**Minute No. 163**
**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**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

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.

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

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 19, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

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.

.

**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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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<br>(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:**

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

**First Year of Program** 2004

| | 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

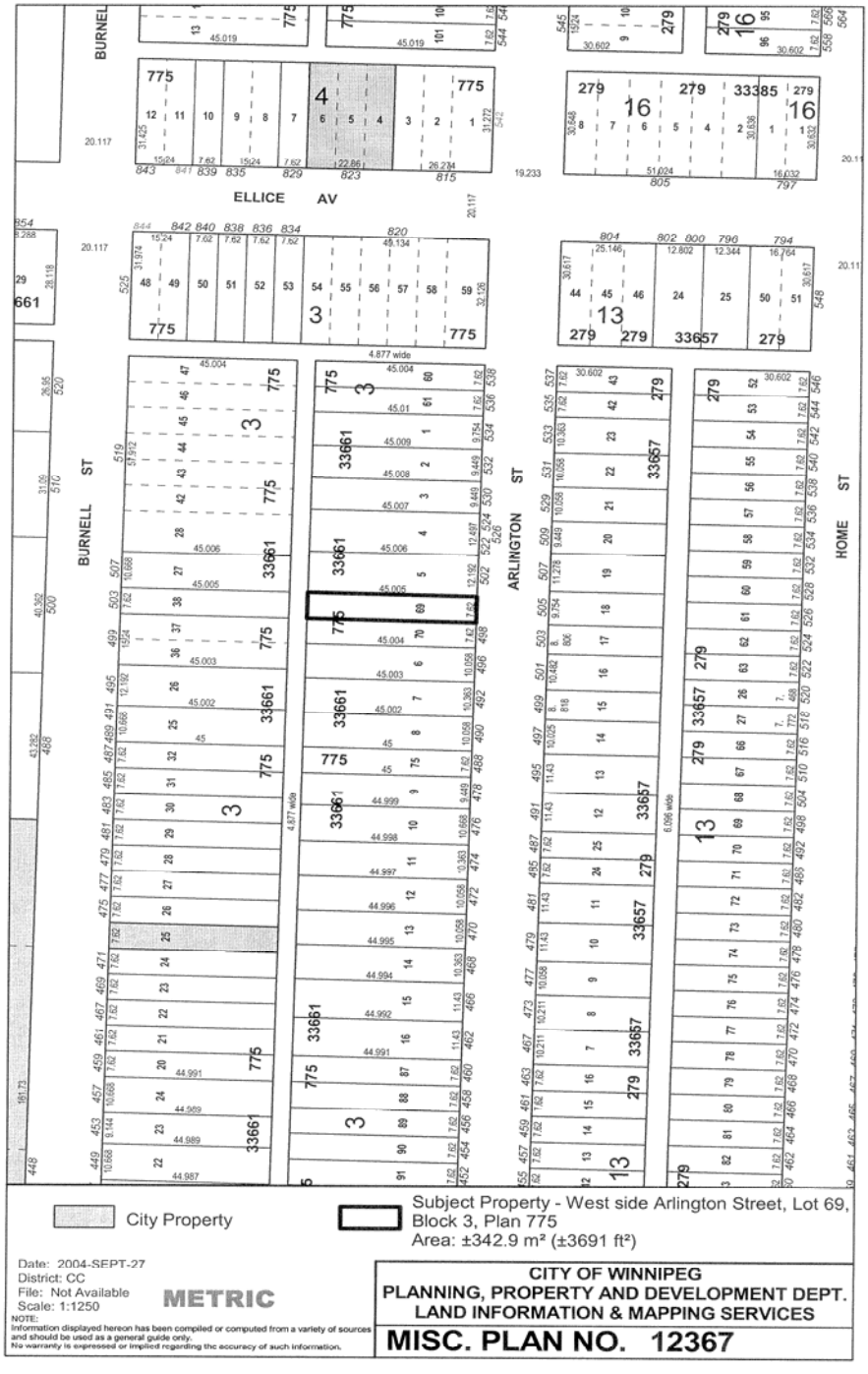
**IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:**

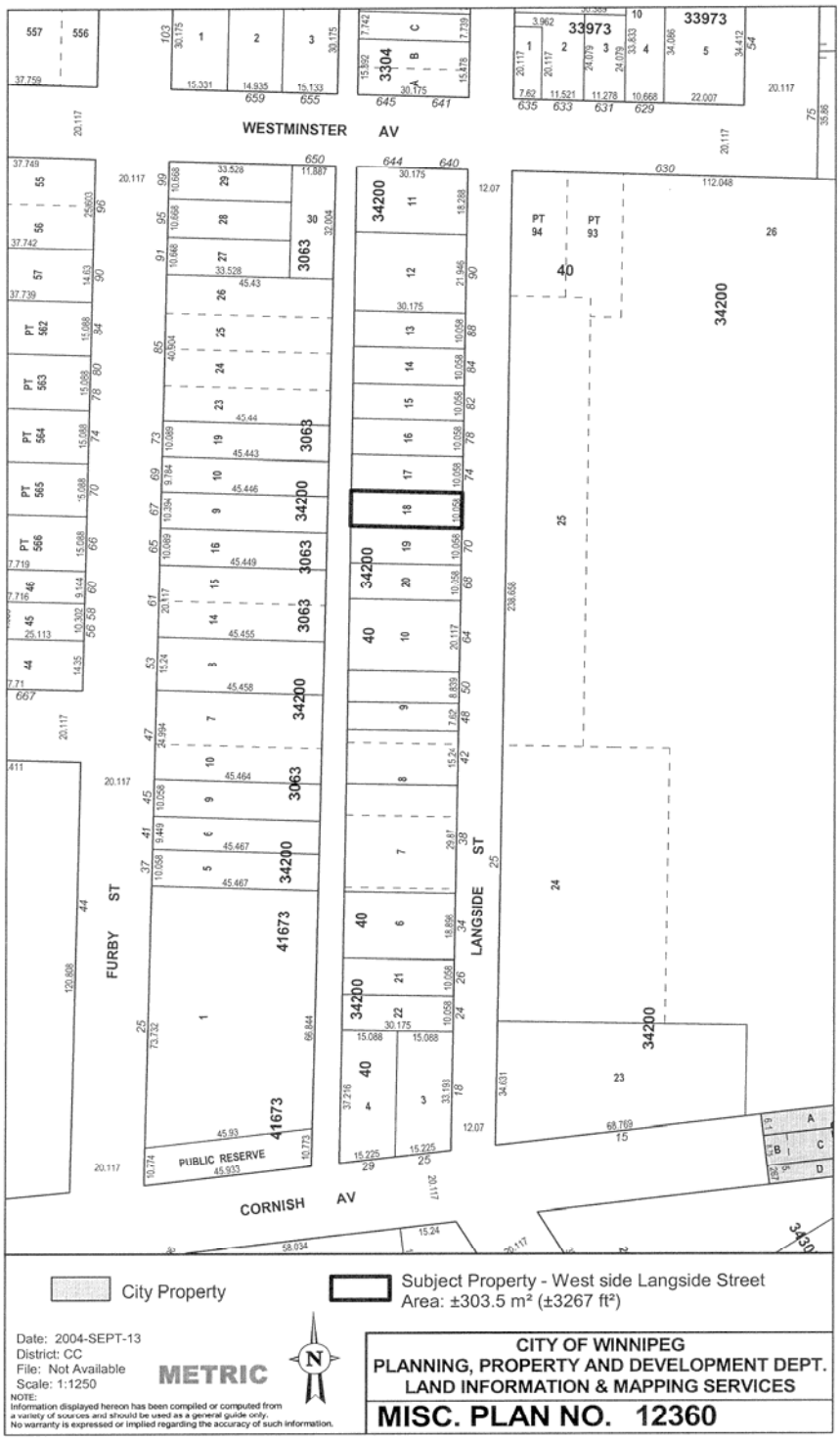
No consultation was required.

**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

Document name: o:\reports directive\real estate\acquisition(tn)tax sale 500 Arlington & 13


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
CORNISH AV
FURBY ST
LANGSIDE ST
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
METRIC
NOTE:
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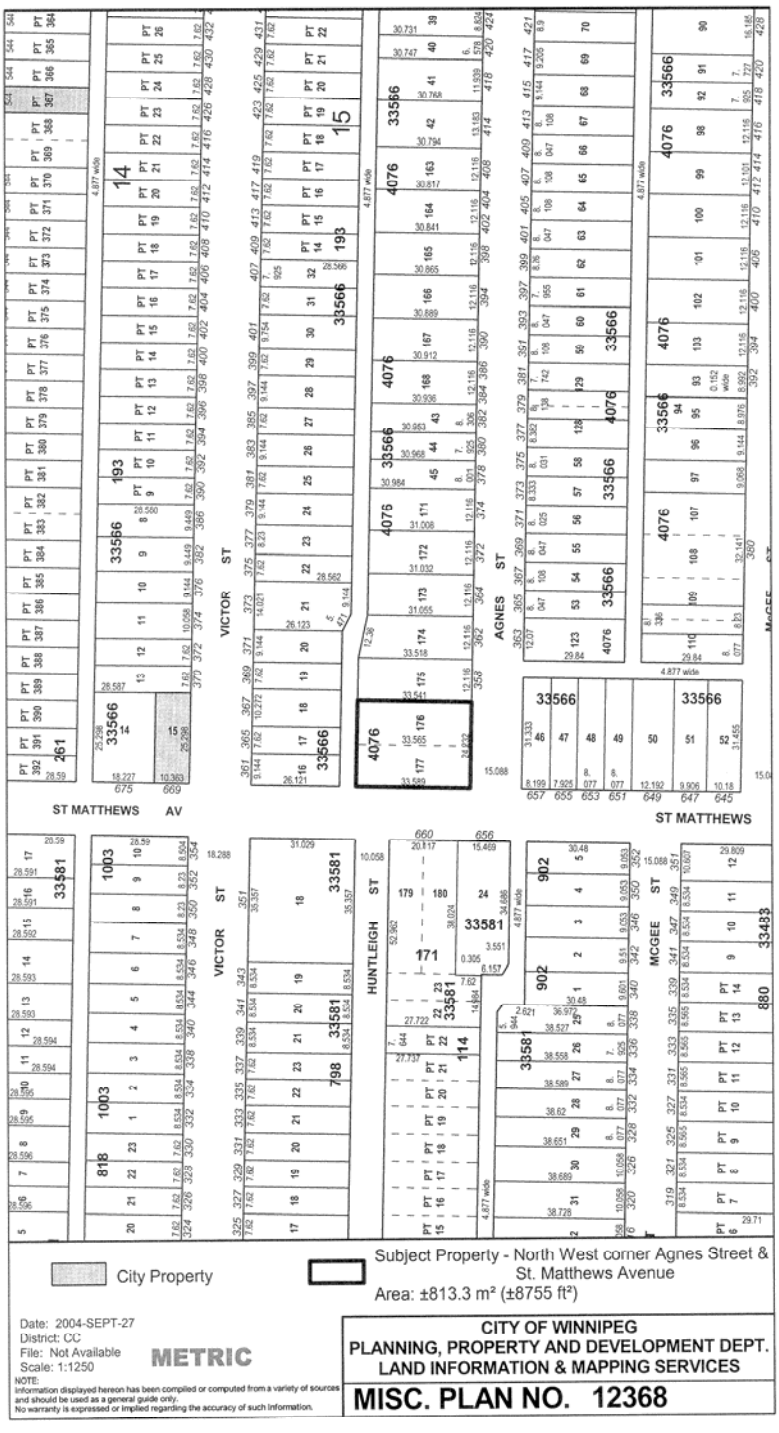
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12360


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
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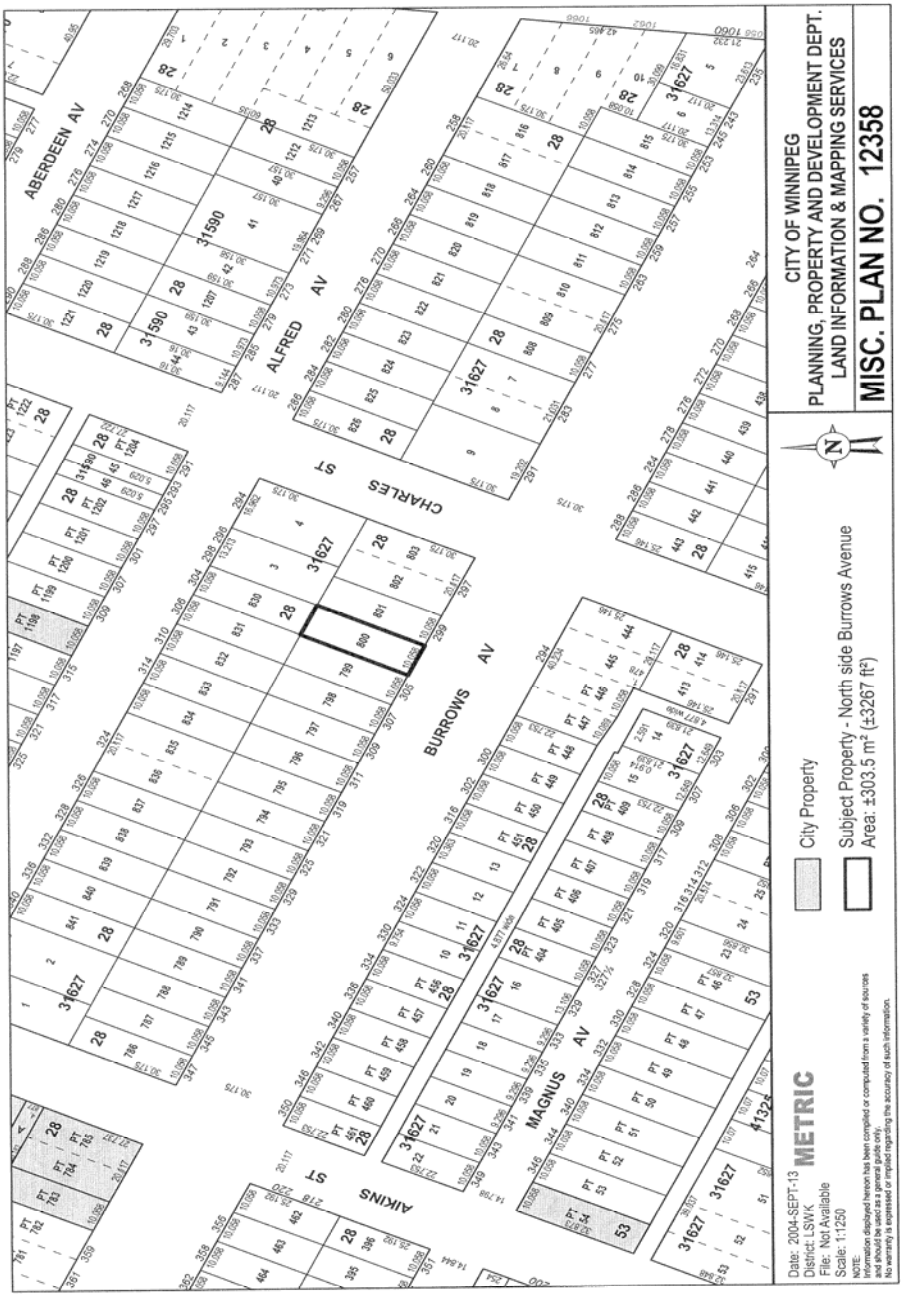
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12368


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12358
City Property
Subject Property - North side Burrows Avenue
Area: ±303.5 m² (±3267 ft²)
METRIC
Date: 2004-SEPT-13
District: LSWK
File: Not Available
Scale: 1:1250
NOTE:
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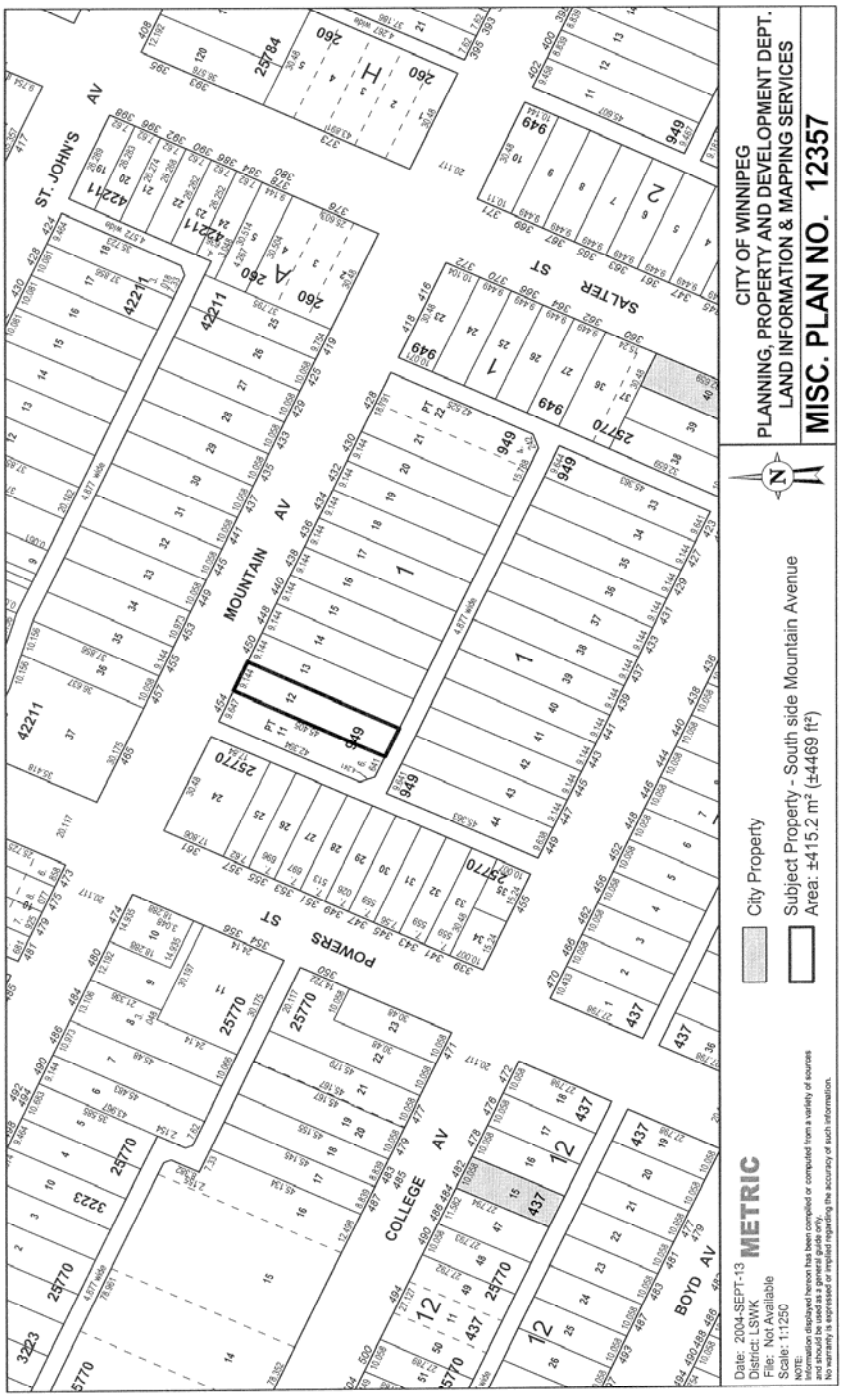
ABERDEEN AV
ALFRED AV
CHARLES ST
BURROWS AV
MAGNUS AV
AIKINS ST


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12357
City Property
Subject Property - South side Mountain Avenue
Area: ±415.2 m² (±4469 ft²)
Date: 2004-SEPT-13
District: LSWK
File: Not Available
Scale: 1:1250
METRIC
MOUNTAIN AV
POWERS ST
COLLEGE AV
BOYD AV
SALTER ST
ST. JOHN'S AV


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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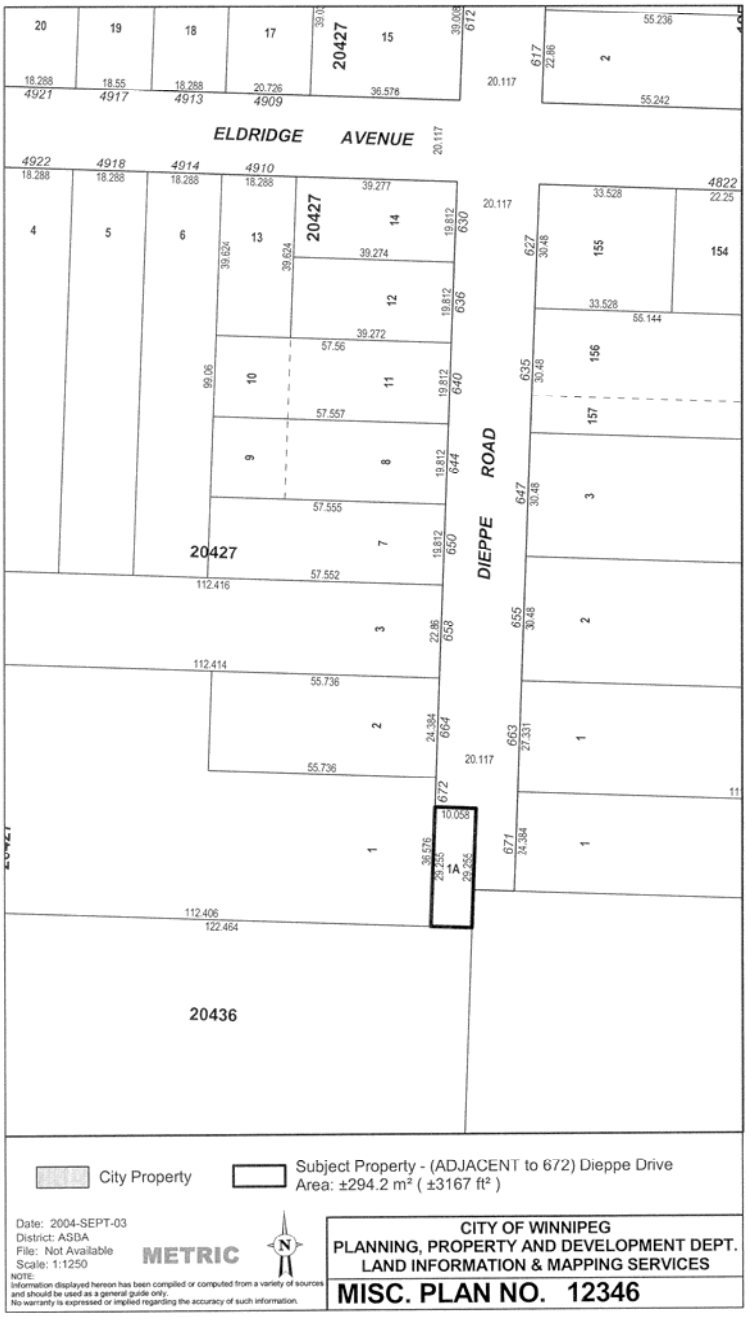
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12359


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
METRIC
NOTE:
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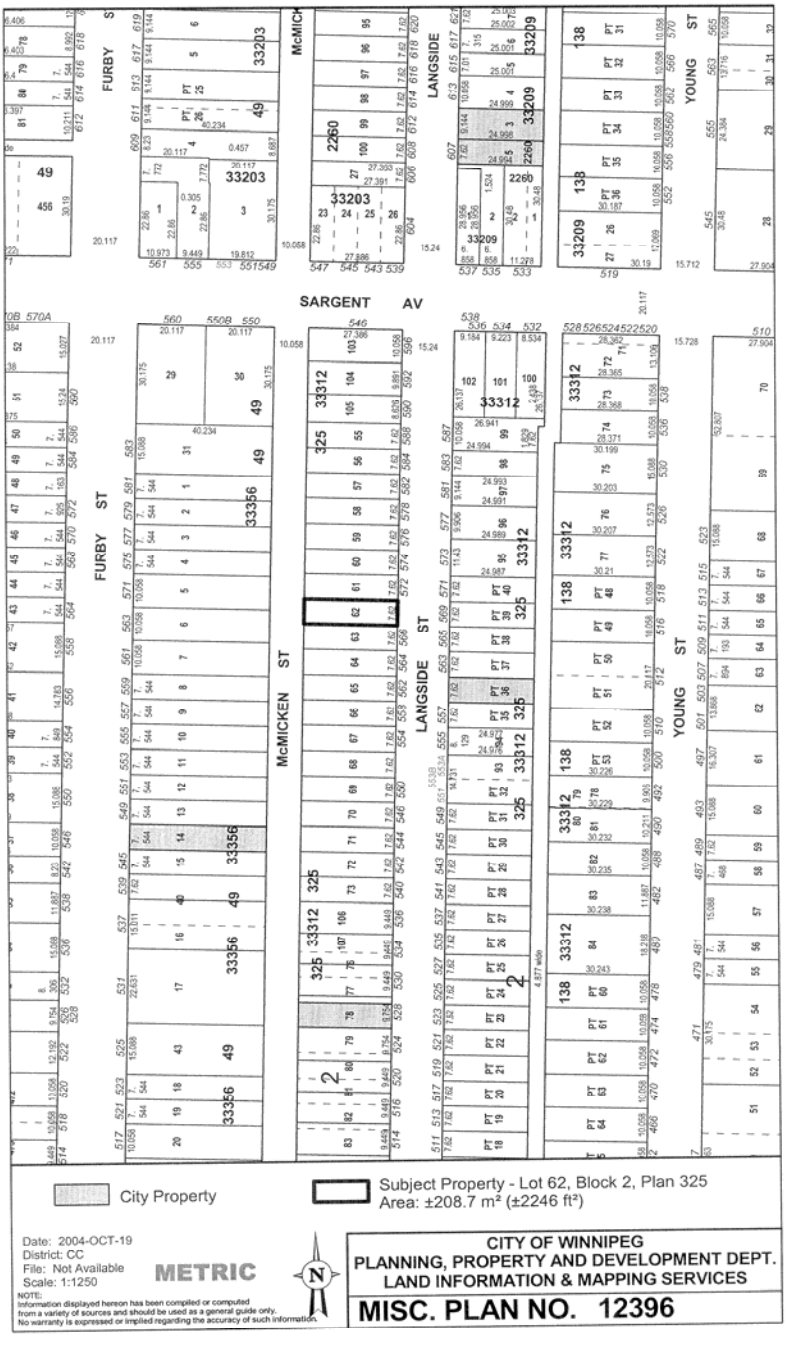
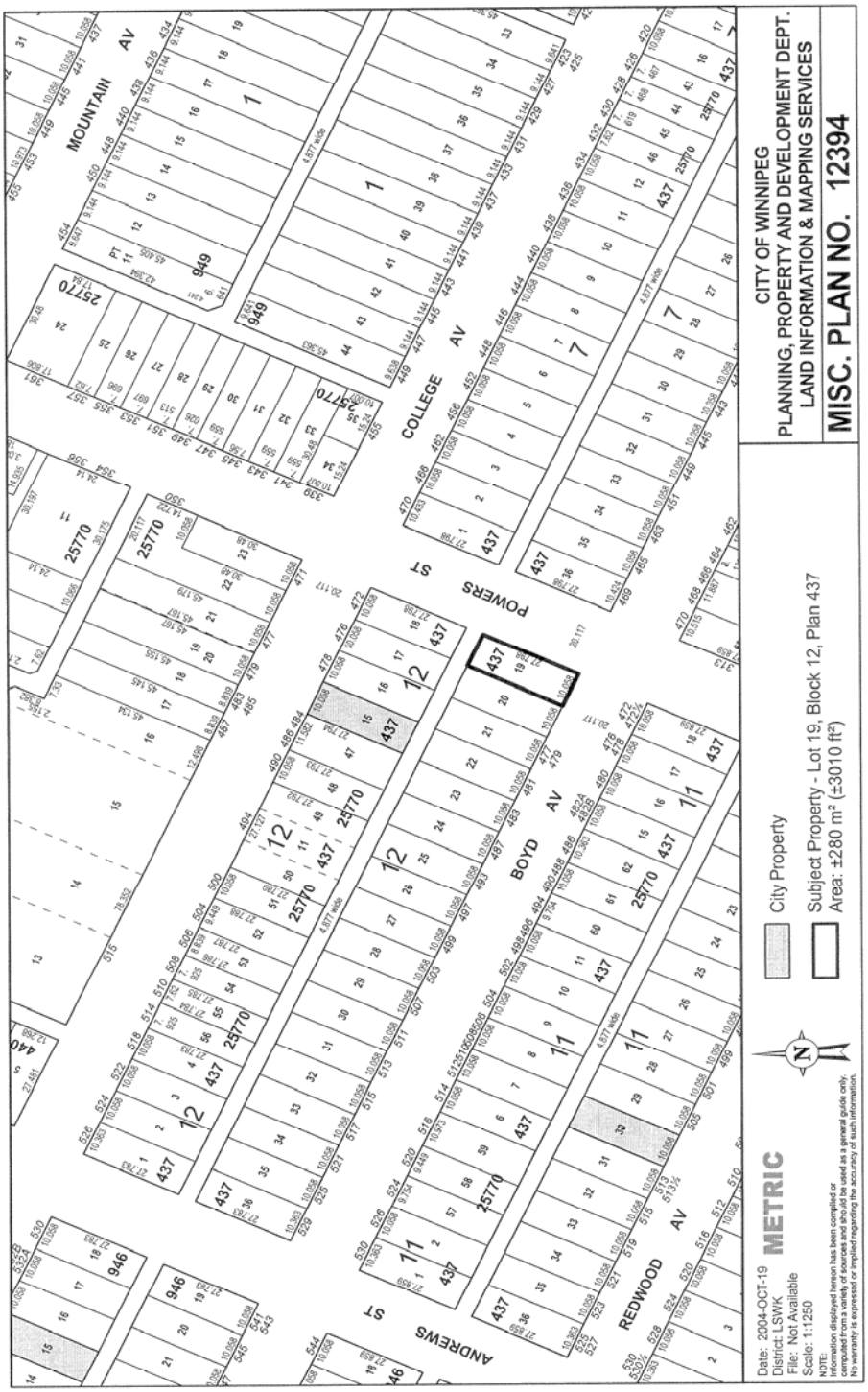
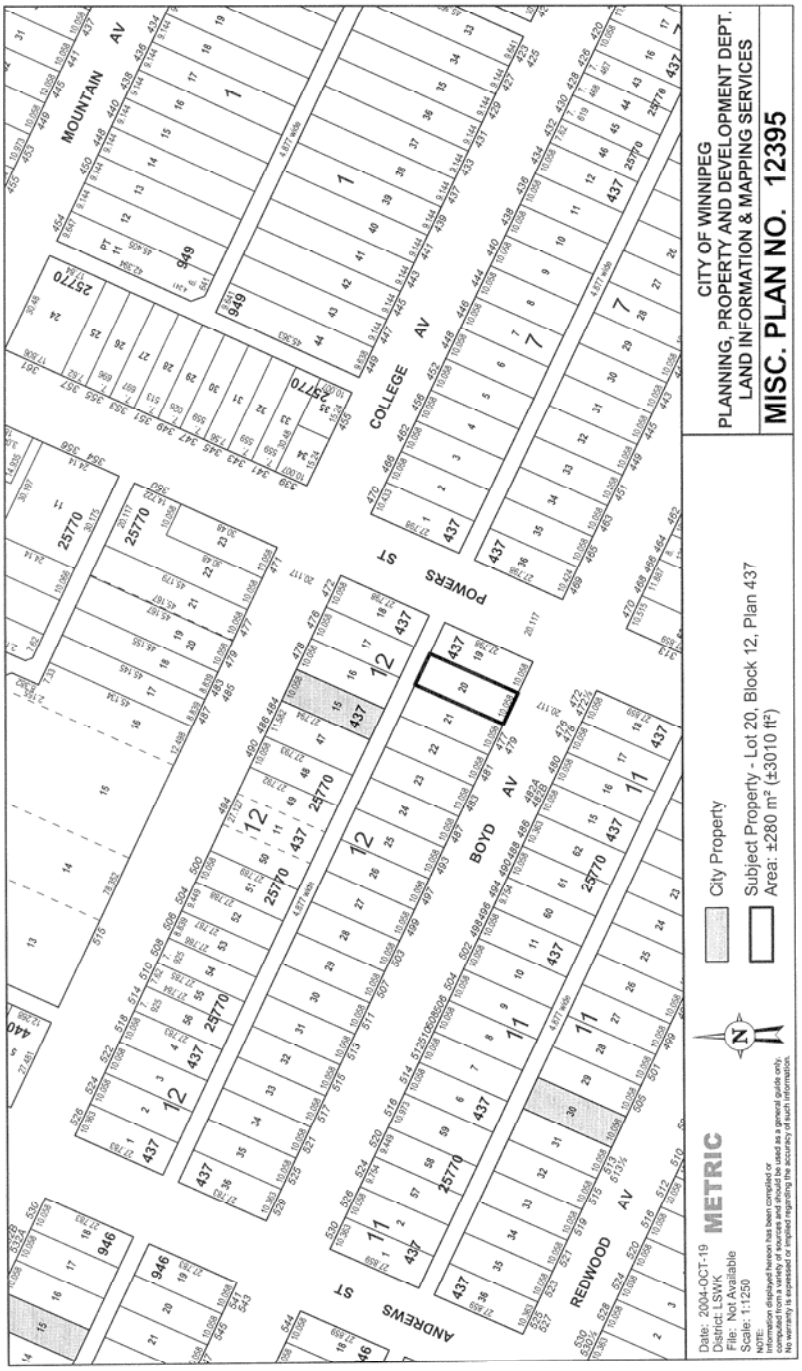
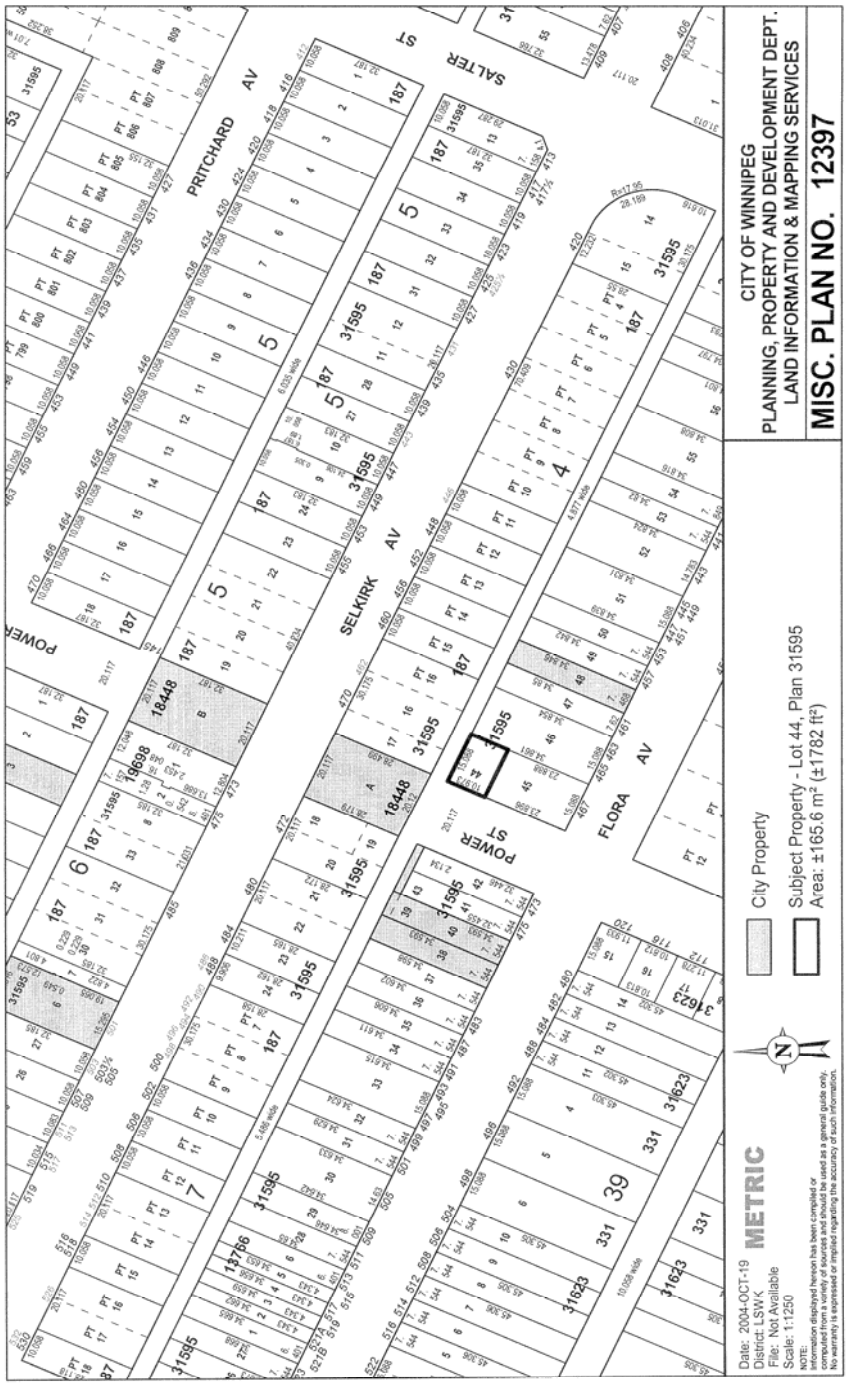
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12346


SARGENT AV
FURBY ST
McMICKEN ST
LANGSIDE ST
YOUNG ST
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
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. 12396


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12394
City Property
Subject Property - Lot 19, Block 12, Plan 437
Area: ±280 m² (±3010 ft²)
METRIC
Date: 2004-OCT-19
District: LSWK
File: Not Available
Scale: 1:1250
MOUNTAIN AV
COLLEGE AV
POWERS ST
BOYD AV
REDWOOD AV
ANDREWS ST


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12395
City Property
Subject Property - Lot 20, Block 12, Plan 437
Area: ±280 m² (±3010 ft²)
Date: 2004-OCT-19
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.
MOUNTAIN AV
COLLEGE AV
POWERS ST
BOYD AV
REDWOOD AV
ANDREWS ST


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12397
City Property
Subject Property - Lot 44, Plan 31595
Area: ±165.6 m² (±1782 ft²)
METRIC
Date: 2004-OCT-19
District: LSW K
File: Not Available
Scale: 1:1250
NOTE:
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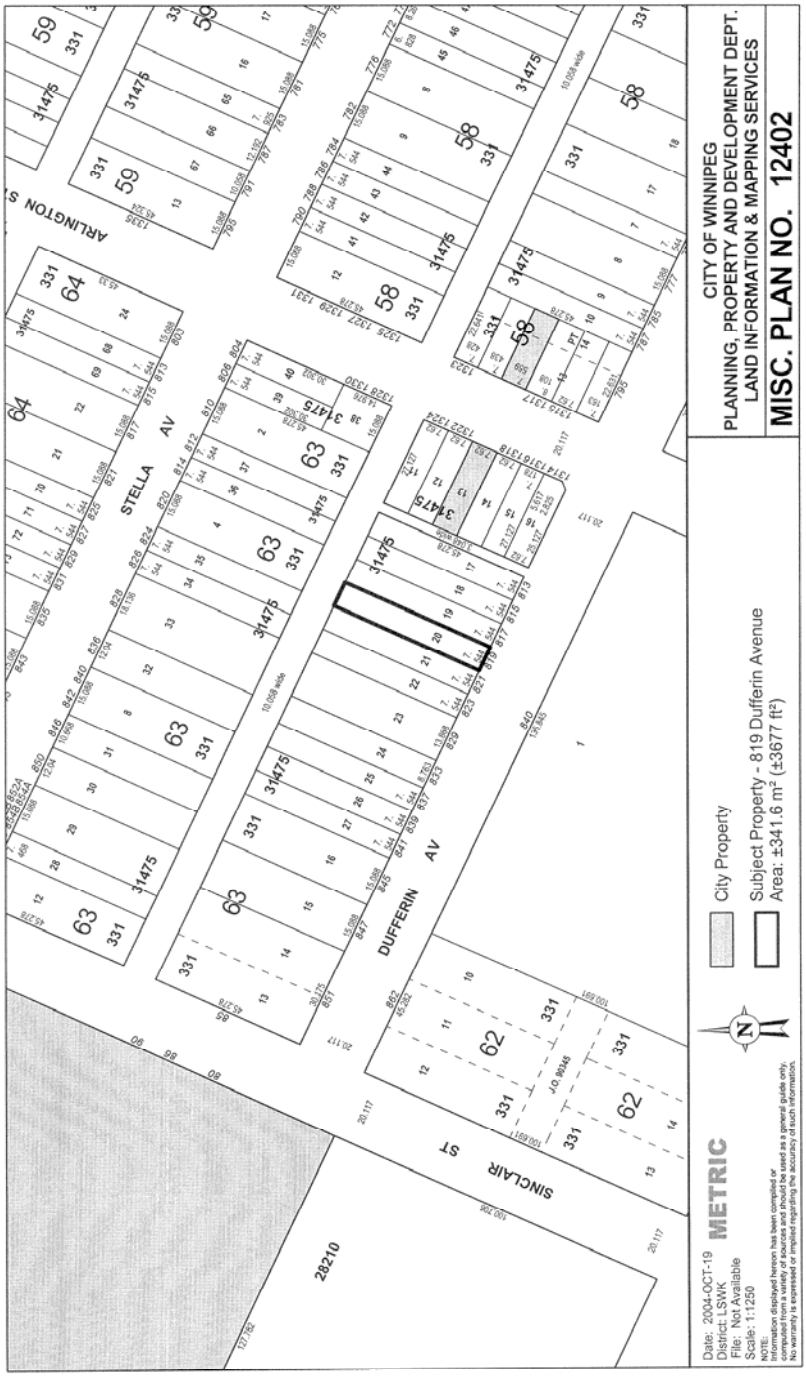
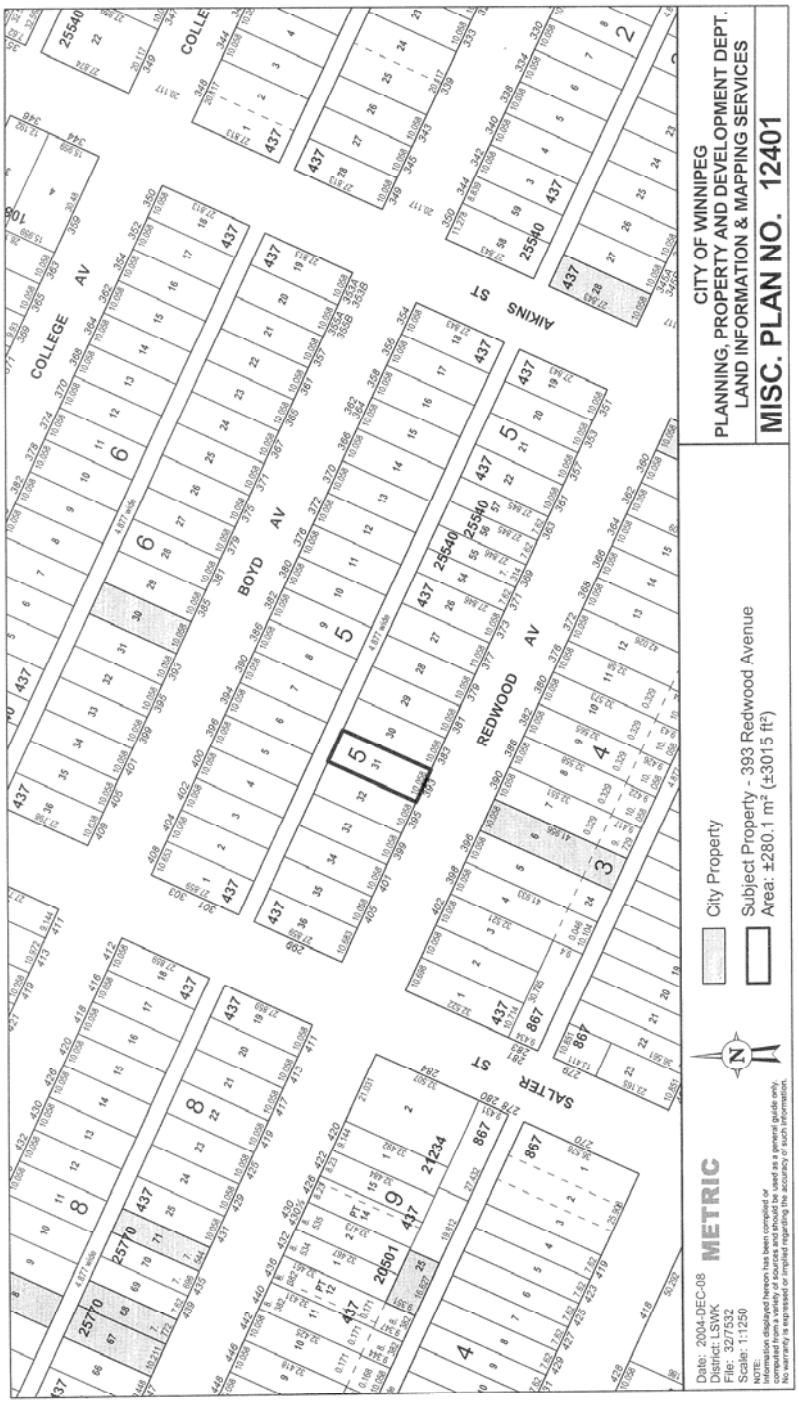
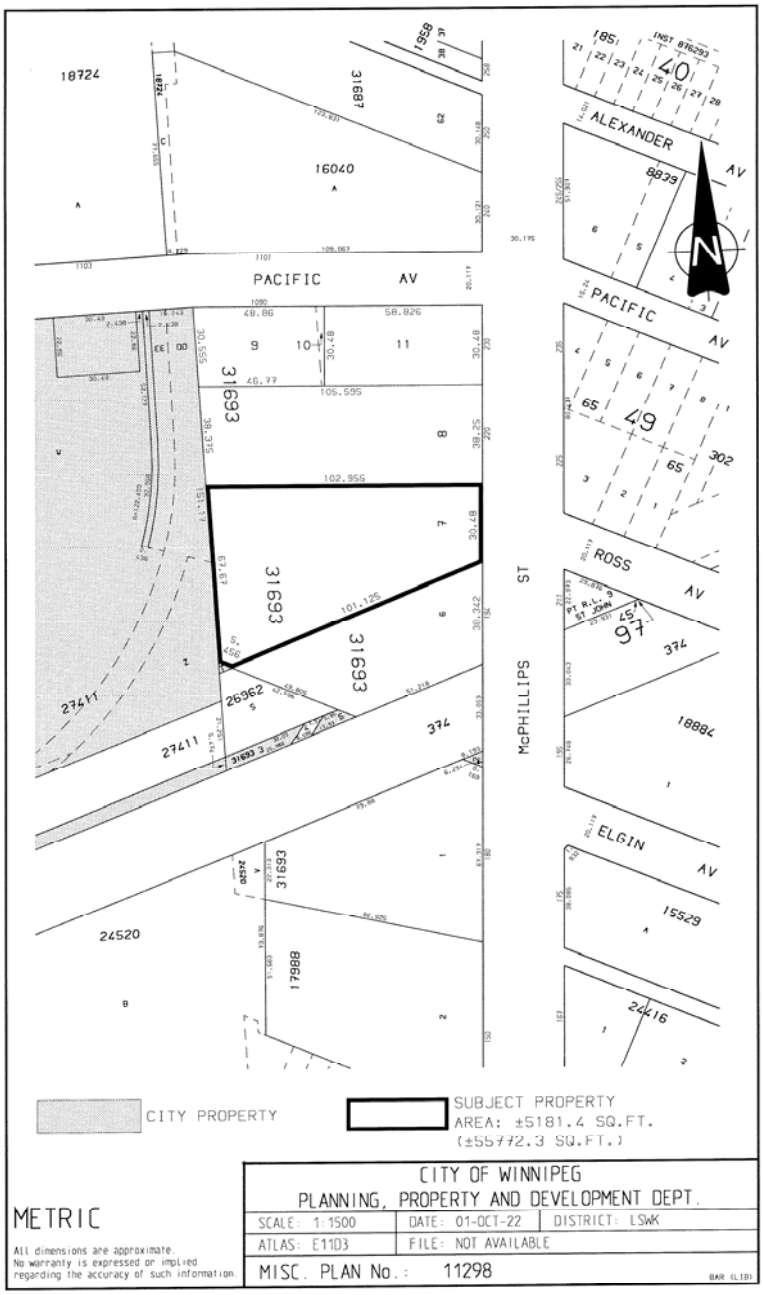
converted from various sources and should be used as a general guide only.
No warranty is expressed or implied regarding the accuracy of such information.
SALTER ST
PRITCHARD AV
SELKIRK AV
POWER ST
FLORA AV


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12402
City Property
Subject Property - 819 Dufferin Avenue
Area: ±341.6 m² (±3677 ft²)
METRIC
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.
STELLA AV
DUFFERIN AV
SINCLAIR ST
ARLINGTON ST
28210


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12401
City Property
Subject Property - 393 Redwood Avenue
Area: ±280.1 m² (±3015 ft²)
METRIC
Date: 2004-DEC-08
District: LSWK
File: 3277532
Scale: 1:1250
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and is released as a present guide only. No warranty is expressed or implied regarding the accuracy of such information.
COLLEGE AV
BOYD AV
REDWOOD AV
AIKINS ST
SALTER ST


PACIFIC AV
ALEXANDER AV
PACIFIC AV
ROSS AV
ELGIN AV
McPHILLIPS ST
CITY PROPERTY
SUBJECT PROPERTY
AREA: ±5181.4 SQ.FT.
(±55772.3 SQ.FT.)
METRIC
All dimensions are approximate.
No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1500
DATE: 01-OCT-22
DISTRICT: LSWK
ATLAS: E11D3
FILE: NOT AVAILABLE
MISC. PLAN No.: 11298