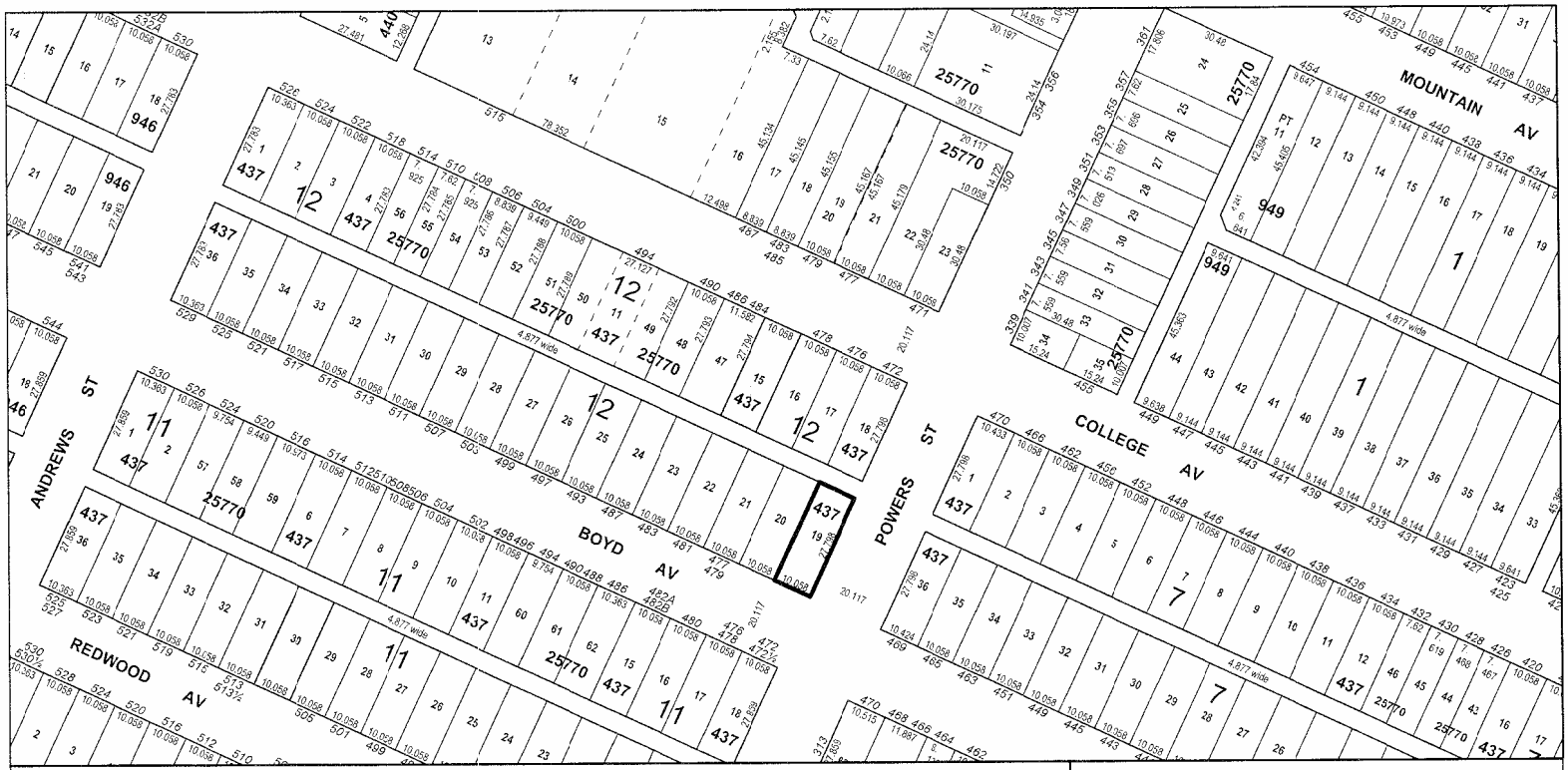
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12396



Date: 2004-OCT-19
District: LSWK
File: Not Available
Scale: 1:1250

NOTE:
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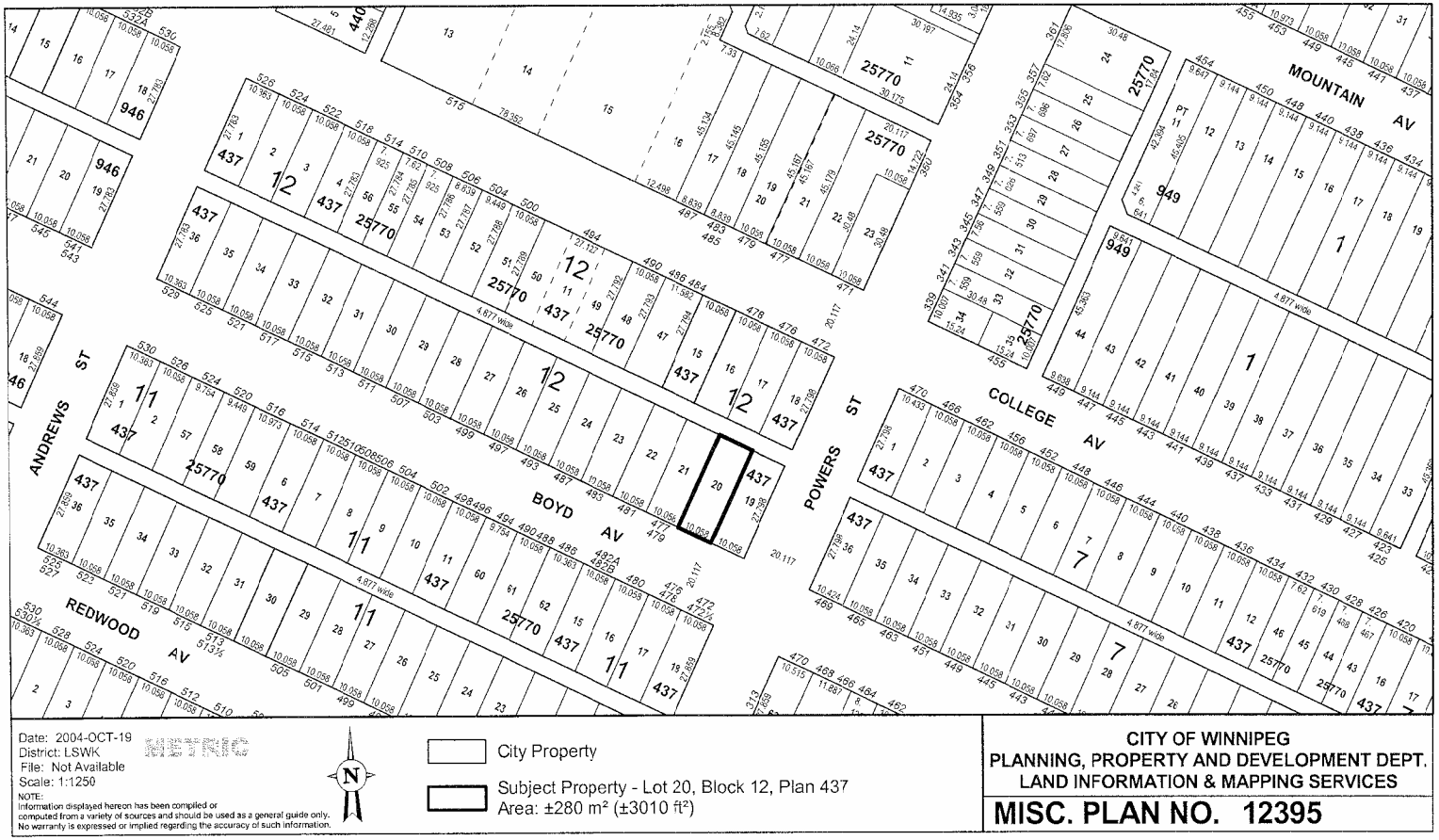
City Property

Subject Property - Lot 19, Block 12, Plan 437
Area: ±280 m² (±3010 ft²)

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

MISC. PLAN NO. 12394


ANDREWS ST
POWERS ST
BOYD AV
REDWOOD AV
COLLEGE AV
MOUNTAIN AV
4.877 wide
25770
437
946
949
Date: 2004-OCT-19
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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City Property
Subject Property - Lot 20, Block 12, Plan 437
Area: ±280 m² (±3010 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12395



Date: 2004-OCT-19
District: LSW<
File: Not Available
Scale: 1:1250

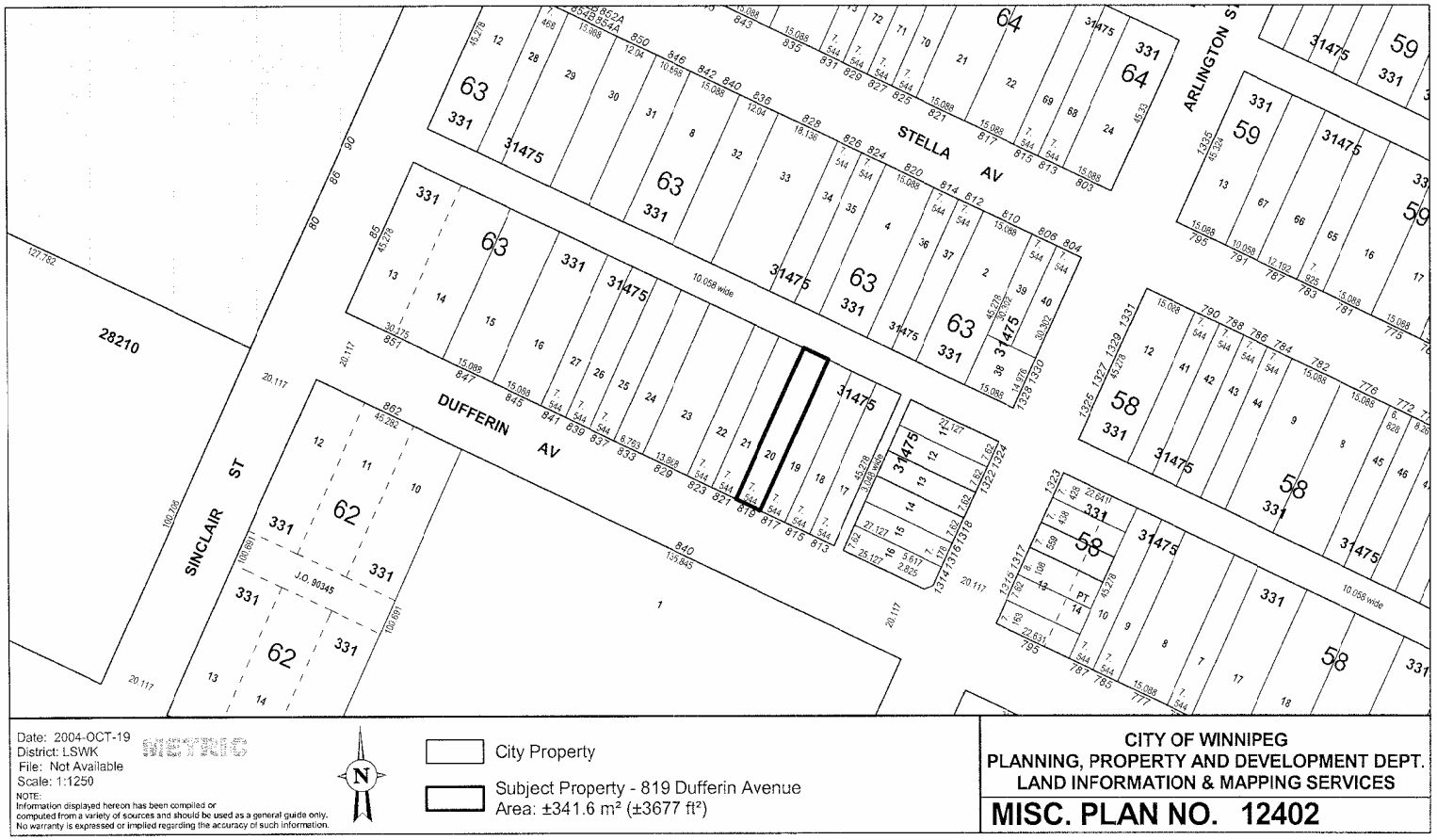
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

City Property

Subject Property - Lot 44, Plan 31595
Area: ±165.6 m² (±1782 ft²)

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

MISC. PLAN NO. 12397


STELLA AV
DUFFERIN AV
SINCLAIR ST
ARLINGTON S
10.058 wide
J.O. 90345
28210
Date: 2004-OCT-19
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 - 819 Dufferin Avenue
Area: ±341.6 m² (±3677 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12402

5200



Date: 2004-DEC-08
District: LSWK
File: 32/7532
Scale: 1:1250

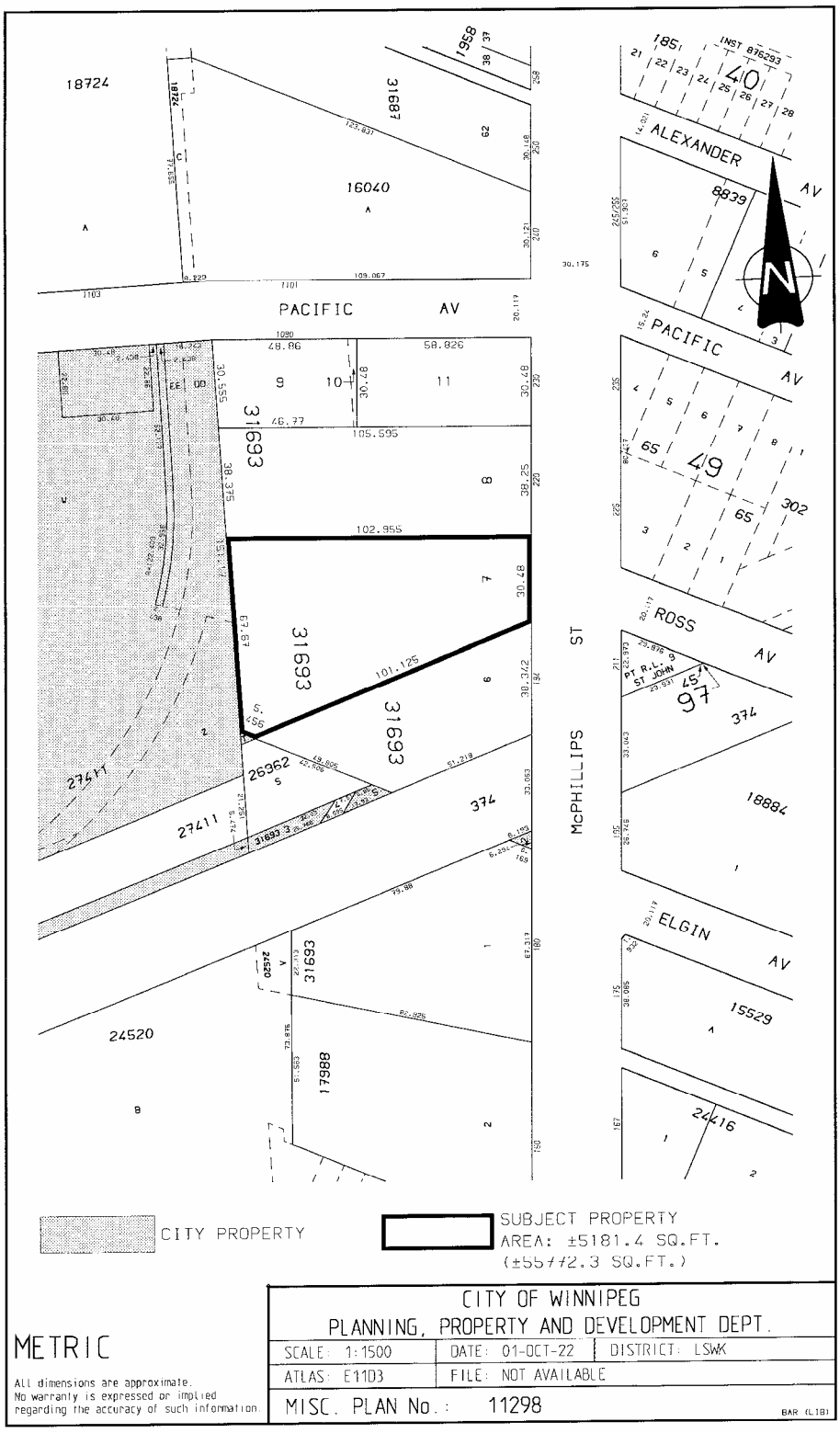
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.

City Property

Subject Property - 393 Redwood Avenue
Area: ±280.1 m² (±3015 ft²)

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

MISC. PLAN NO. 12401



CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1500	DATE: 01-OCT-22	DISTRICT: LSWK
ATLAS: E11D3	FILE: NOT AVAILABLE	
MISC. PLAN No.: 11298		BAR (L1B)

METRIC

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