Agenda - Council – October 24, 2007

Report - Standing Policy Committee on Property and Development - October 2, 2007

Item No. 14 Unsolicited Offers to Purchase City-owned Property located at the Northeast corner of the Perimeter Highway and Main Street (R. M. of West St. Paul)
File FI-2.4

STANDING COMMITTEE RECOMMENDATION:

On October 17, 2007, 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 City-owned properties shown outlined on Misc. Plan No. 10929 be declared surplus to the City's requirements, and held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing.

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 – October 2, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 17, 2007, 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 October 2, 2007, the Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council, namely:

1. That the City-owned properties shown outlined on Misc. Plan No. 10929 be declared surplus to the City's requirements, and held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing.

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

STANDING COMMITTEE DECISION:

On October 2, 2007, the Standing Policy Committee on Property and Development rescinded its decision of June 7, 2001 regarding the Disposition of City-owned land located at the northeast corner of Main Street and the Perimeter Highway – 43.91 acre site.

RE: Unsolicited Offers to Purchase City-owned Property located at the Northeast corner of the Perimeter Highway and Main Street (R. M. of West St. Paul)

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning Property and Development

REPORT DATE: September 27, 2007

RECOMMENDATION:

1. That the Public Service continue to not entertain unsolicited offers with respect to the purchase and sale of the City-owned property located at the Northeast corner of the Perimeter Highway and Main Street, shown outlined on Misc. Plan No. 10929, until such time as Council has declared the lands as surplus to the needs of the City.
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:

- On June 24, 1971, Council approved an exchange with the Province of Manitoba whereby the City received the subject property shown outlined on Misc. Plan No. 10929, together with land south of the Perimeter Highway in exchange for 43.78 acres of City-owned land west of McPhillips Street at the Perimeter Highway.
- On April 18, 1993, Council declared the subject City property shown outlined on Misc. Plan No. 10929, surplus to the City's requirements and authorized the sale of the subject property with the proceeds to be utilized towards the 1993 current estimates of the Parks and Recreation Department commitment for revenues.
- On March 23, 1994, Council upheld the recommendation of the then Committee on Finance and Administration that the property not be declared surplus to the City's needs and therefore not be available for sale.
- On June 7, 2001, the Standing Policy Committee on Property and Development instructed the Planning, Property and Development Department to withhold the subject property from sale until such time as a Capital Region Policy has been adopted by Council.
- The Planning, Property and Development Department is, therefore, of the opinion that the City's current position should be consistent with the June 7, 2001 decision of the Standing Policy Committee on Property and Development, that in the absence of a Capital Region policy plan or joint area plan, the subject property should be withheld from sale.

- The Planning, Property and Development Department has recently received unsolicited offers to purchase the City-owned property located at the Northeast corner of the Perimeter Highway and Main Street, shown outlined on Misc. Plan No. 10929.

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

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(X) No

( ) Yes

Comment(s): There are no policy implications as the Planning, Property and Development Department is recommending that the subject City-owned property be withheld from sale.

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(X) No

( ) Yes

Comment(s):

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):

Report

REASON FOR THE REPORT:

The Planning, Property and Development Department has recently received unsolicited offers to purchase the City-owned property located at the Northeast corner of the Perimeter Highway and Main Street, shown outlined on Misc. Plan No. 10929.

The June 7, 2001 decision of the Standing Policy Committee on Property and Development stated "that in the absence of a Capital Region policy plan or joint area plan, the subject property should be withheld from sale". The Public Service is recommending that the City's position be maintained, unless or until policy direction with respect to the disposition of the subject land is changed.

Should policy direction change with regard to the disposition of the subject land, Council approval would be required to declare the subject lands surplus to the City's needs. In addition, approval of any sale of the subject land would rest with the Standing Policy Committee on Property and Development.

HISTORY:

On June 24, 1971, Council approved an exchange with the Province of Manitoba whereby the City received the subject property shown outlined on Misc. Plan No. 10929, together with land south of the Perimeter Highway in exchange for 43.78 acres of City-owned land west of McPhillips Street at the Perimeter Highway.

On April 18, 1993, Council declared the subject City property shown outlined on Misc. Plan No. 10929, surplus to the City's requirements and authorized the sale of the subject property with the proceeds to be utilized towards the 1993 current estimates of the Parks and Recreation Department commitment for revenues.

On March 23, 1994, Council upheld the recommendation of the then Committee on Finance and Administration that the property not be declared surplus to the City's needs and therefore not be available for sale.

On June 7, 2001, the Standing Policy Committee on Property and Development instructed the Planning, Property and Development Department to withhold the subject property from sale until such time as a Capital Region Policy has been adopted by Council.

DISCUSSION:

The Planning, Property and Development Department has the following comments with respect to the disposition of the subject land:

- There is currently no Capital Region Policy plan to guide inter-municipal land use and development issues.

- In the absence of a Capital Region Plan or, alternatively, a change in policy direction, the Planning, Property and Development Department is of the opinion that the City's current position should be consistent with the June 7, 2001 decision of the Standing Policy Committee on Property and Development "that in the absence of a Capital Region policy plan or joint area plan, the subject property should be withheld from sale".

- The subject City-owned property is presently designated "Agricultural Area 1" under the Selkirk and District Development Plan – By-law No. 122. The property is zoned "A – 80", which requires a minimum site area of 80 acres. The Selkirk and District Development Plan is presently under review and public meetings will likely be scheduled in 2008.

Financial Impact Statement Date: September 27, 2007

Project Name:

Unsolicited Offers to Purchase City-owned Property located at the Northeast corner of the Perimeter Highway and Main Street (R. M. of West St. Paul)

COMMENTS:

The recommendations contained in this report are that the Public Service continue to not entertain unsolicited offers with respect to the purchase and sale of the City-owned property located at the Northeast corner of the Perimeter Highway and Main Street, shown outlined on Misc. Plan No. 10929, until such time as Council has declared the lands as surplus to the needs of the City and that the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Other than foregone revenue that would result from the acceptance of the unsolicited offer, there are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

N/A

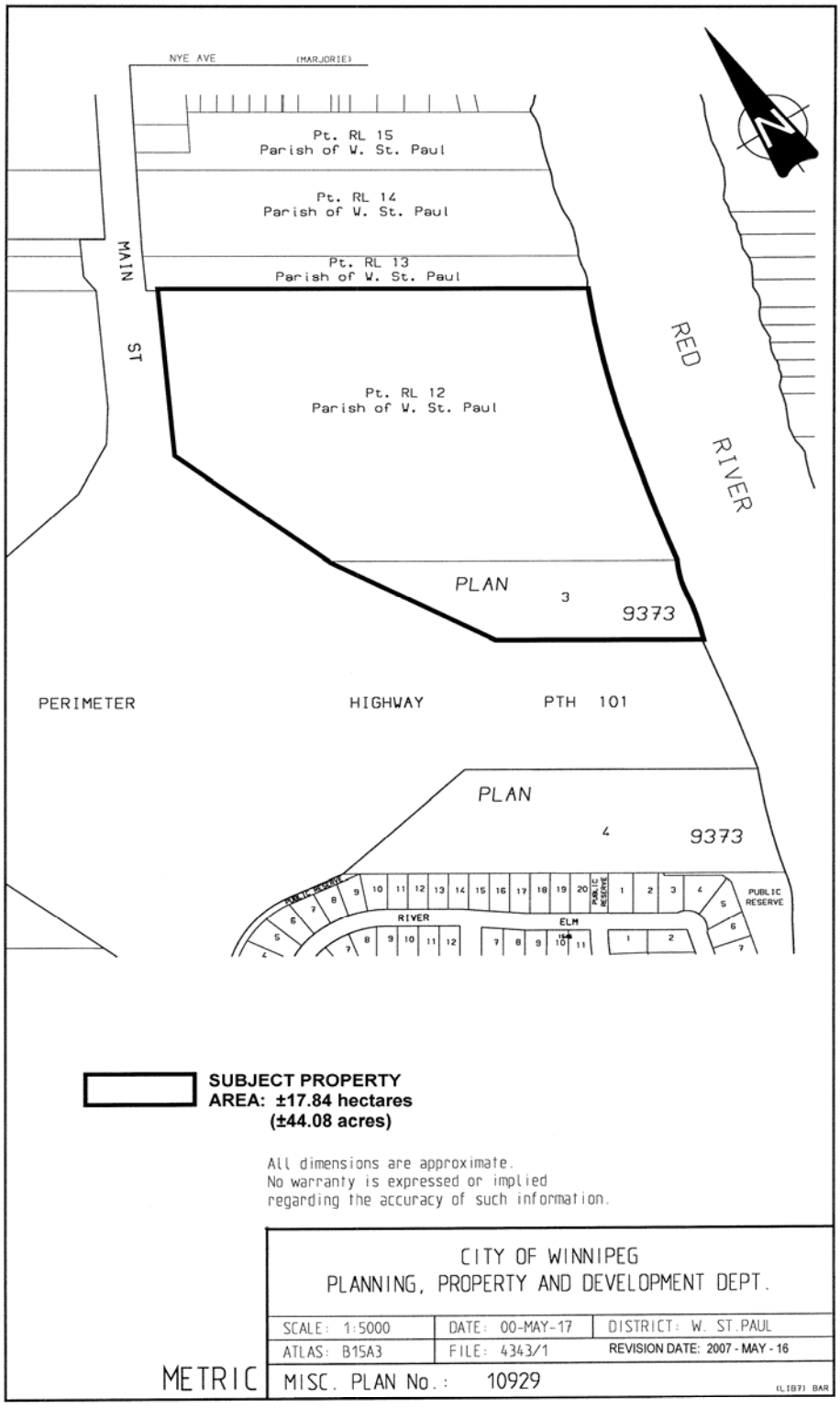
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department:	Planning, Property and Development Department
Division	Real Estate
Prepared by:	J. Zabudney & R. Klassen
PPD File No.:	4343

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NYE AVE (MARJORIE)
Pt. RL 15
Parish of W. St. Paul
Pt. RL 14
Parish of W. St. Paul
Pt. RL 13
Parish of W. St. Paul
MAIN ST
Pt. RL 12
Parish of W. St. Paul
RED RIVER
PLAN 3 9373
PERIMETER HIGHWAY PTH 101
PLAN 4 9373
PUBLIC RESERVE
RIVER
ELM
SUBJECT PROPERTY
AREA: ±17.84 hectares
(±44.08 acres)
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: 1:5000
DATE: 00-MAY-17
DISTRICT: W. ST.PAUL
ATLAS: B15A3
FILE: 4343/1
REVISION DATE: 2007 - MAY - 16
METRIC
MISC. PLAN No.: 10929
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