Minute No. 196
Report - Standing Policy Committee on Property and Development – February 1, 2005

Item No. 18 **Tax Sale Acquisition and Declaration as Surplus - Thirteen Residential Vacant Lots and Three Residential Properties with Vacant Buildings**
File FL-2.4

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the following properties described in the report from the Director of Planning, Property and Development dated January 21, 2005, and acquired through the tax sale process, be declared surplus to the City's requirements (and made available for sale) subject to no civic need being identified, namely:

   A. 341 Kensington Street
   B. 559 Windsor Avenue
   C. 763 Toronto Street
   D. 577 Pacific Avenue
   E. 512 Aberdeen Avenue
   F. 530 Flora Avenue
   G. 717 Pritchard Avenue
   H. 365 Redwood Avenue
   I. 569 Mountain Avenue
   J. 385 Andrews Street
   K. 79 Granville Street
   L. 129 Polson Avenue
   M. 483 Young Street
   N. 401 Aberdeen Avenue
   O. 825 Stella Avenue
   P. 379 William Avenue

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

Minutes - Executive Policy Committee – February 16, 2005

Report - Standing Policy Committee on Property and Development – February 1, 2005

DECISION MAKING HISTORY:

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

Carried

STANDING COMMITTEE RECOMMENDATION:

On February 1, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Report on the Tax Sale Acquisition of Thirteen Residential Vacant Lots and Three Residential Properties with Vacant Buildings
Assiniboia Community
St. James-Brooklands Ward
East Kildonan-Transcona Community
Elmwood-East Kildonan Ward
City Centre Community
Daniel McIntyre Ward
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: January 21, 2005

Recommendation(s):

1. That the subject properties described herein and acquired through the tax sale process, be declared surplus to the City's requirements (and made available for sale) subject to no civic need being identified.

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

REPORT SUMMARY

Key Issues:

- Sixteen 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 currently determined amount of $174,341.58 plus estimated demolition costs at $21,000.00. Routinely, miscellaneous costs may possibly remain to be processed.

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 these recommendations.

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):

- A currently determined expenditure of $174,341.58 has already been incurred and estimated demolition costs of $21,000.00 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, and require Council to declare lands to be surplus to the City's needs before any such lands may be sold.

HISTORY:

Sixteen properties have been acquired through completion of the tax sale process.

Particulars of the subject properties are as follows:

Property No. 1
File No. 32/7543

Certificate of Title No. 2059228 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/62.

Location:	341 Kensington Street, north of Silver Avenue as shown on the attached Misc. Plan No. 12451
Legal description:	Lot 500, Plan 921
Assessment:	$15,000.00
Zoning:	R 1.5 A, Residential
Site size:	7.62 m x 30.499 m = +/-232.4 m2 (25 ft x 100.062 ft = +/-2,502 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in November 1999.

The former owners, Alexandre Lima & Ann Marie Borges, 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 $15,057.99.

Property No. 2
File No. 32/7544

Certificate of Title No. 2059330 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/345.

Location:	559 Windsor Avenue, east of Gateway Road as shown on the attached Misc. Plan No. 12452
Legal description:	Lot 19, Plan 779
Assessment:	$17,100.00
Zoning:	R 1-3, Residential
Site size:	9.144 m x 35.265 m = +/-322.5 m2 (30 ft x 115.70 ft = +/-3,471 sq ft)

Property Description: The subject property is a vacant lot.

The former owners, Jacob & Penny Renalda Wiebe, 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 $4,651.03.

Property No. 3
File No. 32/7553

Certificate of Title No. 2059241 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/182.

Location:	763 Toronto Street, between Wellington and Notre Dame Avenues as shown on the attached Misc. Plan No. 12453
Legal description:	Lot 8, Plan 32719
Assessment:	$22,400.00 (with previous building)
Zoning:	R 2-T, Residential
Site size:	7.544 m x 28.492 m = +/-214.9 m2 (24.75 ft x 93.48 ft = +/-2,314 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in August 2004.

The former owner, Noemi Bernarde Arias, 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 $13,240.29.

Property No. 4
File No. 32/7552

Certificate of Title No. 2059597 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/220.

Location:	577 Pacific Avenue, west of Isabel Street as shown on the attached Misc. Plan No. 12457
Legal description:	Lot 17, Plan 3655
Assessment:	$5,700.00
Zoning:	RML, Residential
Site size:	10.18 m x 23.88 m = +/-243.1 m2 (33.4 ft x 78.35 ft = +/-2,617 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in October 2002.

The former owners, Darryl George & Paula Marie Marsch, 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 $10,919.24.

Property No. 5
File No. 32/7549

Certificate of Title No. 2059725 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/298.

Location:	512 Aberdeen Avenue, between Andrews and Powers Streets as shown on the attached Misc. Plan No. 12447
Legal description:	Part Lot 1288, Plan 28
Assessment:	$5,550.00
Zoning:	R2, Residential
Site size:	10.058 m x 27.737 m = +/-279 m2 (33 ft x 91 ft = +/-3,003 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in March 2000.

The former owner, Halco Holdings Ltd. (President George Halma), 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 $19,307.55.

Property No. 6
File No. 32/7551

Certificate of Title No. 2059764 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/255.

Location:	530 Flora Avenue, south-east corner of Andrews Street and Flora Avenue as shown on the attached Misc. Plan No. 12450
Legal description:	Lot 12, Block 39, Plan 331
Assessment:	$7,200.00
Zoning:	R2-T, Residential
Site size:	15.088 m x 45.308 m = +/-683.6 m2 (49.50 ft x 148.646 ft = +/-7,358 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in June 2000.

The former owner, Stephan David Harry Barrett-Cramer, 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 $14,218.94.

Property No. 7
File No. 32/7550

Certificate of Title No. 2059550 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/284.

Location:	717 Pritchard Avenue, west of Parr Street as shown on the attached Misc. Plan No. 12446
Legal description:	Lot 718, Plan 3505
Assessment:	$5,750.00
Zoning:	R2-T, Residential
Site size:	10.074 m x 32.766 m = +/-330.1 m2 (33.05 ft x 107.5 ft = +/-3,553 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in January 1999.

The former owner, Gerry Roger Knobel, 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 $2,665.00.

Property No. 8
File No. 32/7548

Certificate of Title No. 2059226 for the subject property issued in the name of the City of Winnipeg on December 16, 2004, pursuant to Tax Sale No. 107/305.

Location:	365 Redwood Avenue, between Salter and Aikins Streets as shown on the attached Misc. Plan No. 12449
Legal description:	Lot 56, Plan 25540
Assessment:	$9,200.00
Zoning:	R2, Residential
Site size:	7.62 m x 27.846 m = +/-212.2 m2 (25 ft x 91.36 ft = +/-2,284 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in February 2003.

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 $11,077.82.

Property No. 9
File No. 32/7546

Certificate of Title No. 2059209 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/317.

Location:	569 Mountain Avenue, between Andrews and McGregor Streets as shown on the attached Misc. Plan No. 12448
Legal description:	Lot 13, Block 8, Plan 2832
Assessment:	$6,300.00
Zoning:	R2, Residential
Site size:	7.635 m x 37.236 m = +/-284.3 m2 (25.05 ft x 91.36 ft = +/-3,060 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in July 2001.

The former owner, Loran John Pages, 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 $10,782.32.

Property No. 10
File No. 32/7547

Certificate of Title No. 2059198 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/314.

Location:	385 Andrews Street, between Mountain and St. John's Avenues as shown on the attached Misc. Plan No. 12454
Legal description:	Lot 29, Block 1, Plan 2832
Assessment:	$12,200.00
Zoning:	R1-2.5, Residential
Site size:	7.94 m x 30.526 m = +/-242.4 m2 (26.05 ft x 100.15 ft = +/-2,609 sq ft)

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

The former owners, Gaston & Hortensia Fagerstrom, 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 $10,533.84.

Property No. 11
File No. 8311

Certificate of Title No. 2059267 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/249.

Location:	79 Granville Street, east of Euclid Avenue as shown on the attached Misc. Plan No. 12455
Legal description:	Lot 30, Plan 2951
Assessment:	$5,600.00
Zoning:	R2, Residential
Site size:	Irregular shape, +/-245.4 m2 (+/-2,642 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in August 2003.

The former owner, Kenneth Lavern Heinrichs, 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 $16,929.85.

Property No. 12
File No. 32/7545

Certificate of Title No. 2059269 for the subject property issued in the name of the City of Winnipeg on December 14, 2004, pursuant to Tax Sale No. 107/323.

Location:	129 Polson Avenue, west of St. Cross Street as shown on the attached Misc. Plan No. 12456
Legal description:	Part Lot 106, Plan 1435
Assessment:	$17,100.00
Zoning:	R2, Residential
Site size:	10.058 m x 28.133 m = +/-283 m2 (33 ft x 92.3 ft = +/-3,046 sq ft)

Property Description: The subject property is a vacant lot. A building, which existed on the property, was demolished by the City of Winnipeg in July 2000.

The former owner, Daniel Bill Wasyliw, 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 $7,058.59.

Property No. 13
File No. 32/7536

Certificate of Title No.2056450 for the subject property issued in the name of the City of Winnipeg on December 06, 2004, pursuant to Tax Sale No. 107/206.

Location:	483 Young Street, south of Sargent Avenue as shown on the attached Misc. Plan No. 12418
Legal description:	Lot 57, Plan 33312
Assessment:	$5,700.00
Zoning:	R2-T, Residential
Site size:	15.088 m x 27.904 m = 421 m2 (49.50 ft x 91.55 ft = +/-4,532 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 2000.

The former owner, 4128568 Manitoba Ltd. (President Robert Malcolm McCulloch), 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 $12,578.49.

Property No. 14

File No. 32/7554

Certificate of Title No.2060701 for the subject property issued in the name of the City of Winnipeg on December 21, 2004, pursuant to Tax Sale No. 107/300.

Location:	401 Aberdeen Avenue, between Aikins and Salter Streets as shown on the attached Misc. Plan No. 12423
Legal description:	Lot 20, Block 3, Plan 867
Assessment:	$17,800.00
Zoning:	R2, Residential
Site size:	7.62 m x 36.562 m = +/-278.6 m2 (25 ft x 119.95 ft) = =/-2,999 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, one-storey residential building built in 1911, comprising 601 sq. ft. on a full basement, and in poor condition.

The former owner, 3961533 Manitoba Ltd. (President Calvin Knispel), 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 $5,813.81. The estimated cost of demolition is $7,000.00.

Property No. 15

File No. 32/7555

Certificate of Title No.2060710 for the subject property issued in the name of the City of Winnipeg on December 21, 2004, pursuant to Tax Sale No. 107/263.

Location:	825 Stella Avenue, between Arlington and Sinclair Streets as shown on the attached Misc. Plan No. 12420
Legal description:	Lot 70, Plan 31475
Assessment:	$11,500.00
Zoning:	R2-T, Residential
Site size:	7.544 m x 45.33 m = +/-342 m2 (24.75 ft x 148.72 ft) = =/-3,681 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, two and half-storey residential building built in 1907, comprising 1804 sq. ft. on a full basement, and in poor condition.

The former owner, Helen Ayotte, 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 $8,589.85. The estimated cost of demolition is $7,000.00.

Property No. 16

File No. 32/7556

Certificate of Title No.2060716 for the subject property issued in the name of the City of Winnipeg on December 21, 2004, pursuant to Tax Sale No. 107/215.

Location:	379 William Avenue, between Ellen and Adelaide Streets as shown on the attached Misc. Plan No. 12441
Legal description:	Lot 39, Plan 32336
Assessment:	$25,050.00
Zoning:	R2, Residential
Site size:	12.04 m x 40.203 m = +/-484 m2 (39.50 ft x 131.89 ft) = =/-5,210 sq ft)
Property Description:	The subject property consists of a vacant, unheated, single detached, side by side, two and half-storey residential building built in 1899, comprising 3260 sq. ft. on a full basement, and in poor condition.

The former owner, Eugene Arthur Bonas, 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 $10,916.97. The estimated cost of demolition is $7,000.00.

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 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: January 19, 2005

Project Name: — **First Year of Program** 2005

Report on the Tax Sale Acquisition of Thirteen Residential Vacant Lots and Three Residential Properties with Vacant Buildings.

	2005	2006	2007	2008	2009
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	$ 195,342	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 195,342	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	195,342	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Currently determined costs in the amount of $ 174,342.00 have been incurred. In addition, estimated demolition costs of $21,000.00 are anticipated. These costs are to be charged to the Land Operating Reserve.

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

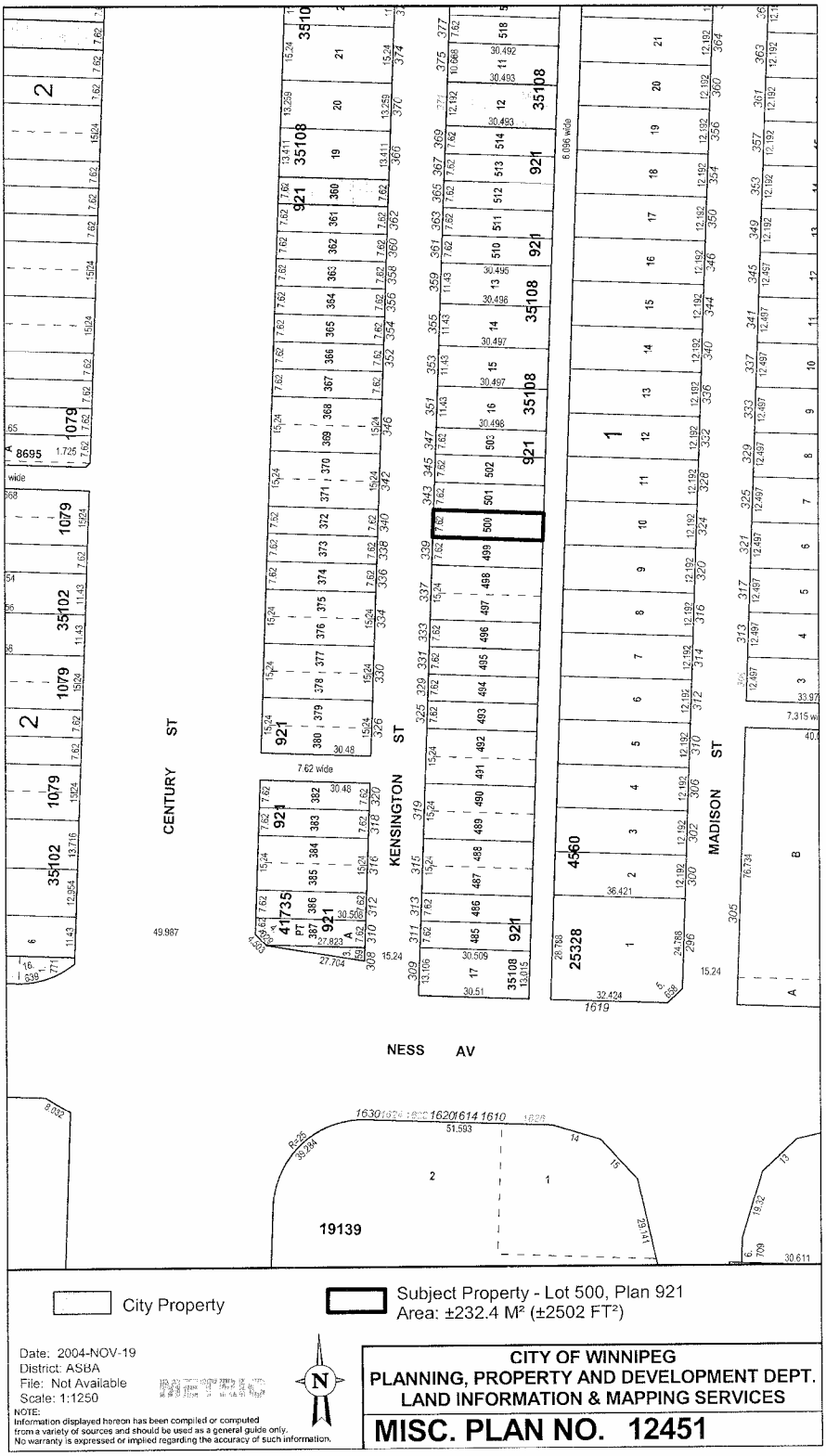
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

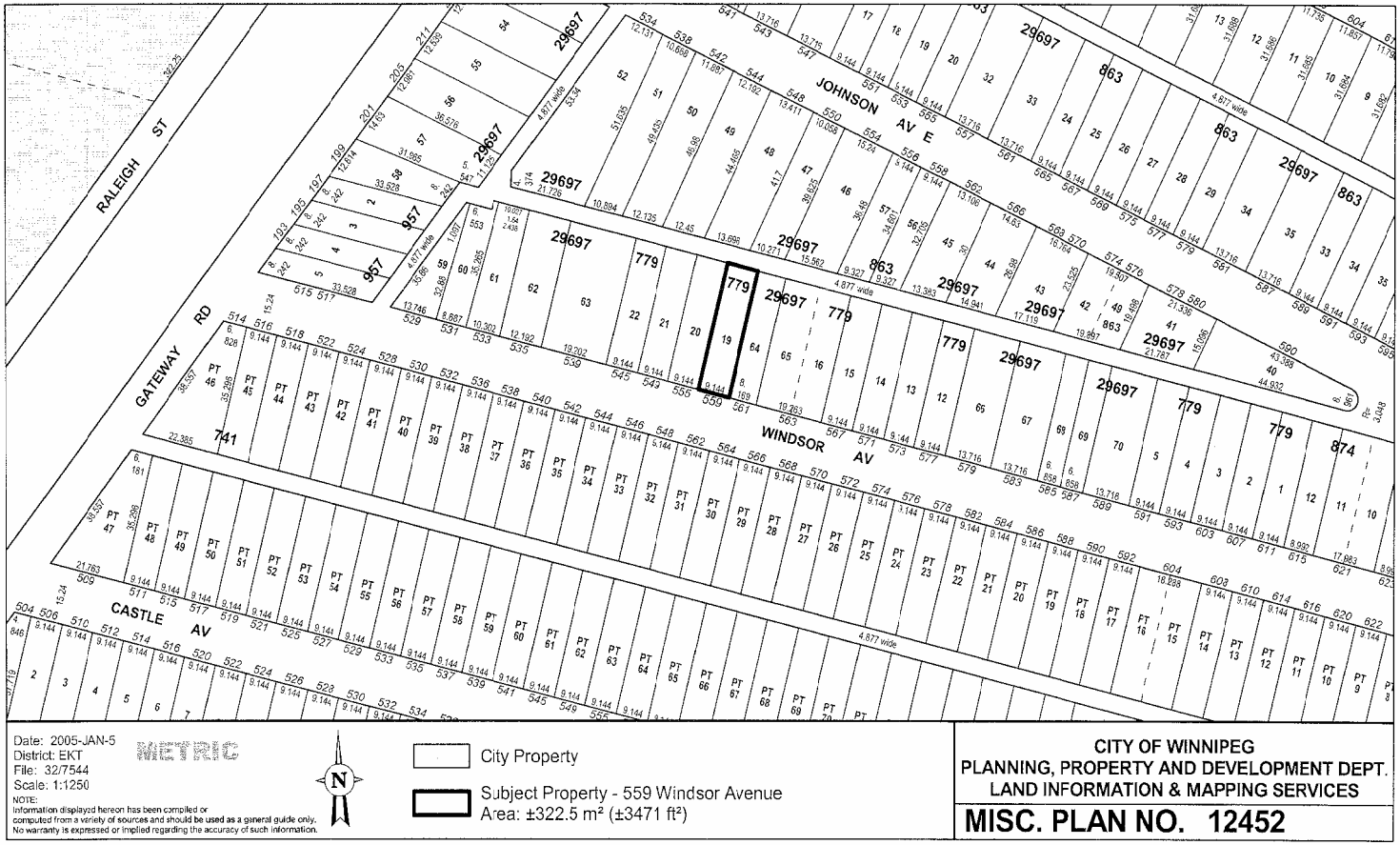
No consultation was required.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Tan Nguyen
PPD File #: 32/7543, 32/7544, 32/7553, 32/7552, 32/7549, 32/7551, 32/7550, 32/7548, 32/7546, 32/7547, 8311, 32/7545, 32/7536, 32/7554, 32/7555, 32/7556

Document name: o:\reports directive\real estate\acquisition(tn)tax sale 341 Kensington & 15


CENTURY ST
KENSINGTON ST
MADISON ST
NESS AV
City Property
Subject Property - Lot 500, Plan 921
Area: ±232.4 M² (±2502 FT²)
Date: 2004-NOV-19
District: ASBA
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 OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12451


RALEIGH ST
GATEWAY RD
JOHNSON AV E
WINDSOR AV
CASTLE AV
29697
779
863
957
741
874
Date: 2005-JAN-5
District: EKT
File: 32/7544
Scale: 1:1250
NOTE:
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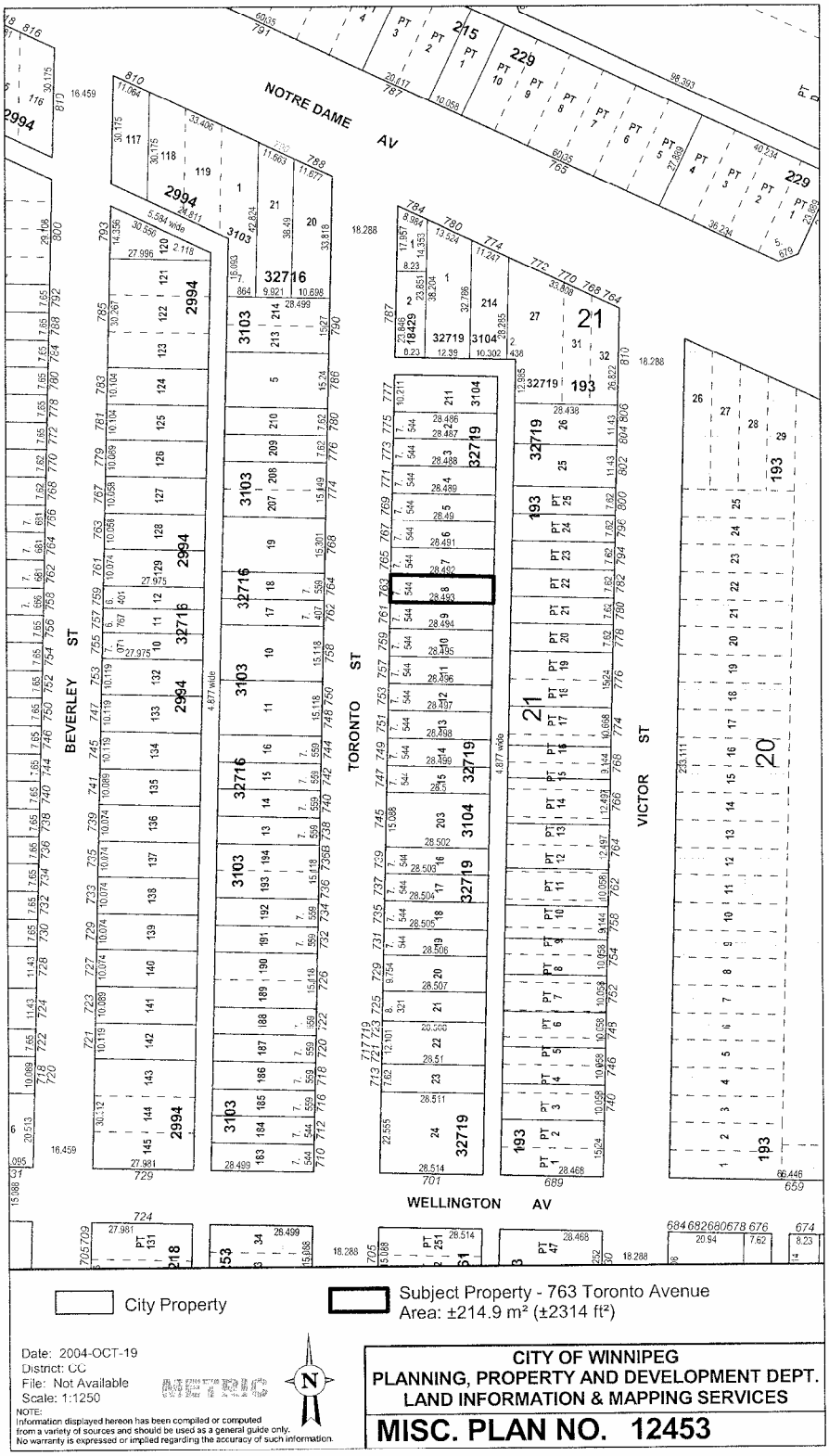
METRIC
N
City Property
Subject Property - 559 Windsor Avenue
Area: ±322.5 m² (±3471 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12452


NOTRE DAME AV
BEVERLEY ST
TORONTO ST
VICTOR ST
WELLINGTON AV
City Property
Subject Property - 763 Toronto Avenue
Area: ±214.9 m² (±2314 ft²)
Date: 2004-OCT-19
District: CC
File: Not Available
Scale: 1:1250
NOTE:
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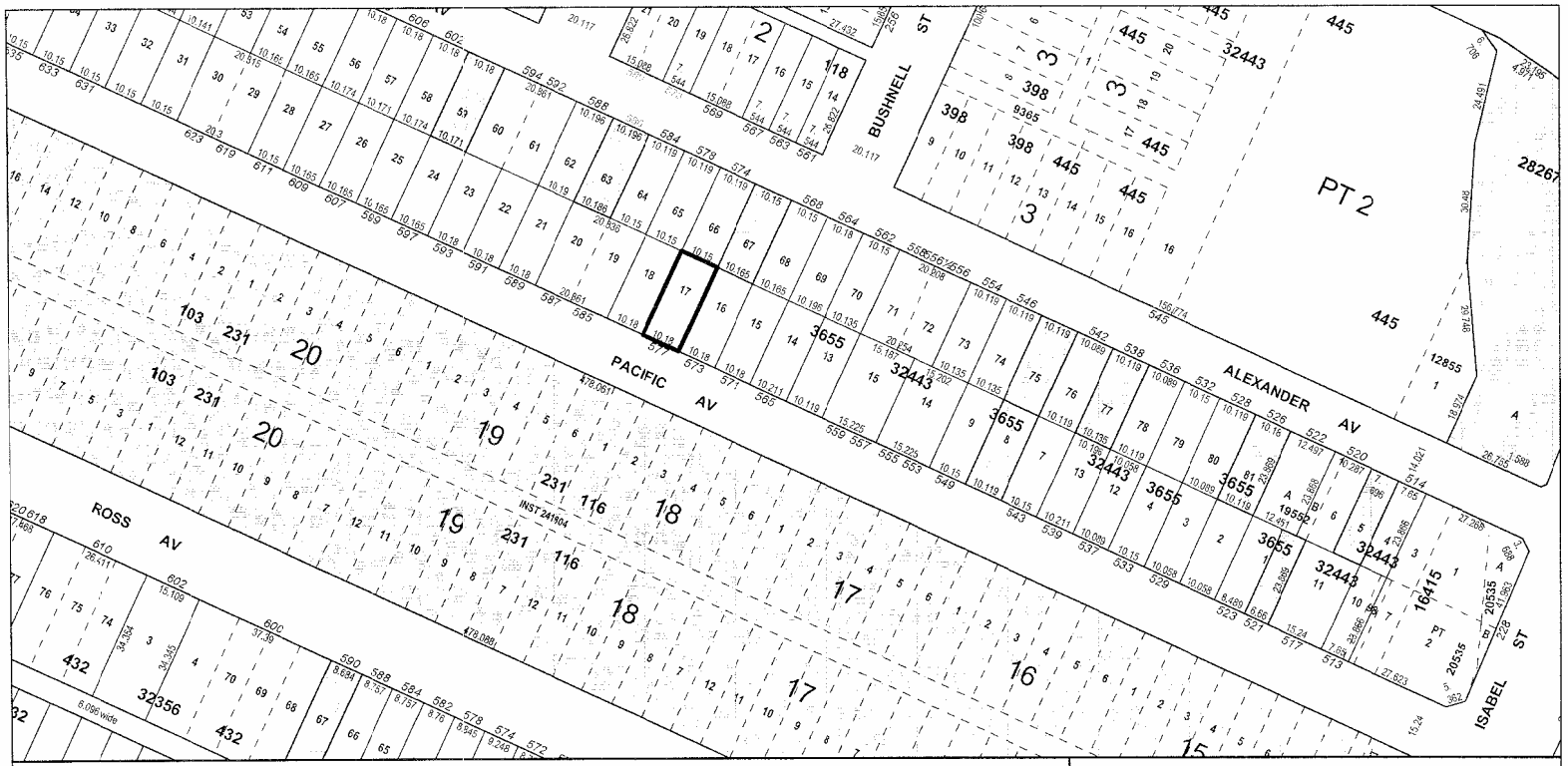
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12453


PACIFIC AV
ALEXANDER AV
ROSS AV
BUSHNELL ST
ISABEL ST
PT 2
INST 241904
Date: 2004-NOV-22
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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City Property
Subject Property - 577 Pacific Avenue
Area: ±243.1 m² (±2617 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12457

6231

6232


REDWOOD AV
ABERDEEN AV
ALFRED AV
ANDREWS ST
POWERS ST
4.877 wide
Date: 2004-NOV-18
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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N
City Property
Subject Property - Pt. Lot 1288, Plan 28
Area: ±279.0 m² (±3003 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12447



Date: 2004-NOV-19
District: LSWK
File: 32/7551
Scale: 1:1250

NOTE:
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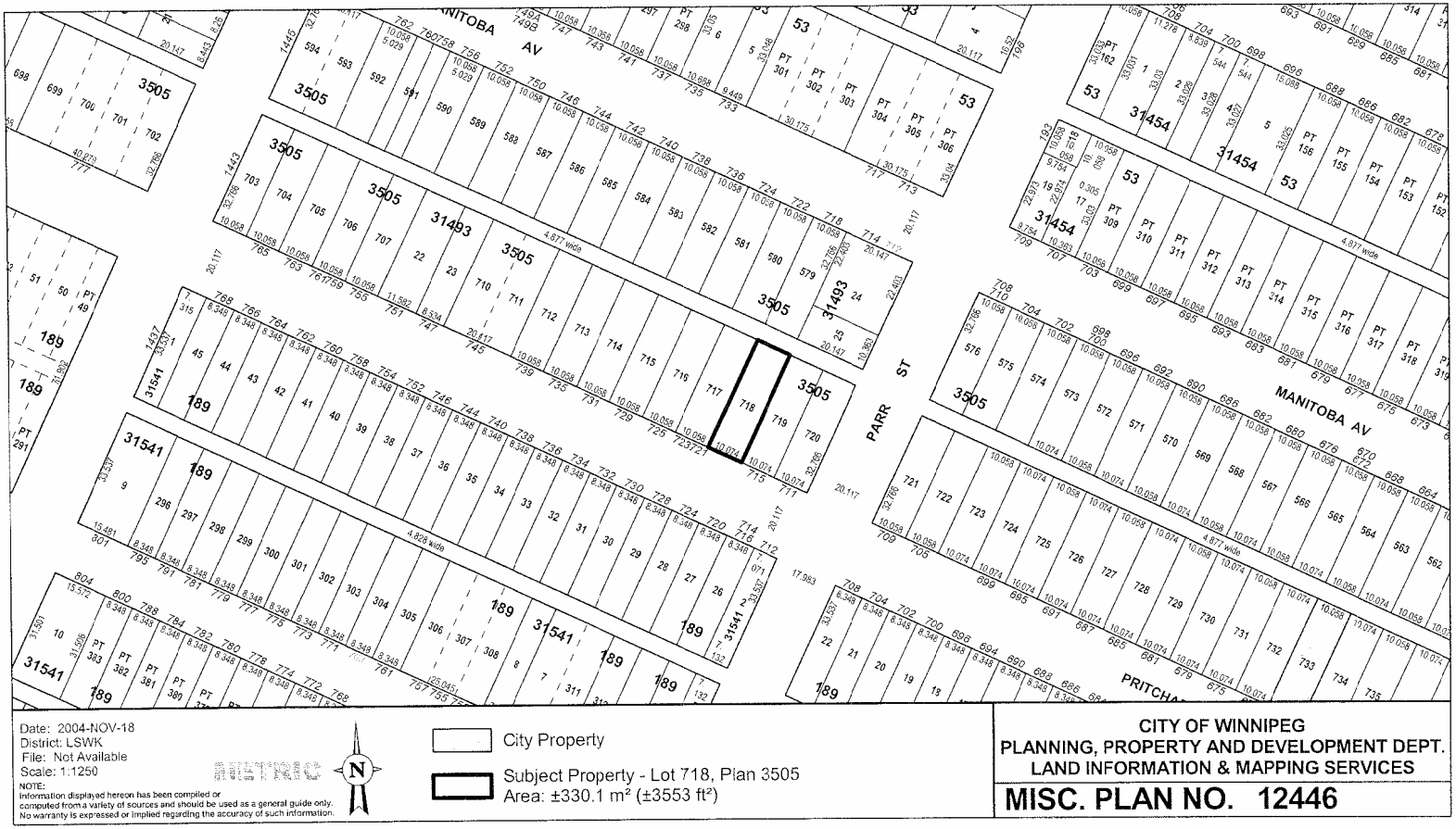
City Property

Subject Property - Lot 12, Block 39, Plan 331
Area: ±683.6 m² (±7358 ft²)

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

MISC. PLAN NO. 12450

6233


MANITOBA AV
PARR ST
MANITOBA AV
PRITCHA
3505
31454
31493
31541
189
53
Date: 2004-NOV-18
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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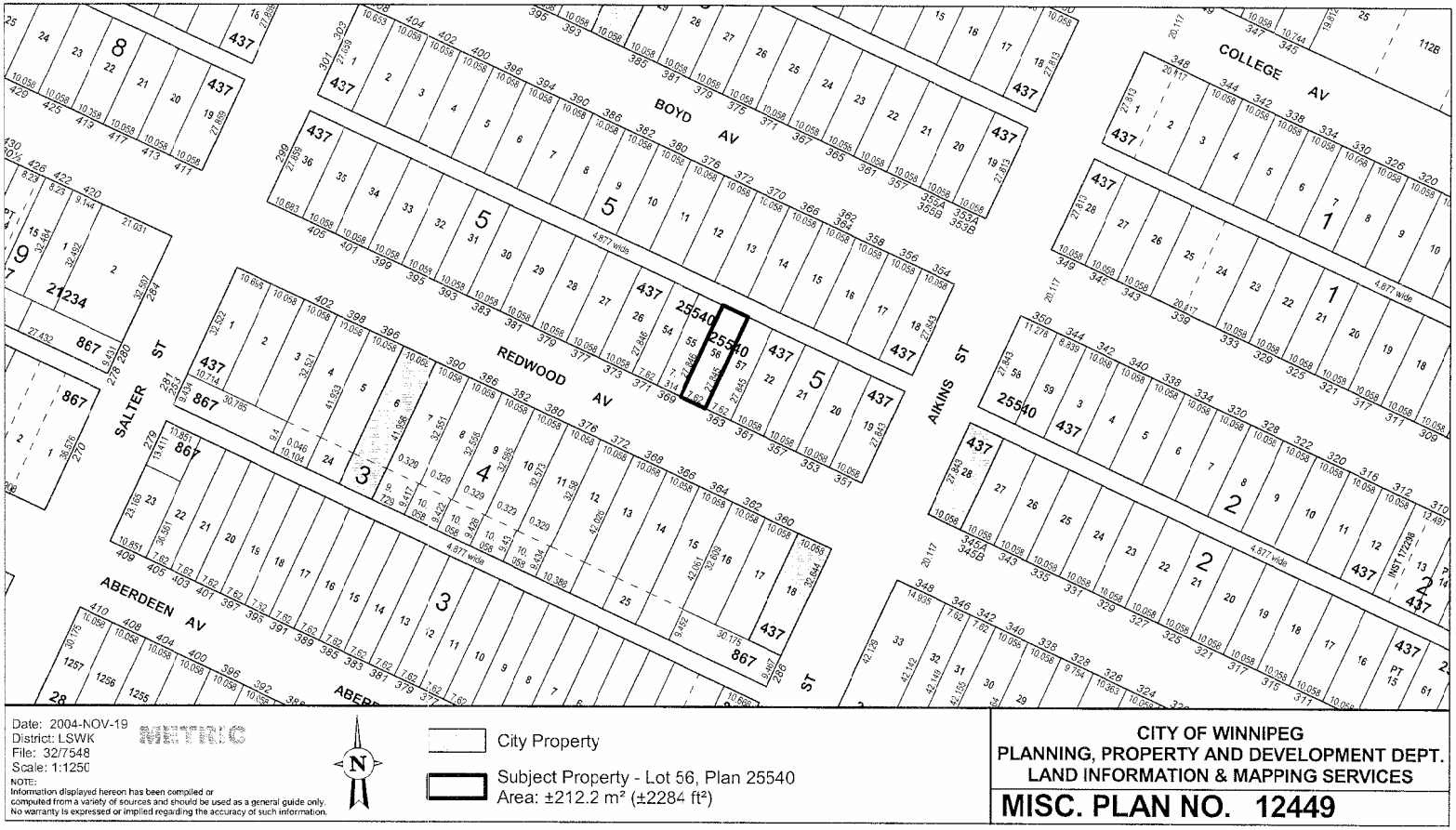
METRIC
N
City Property
Subject Property - Lot 718, Plan 3505
Area: ±330.1 m² (±3553 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12446


BOYD AV
REDWOOD AV
COLLEGE AV
SALTER ST
AIKINS ST
ABERDEEN AV
4.877 wide
25540
867
437
Date: 2004-NOV-19
District: LSWK
File: 32/7548
Scale: 1:1250
METRIC
NOTE:
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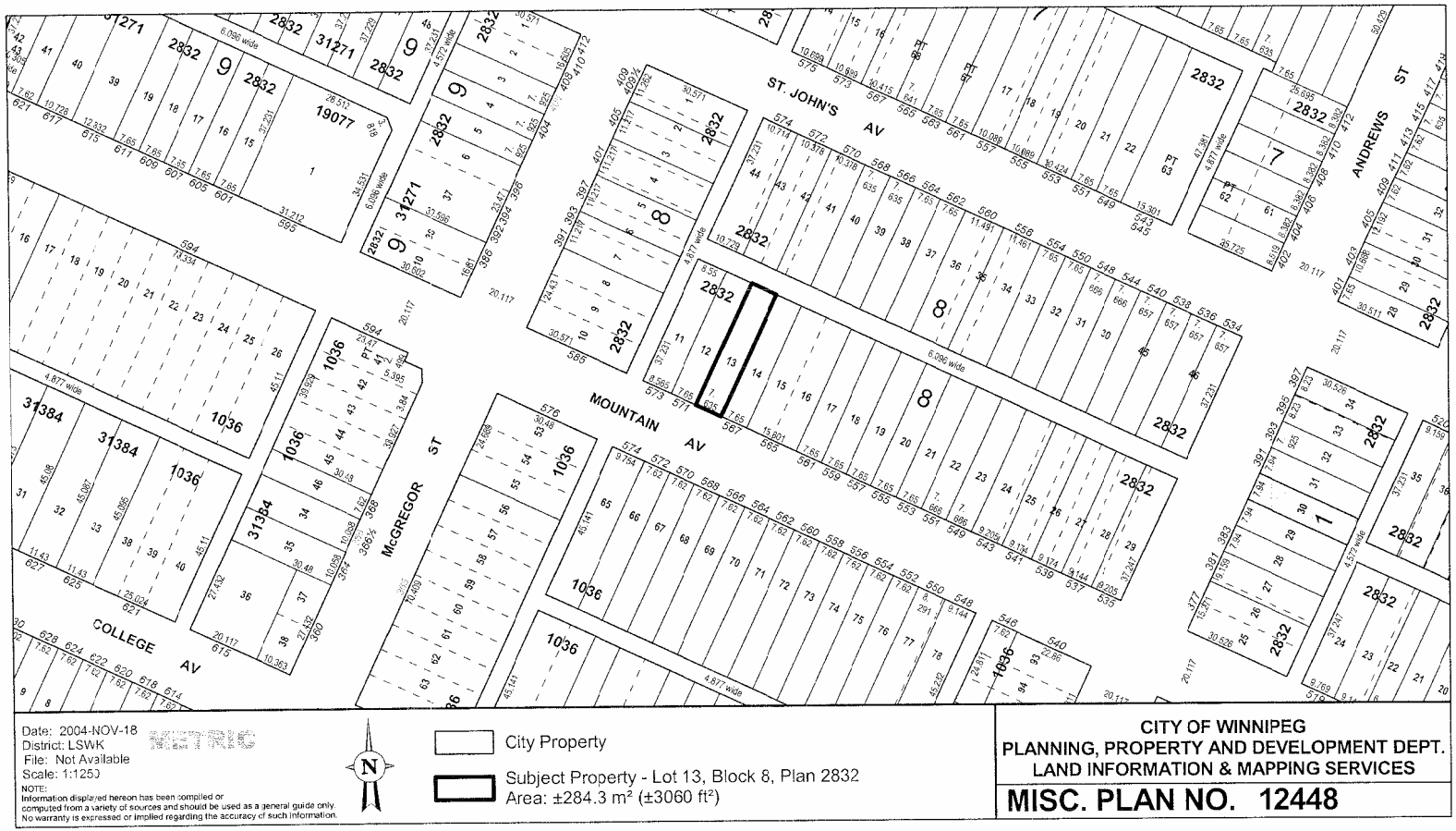
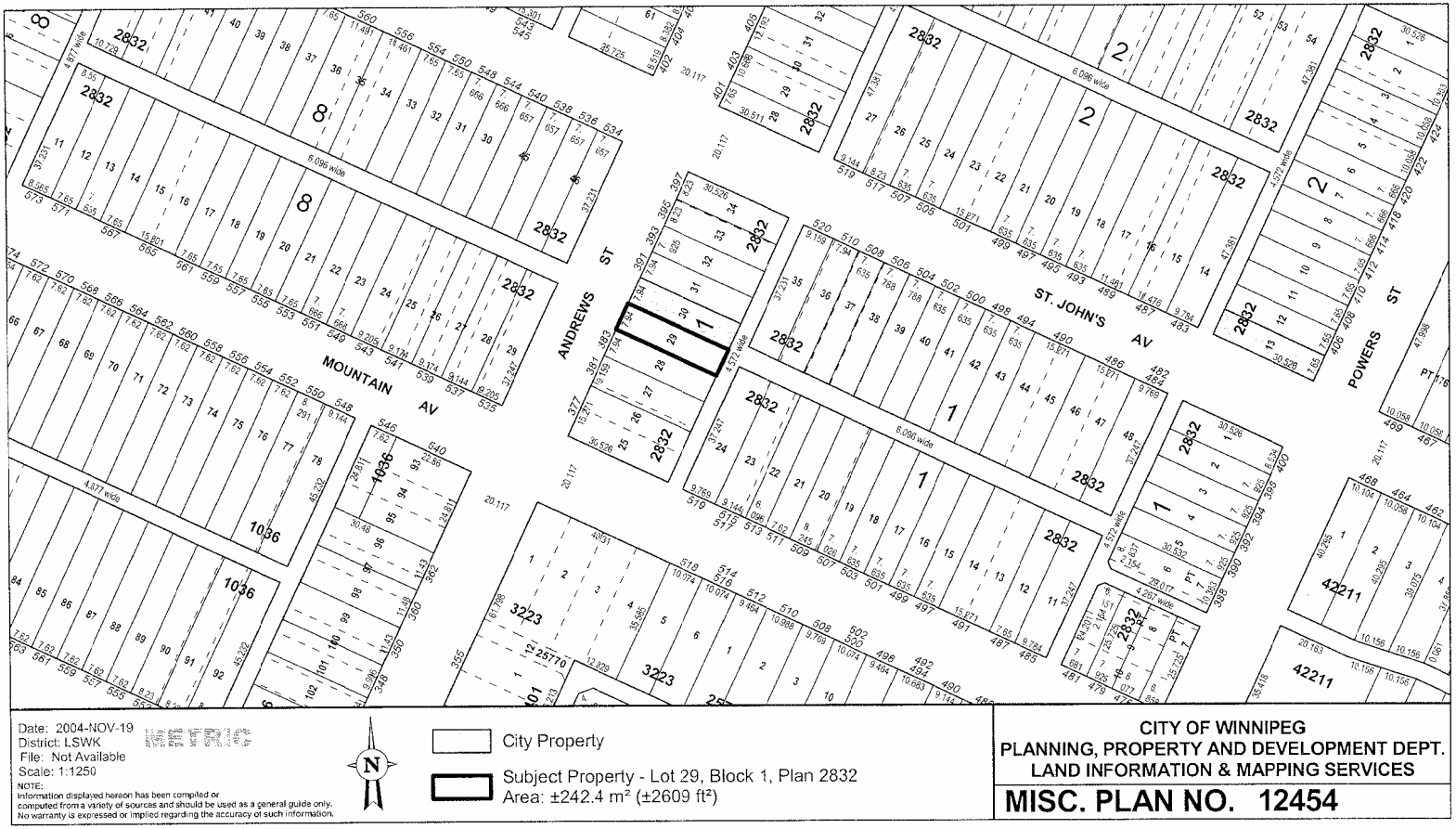
N
City Property
Subject Property - Lot 56, Plan 25540
Area: ±212.2 m² (±2284 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12449

6235

6236


ST. JOHN'S AV
MOUNTAIN AV
McGREGOR ST
COLLEGE AV
ANDREWS ST
6.096 wide
4.877 wide
4.572 wide
Date: 2004-NOV-18
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 - Lot 13, Block 8, Plan 2832
Area: ±284.3 m² (±3060 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12448



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

NOTE:
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City Property

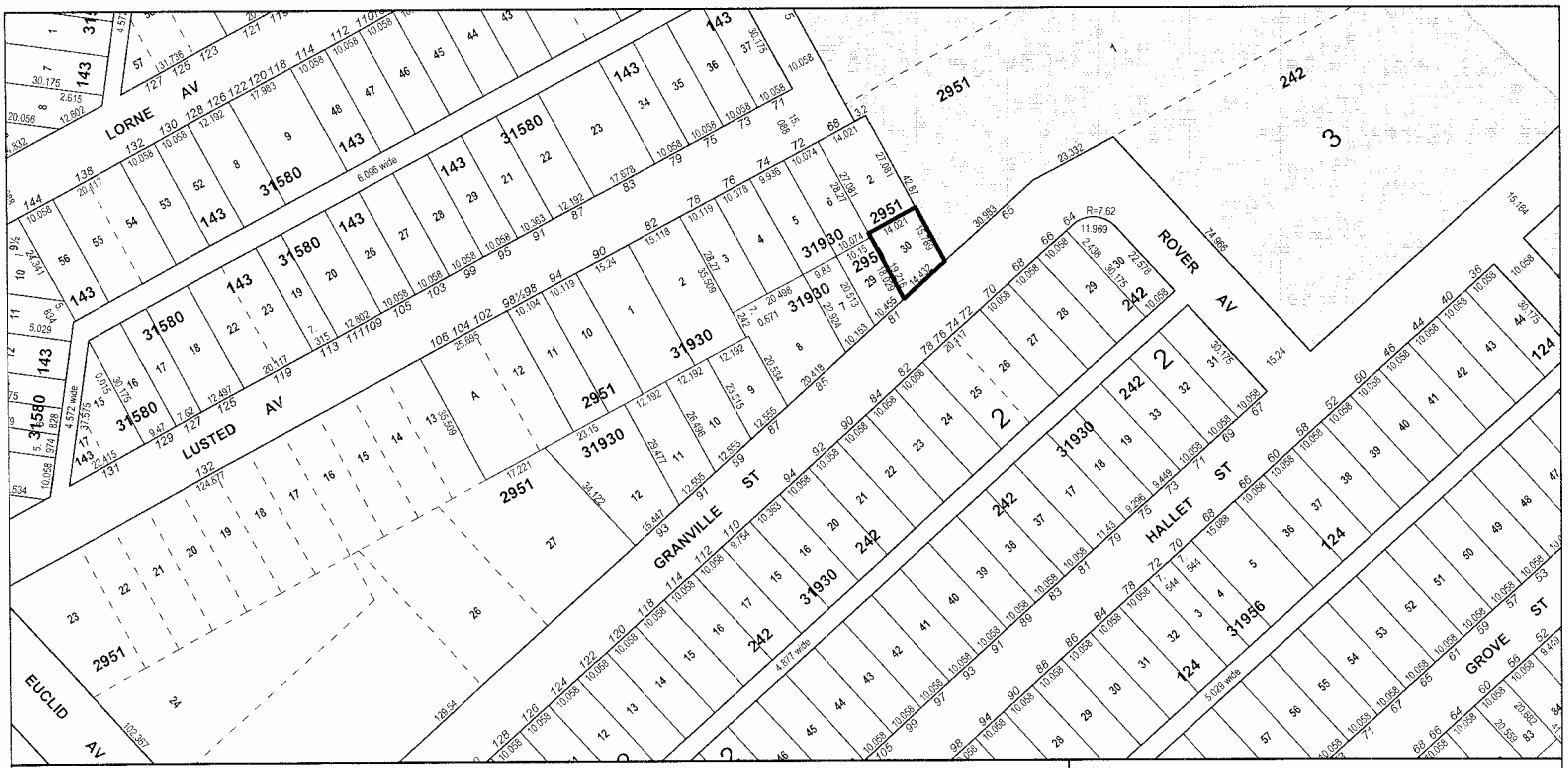
Subject Property - Lot 29, Block 1, Plan 2832
Area: ±242.4 m² (±2609 ft²)

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

MISC. PLAN NO. 12454

6237

6238


LORNE AV
LUSTED AV
ROVER AV
GRANVILLE ST
HALLET ST
GROVE ST
EUCLID AV
2951
31580
31930
31956
242
124
143
City Property
Subject Property - Lot 30, Plan 2951
Area: ±245.4 m² (±2642 ft²)
Date: 2004-NOV-19
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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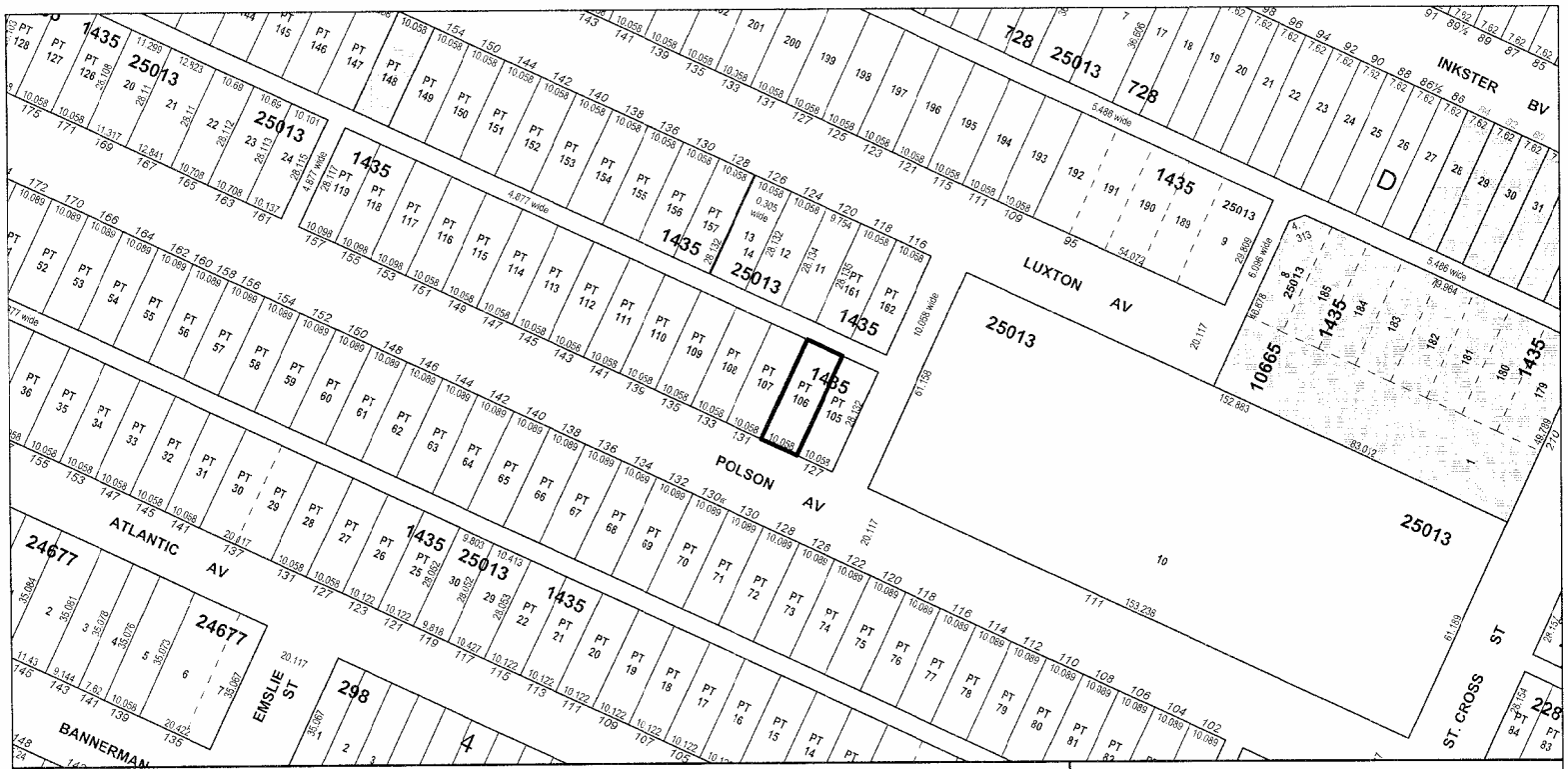
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12455



Date: 2004-NOV-19
District: LSWK
File: 32/7545
Scale: 1:1250

METRIC

NOTE:
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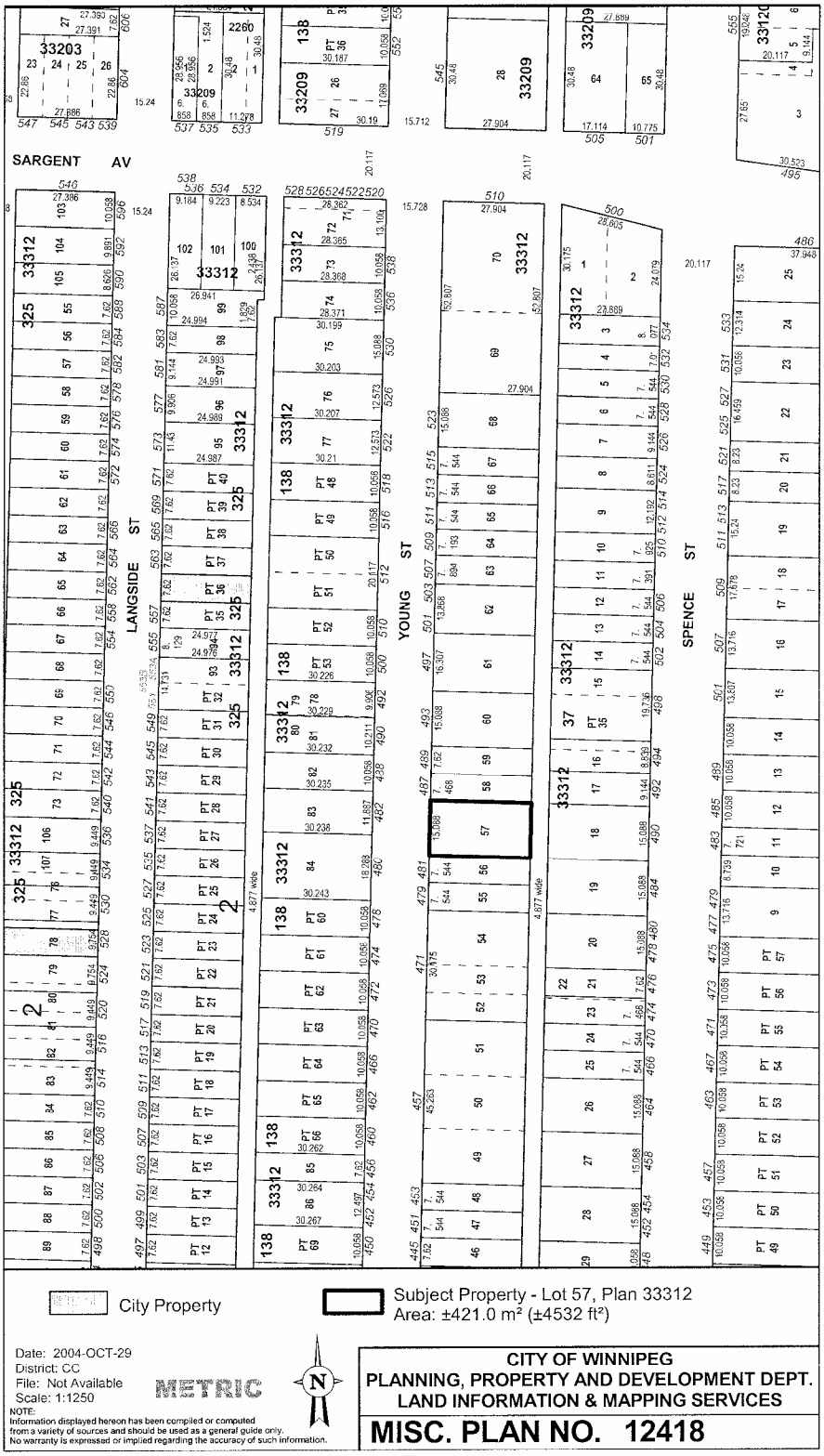
N

City Property

Subject Property - Part Lot 106, Plan 1435
Area: ±282.9m² (±3046 ft²)

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

MISC. PLAN NO. 12456


SARGENT AV
LANGSIDE ST
YOUNG ST
SPENCE ST
City Property
Subject Property - Lot 57, Plan 33312
Area: ±421.0 m² (±4532 ft²)
Date: 2004-OCT-29
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. 12418



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

METRIC

NOTE:
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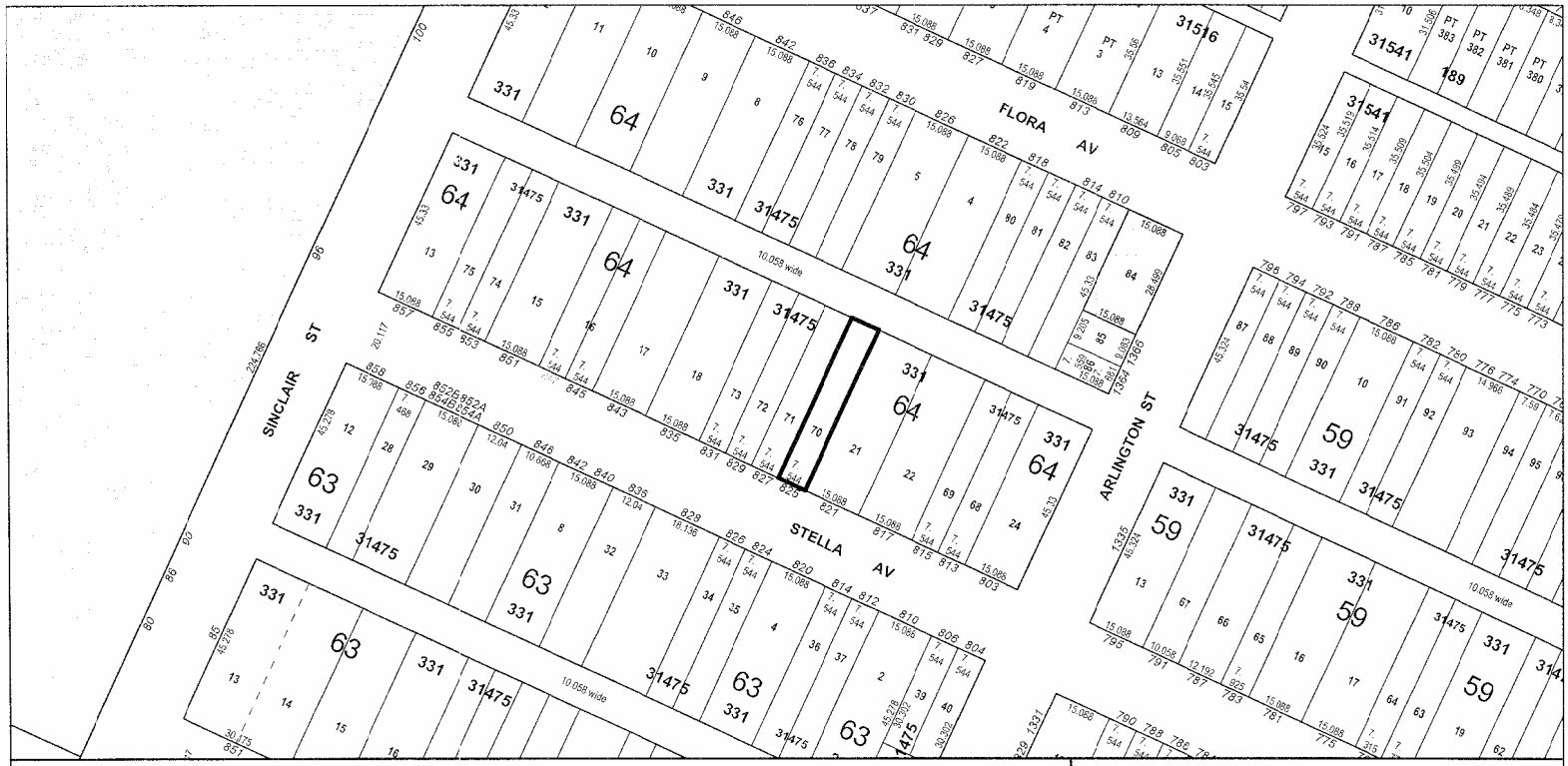
City Property

Subject Property - 401 Aberdeen Avenue
Area: ±278.6 m² (±2999 ft²)

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

MISC. PLAN NO. 12423

6241


FLORA AV
STELLA AV
SINCLAIR ST
ARLINGTON ST
10.058 wide
Date: 2004-NOV-1
District: LSW'K
File: Not Available
Scale: 1:1250
NOTE:
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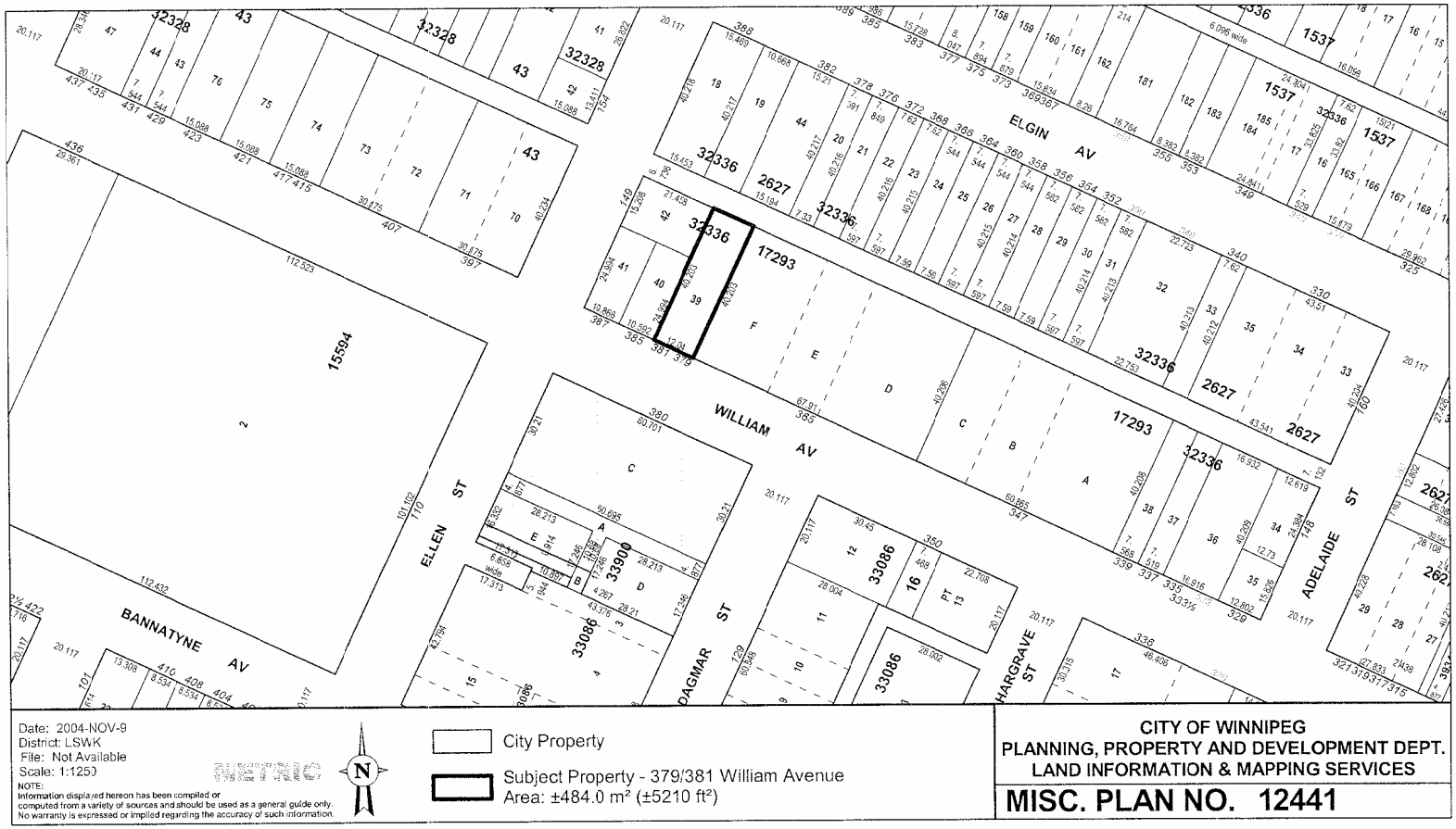
City Property
Subject Property - 825 Stella Avenue
Area: ±342.0 m² (±3681 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12420


ELGIN AV
WILLIAM AV
ELLEN ST
DAGMAR ST
HARGRAVE ST
ADELAIDE ST
BANNATYNE AV
17293
32336
2627
15594
33086
33900
1537
Date: 2004-NOV-9
District: LSWK
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 Property
Subject Property - 379/381 William Avenue
Area: ±484.0 m² (±5210 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12441