Report - Standing Policy Committee on Property and Development dated November 21, 2002

4. Proposal to Declare Land Surplus and Available for Sale - southeast corner of McGregor Street and Templeton Avenue
File FI-2.4(34) (Vol. 9)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 4, 1002, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development recommends to Council:

1. That the "subject city property" as shown on Misc. Plan No. LSWK 9300/1 be declared surplus to the City's needs, subject to Council's subsequent adoption of a road closing by-law respecting the "proposed street closing", also as shown on Misc. Plan No. LSWK 9300/1.

2. 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.

Report - Standing Policy Committee on Property and Development dated November 21, 2002

STANDING COMMITTEE RECOMMENDATION:

On November 21, 2002, the Standing Policy Committee on Property and Development concurred in the administrative recommendation.

Re: Proposal to Declare Land Surplus and Available for Sale - southeast corner of McGregor Street and Templeton Avenue
Lord Selkirk West Kildonan Community
Old Kildonan Ward

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

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

Report date: November 12, 2002

Recommendation(s):

1. That the "subject city property" as shown on Misc. Plan No. LSWK 9300/1 be declared surplus to the City's needs subject to Council's subsequent adoption of a road closing By-law respecting the "proposed street closing", also as shown on Misc. Plan No. LSWK 9300/1.

REPORT SUMMARY

KEY ISSUES:

- The Real Estate Division has determined that the Subject City property as shown on Misc. Plan No. LSWK 9300/1 can now be declared surplus to the City's requirements.
- The Division has completed its circularization process. The Lord Selkirk-West Kildonan Community Committee addressed this property at its meeting of November 12, 2002.
- The Division is, by this report, seeking Council's approval to declare the subject property as surplus to the City's needs..
- The Division believes that there will be a market for this site once declared surplus and actively marketed.

IMPLICATIONS

General implications

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

Comment:

Policy implications

X	No (*There are no policy implications if the report is asking for a one-time decision.)*
	Yes *(There are policy implications if the recommendation(s) is/are asking for a decision that will be used to guide decisions over time.)*

Comment:

Financial implications

X	Within approved current and/or capital budget
	Current and/or capital budget adjustment required
	No financial implications

Comment:

REPORT

RECOMMENDATION(S):

That the "subject city property" as shown on Misc. Plan No. LSWK 9300/1 be declared surplus to the City's needs subject to Council's subsequent adoption of a road closing By-law respecting the "proposed street closing", also as shown on Misc. Plan No. LSWK 9300/1.

REASON FOR THE REPORT:

The Planning Property and Development Department has received several enquiries relative to the availability of this city-owned property. The request requires the consideration of the Standing Policy Committee on Property and Development.

HISTORY:

The subject City property as shown on Misc. Plan No. LSWK 9300/1 was acquired for the McGregor Street Extension Project. With the completion of the extension to Templeton Ave., the Public Works Department confirmed that the right-of-way is surplus and they have no objection to the closure and sale of it or the residual adjacent lands, except for an area to be retained for a street opening on Templeton Ave. as shown on Misc. Plan No. 9300/1.

DISCUSSION:

The details of the property are as follows:

Property Details**:** Irregular shaped vacant lands and portions of legally opened right-of-way

Location:	S E Corner of Templeton Ave. and McGregor St., shown as Subject City Property on Misc. Plan No LSWK 9300/1
Legal Description:	Lot 1 Block 8 Plan 12,487 (excluding widening); Parcels A, E & F Plan 29720 & portions of Rugby Ave. and McGregor St. to be closed
Zoning:	A – Agricultural District
Roll Numbers:	110510970, 110510991
Certificate of Titles:	1312379, 1312383, 1376902
Assessed Values:	$134,300 (not including legally opened streets)
Site Size:	13,238 sq. m. (3.271 ac)

The Real Estate Division has completed its circularization process and has determined that the Subject City property as shown on Misc. Plan No. LSWK 9300/1 can now be declared surplus to the City's requirements. The Division consulted with the Lord Selkirk-West Kildonan Community Committee on November 12, 2003. The Community Committee advised the Planning, Property and Development Department that it had no objections to the proposed sale on the condition that the net sale proceeds be credited to the Lord Selkirk-West Kildonan Community Committee Land Dedication Reserve Fund.

Financial Impact Statement **Date:** 5-Nov.-02

Request to Reserve City Owned Property at SE Corner of McGregor St and Templeton Ave for Future Sale Negotiations

COMMENTS:

There is no financial impact arising from the report's recommendation.

Gord Courage, Manager
Support Services Division

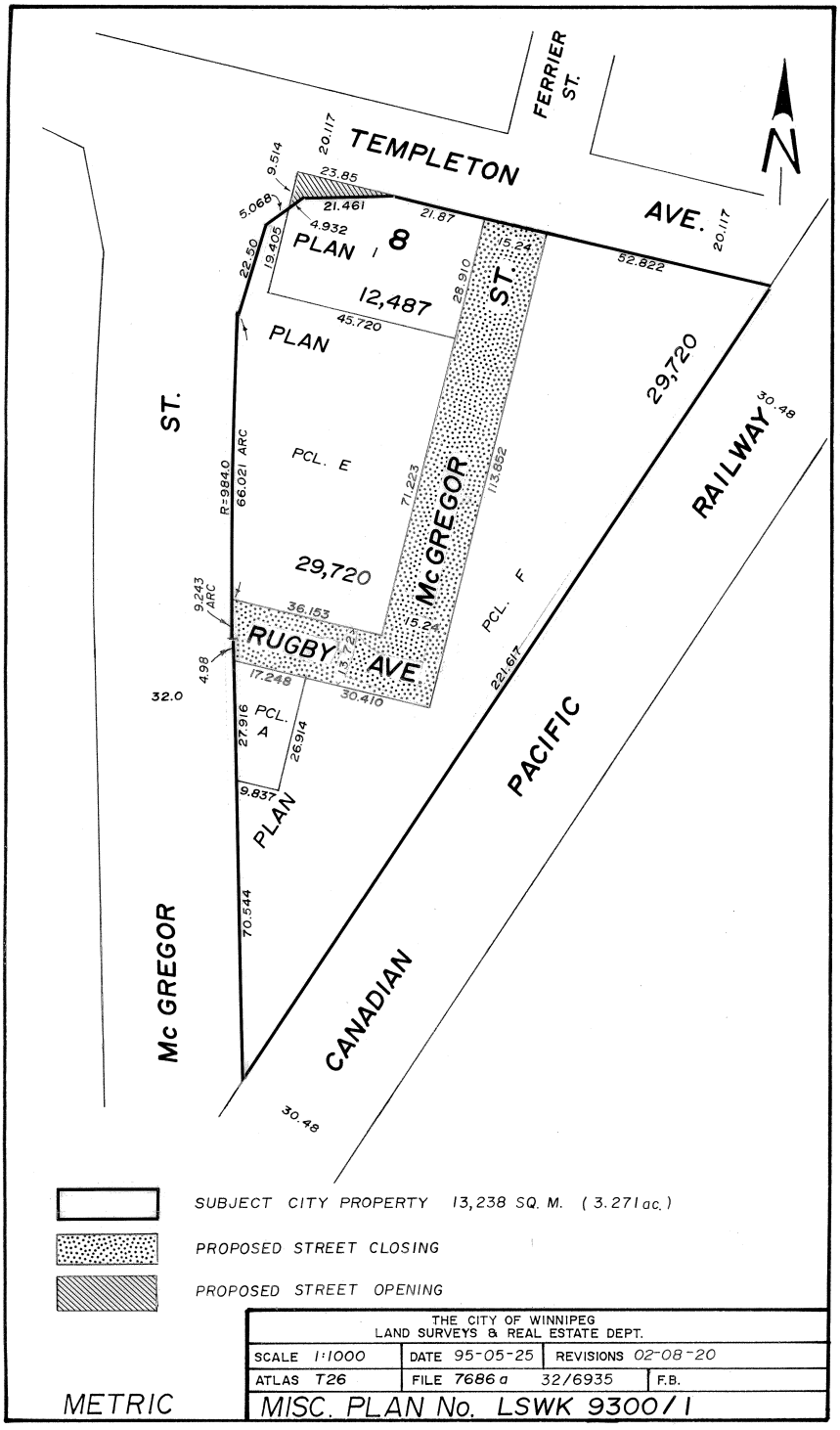
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

No consultation was required in preparing this report.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Gerry Anderson
PPD File #: 7686A, 5089/4, 7686/2 and 32/6935

Document name: ReportsDirective\RealEstate\Sales- (ga)ReservationOfMcGregor&Templeton.doc



FERRIER ST.
TEMPLETON
AVE.
N
20.117
9.514
23.85
5.068
21.461
21.87
4.932
PLAN 8
22.50
19.405
15.24
52.822
20.117
28.910
12,487
45.720
PLAN
29,720
30.48
ST.
R=984.0
66.021 ARC
PCL. E
71.223
113.852
Mc GREGOR
RAILWAY
29,720
9.243 ARC
36.153
15.24
PCL. F
RUGBY AVE
4.98
17.248
30.410
221.617
32.0
PCL. A
27.916
26.914
9.837
PLAN
PACIFIC
70.544
Mc GREGOR
CANADIAN
30.48
SUBJECT CITY PROPERTY 13,238 SQ. M. (3.271 ac.)
PROPOSED STREET CLOSING
PROPOSED STREET OPENING
THE CITY OF WINNIPEG
LAND SURVEYS & REAL ESTATE DEPT.
SCALE 1:1000
DATE 95-05-25
REVISIONS 02-08-20
ATLAS T26
FILE 7686 a 32/6935
F.B.
METRIC
MISC. PLAN No. LSWK 9300/1