Report - Standing Policy Committee on Property and Development - January 9, 2003

Item No. 3 Proposal to Declare as Surplus and to Market for Sale the City-owned property located at the southeast corner of Elgin Avenue and Sherbrook Street
File FI-2.4(34) (Vol. 9)

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2003, 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 subject City-owned property located at the southeast corner of Elgin Avenue and Sherbrook Street shown outlined on Misc. Plan No. 11279 be declared surplus to the City's requirements.

2. That the Director of Planning, Property and Development be authorized to commence with the marketing of the subject property for sale purposes.

3. That the proceeds resulting from the sale of the subject property be credited to the Land Operating Reserve Fund.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation as amended, namely:

- Add a third Recommendation as follows "That the proceeds resulting from the sale of the subject property be credited to the Land Operating Reserve Fund"

and submitted its recommendation to Executive Policy Committee and Council.

Re: Proposal to Declare as Surplus and to Market for Sale the City-Owned Property Located at the Southeast Corner of Elgin Avenue and Sherbrook Street
Lord Selkirk-West Kildonan Community
Point Douglas Ward

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

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

Report date: December 23, 2002

Recommendation(s):

1. That the subject City-owned property located at the southeast corner of Elgin Avenue and Sherbrook Street shown outlined on Misc. Plan No. 11279, attached, be declared surplus to the City's requirements.
2. Subject to the approval of Recommendation 1, that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject property for sale purposes.

REPORT SUMMARY

KEY ISSUES:

- The subject property was acquired in Tax Sale in 1936 and the buildings were subsequently demolished. In 1952, Council granted St. Andrews United Church a 30-year lease for the purposes of construction and maintenance of a housing complex for seniors.
- In October 1975, the United Church requested to return the property to the City and it was turned over to the Co-ordinator of the Neighbourhood Improvement Program for housing purposes pursuant to Order of Council of February 18, 1976.
- In 1991 the Community Programs Division advised that the subject property was in bad condition that it would not be economically feasible to renovate the building. The building was demolished in 1992.
- The property was being held for the civic requirement of a potential Winnipeg Hydro substation location. The requirement has been subsequently accommodated on an alternate site and on July 4, 2002 it was verified that there was no further interest in this site.
- From 1976 to 2001 the Real Estate Division has been in receipt of several expressions of interest to purchase the subject property.

- In view of the apparent interest in this site, the Division is recommending that it be declared surplus by Council and marketed for sale to the general public.
- Any resultant recommendation to sell the property would be the subject of a separate report and approval of the Standing Policy Committee on Property and Development.

IMPLICATIONS

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: •

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):

1. That the subject City-owned property located at the southeast corner of Elgin Avenue and Sherbrook Street shown outlined on Misc. Plan No. 11279, attached, be declared surplus to the City's requirements.

2. Subject to the approval of Recommendation 1., that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject property for sale purposes.

REASON FOR THE REPORT:

In accordance with the Council Order of July 18, 1979, once Council has declared land surplus to the City's requirements the Standing Policy Committee on Property and Development shall finalize all sales, including terms and conditions, for which the Director of the Planning, Property and Development Department has no authority. In this regard, the Planning, Property and Development Department, Real Estate Division, has determined that there are no civic needs for all or a portion of the subject City-owned property shown outlined on Misc. Plan No. 11279, attached, and the Department is, therefore, recommending that Council declare same as surplus to the City's requirements and that it be marketed for sale.

HISTORY:

The subject property was acquired in Tax Sale in 1936. In 1952, Council granted St. Andrews United Church a 30-year lease for the property for the purposes of construction and maintenance of a housing complex for seniors.

In October 1975, the United Church requested to return the property to the City and it was turned over to the Co-ordinator of the Neighbourhood Improvement Program for housing purposes pursuant to Order of Council of February 18, 1976.

In 1991, pursuant to an enquiry from the Winnipeg Housing Rehabilitation Corporation, the Community Programs Division advised that the subject building was in such bad condition that it would not be economically feasible to renovate the building. The building was demolished in 1992.

There were expressions of interest received in the Real Estate Division, however, the property was being held for the civic requirement of a potential Winnipeg Hydro substation location. The

requirement has been subsequently accommodated on an alternate site and on July 4, 2002 it was verified that there was no further interest in this site.

Given that the Real Estate Division is aware of private sector interest in this property it is herein recommending that the property be declared surplus and marketed for sale.

DISCUSSION:

Details of the subject property are as follows:

Location:	Southeast corner of Elgin Avenue and Sherbrook Street
Legal Description:	SP Lot 18, Plan 32356
Certificate of Title:	1396233
Roll Number:	13-070289000
Total Assessment (2003):	$31,900.00
Zoning:	"C2" – Commercial District
Servicing:	All typical services are available
Site Size:	⎜910.5 m² (⎜9800.0 ft²)

In view of the apparent interest from realtors and developers the Real Estate Division performed a recent canvas of all City Departments and has concluded that there are no civic needs for all or any portion of the subject City-owned property.

The District Planner has advised as follows:

> "I would think that the highest and best use, at a busy intersection like this would be C2 given that it either permits outright or by conditional use a lot of uses which would seem appropriate in this neighbourhood. Particularly an array of uses which might be affiliated with the adjacent hospital, clinics, medical instrument service or manufacture laboratories, offices, etc."

On January 15, 2002 the Lord Selkirk-West Kildonan Community Committee advised that it had no objection to the disposal of this property.

Given the interest in the property, subject to Council declaring the property surplus,
the Real Estate Division recommends that it be marketed for sale to the general public through the Division's public offering process.

The Department would thereafter report back to the Standing Policy Committee on Property and Development regarding the offers it received.

Financial Impact Statement 20-Dec-02

Proposal to Declare Surplus and to Market for Sale S.E. Corner of Elgin Ave. & Sherbrook St.

COMMENTS:

There are no financial implications associated with the recommendation(s) of this report.

Gord Courage, Manager
Support Services Division

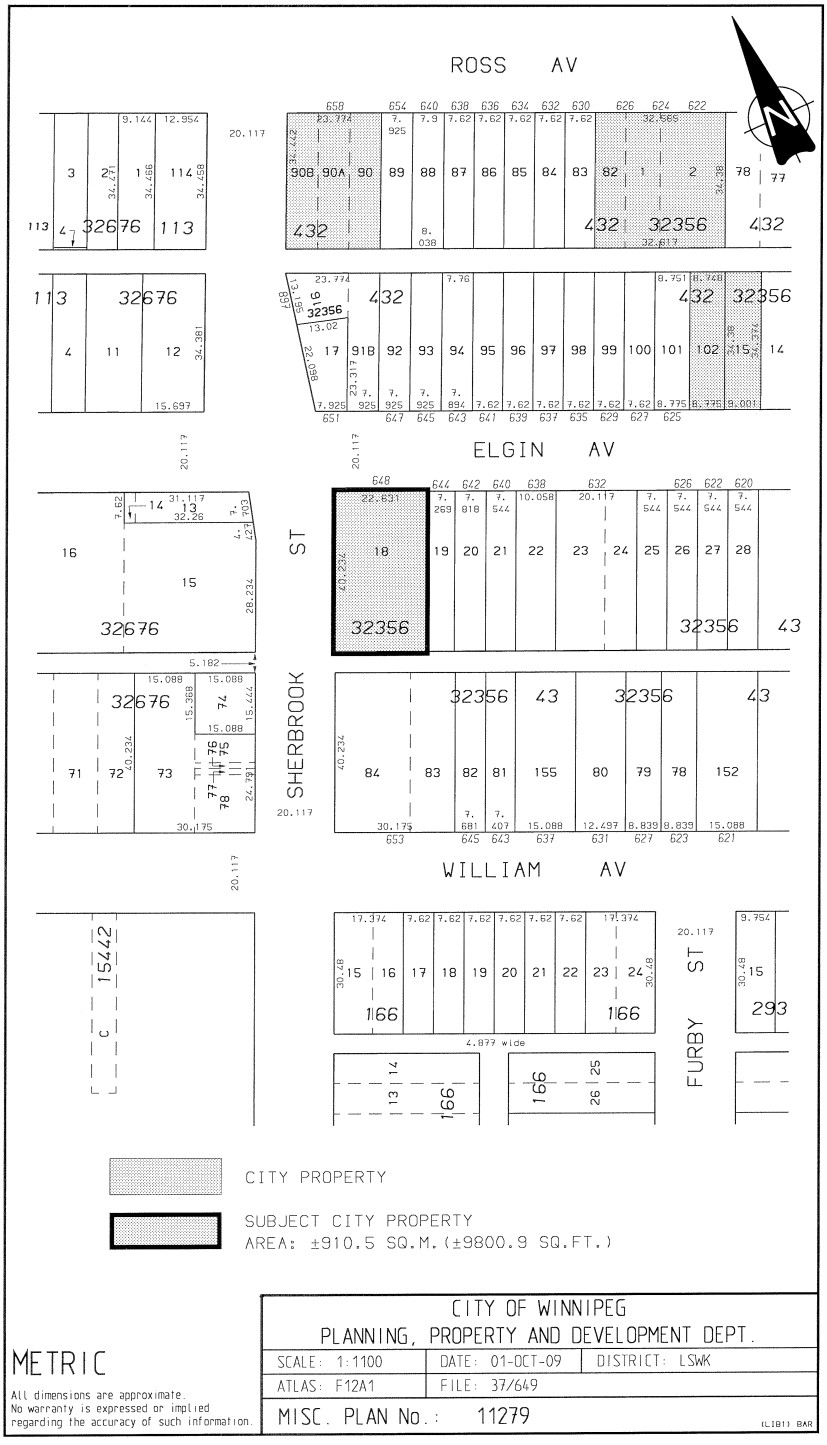
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

- The former Winnipeg Hydro Department
- The Lord Selkirk-West Kildonan Community Committee

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate Division
Prepared by: Joedi Pruden
PPD File #: 37/649

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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.

SCALE: 1:1100	DATE: 01-OCT-09	DISTRICT: LSWK
ATLAS: F12A1	FILE: 37/649	
MISC. PLAN No.: 11279		

METRIC

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

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