Agenda – Executive Policy Committee – February 13, 2008

Report – Standing Policy Committee on Property and Development – January 29, 2008

Item No. 5 Request to Declare City-owned Property Surplus – 385 River Avenue (Fort Rouge – East Fort Garry Ward) File FI-2.4(32)

STANDING COMMITTEE RECOMMENDATION:

On January 29, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That the City-owned property shown outlined on Misc. Plan No. 11390/1 be declared surplus to the City's requirements.

2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public.

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

Agenda – Executive Policy Committee – February 13, 2008

Report – Standing Policy Committee on Property and Development – January 29, 2008

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 29, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: **Request to Declare City-owned Property Surplus – 385 River Avenue**
City Centre Community
Fort Rouge – East Fort Garry Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: January 15, 2008

RECOMMENDATION:

1. That Council declare the City-owned property shown outlined on Misc. Plan No. 11390/1, attached, surplus to the City's requirements.
2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public.
3. That the Proper Officers do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned property, shown outlined on the attached Misc. Plan No. 11390/1.
- The Department is recommending that Council declare the City-owned property shown outlined on Misc. Plan No. 11390/1 surplus to the City's requirements, and that the property be marketed for sale to the general public.

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):

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 determined that there is no civic need for the subject City-owned property, shown outlined on the attached Misc. Plan No. 11390/1. Council approval is required to declare the subject property surplus to the City's requirements.

HISTORY:

The subject property was acquired by the City in 1974 for use as a medical clinic facility for Health and Welfare Services. On December 16, 1998, Council adopted a

recommendation approving the transfer of the City's Public Health Nursing Managed Services to the Winnipeg Community and Long Term Care Authority (subsequently referred to as Winnipeg Regional Health Authority "WRHA"), effective December 31, 1998. The property was under lease with WRHA until they vacated the premises in September 2007.

Details of the subject City property are as follows:

Location:	Northwest corner of River Avenue and Bryce Street
Description:	Bi-level medical office building (9,570 square feet)
Legal Description:	SP Lot 28, Plan 27,423 and Lot 1, Block 2, Plan 314
Site Size:	13,271.00 square feet
Zoning:	"RM4" – Multiple Family District

DISCUSSION:

The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned property. In addition, the Department has consulted with the Ward Councillor in regard to the future marketing of this property for sale.

In view of the fact that no civic need has been identified for the subject property, the Planning, Property and Development Department is recommending that the property be declared surplus to the City's requirements and that the property be marketed for sale to the general public.

Financial Impact Statement Date: January 15, 2008

Project Name:

Request to declare property as surplus - 385 River Avenue

COMMENTS:

The recommendations contained in this report are that Council declare the City-owned property shown outlined on Misc. Plan No. 11390/1, attached, surplus to the City's requirements; that subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public; and that the Proper Officers do all things necessary to implement the intent of the foregoing.

There are no direct 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

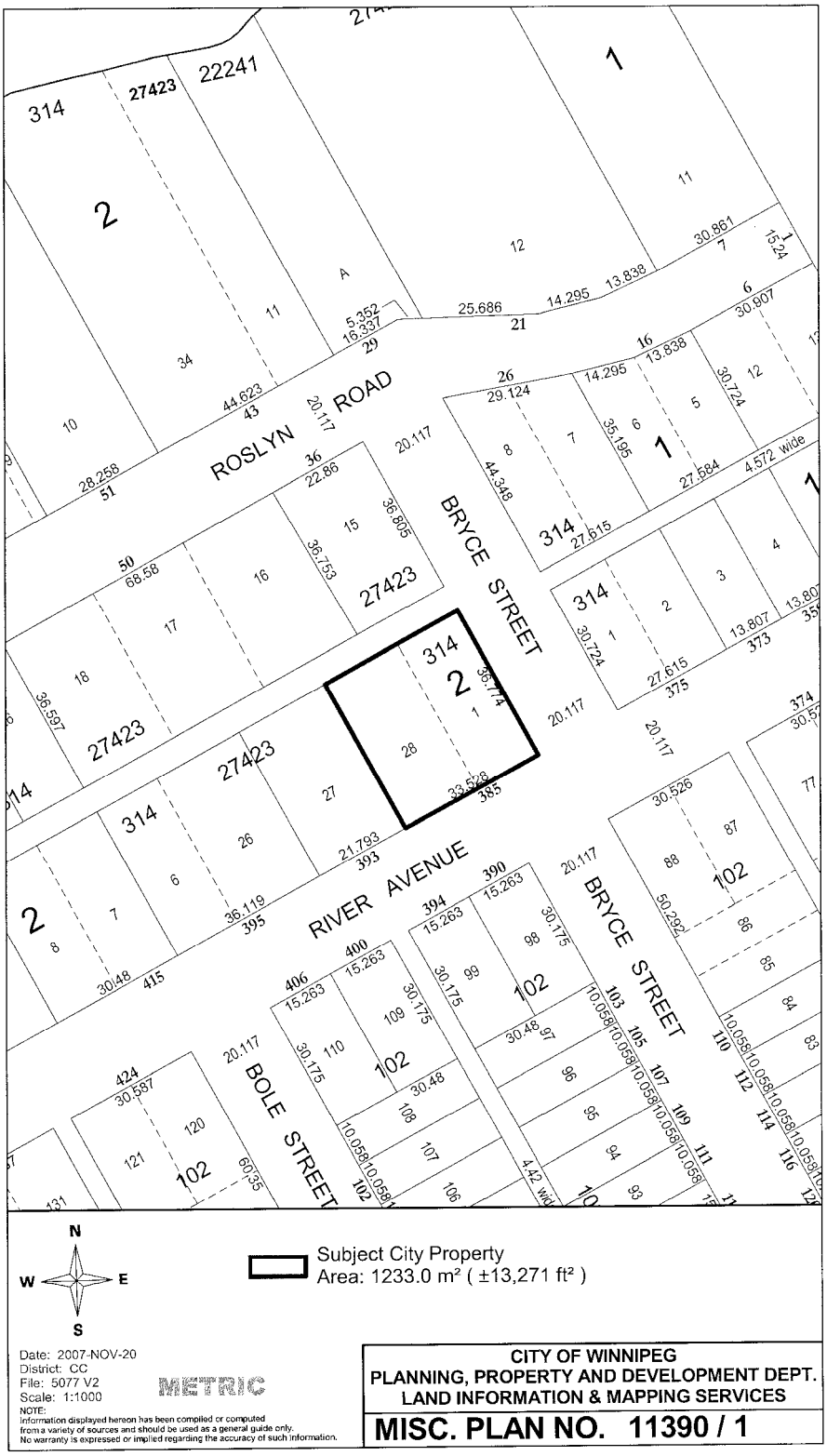
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Barry Lucyk
PPD File No.: 5077 (VII)

O:\Reports Directive\Real Estate\Sales\(bl) 385 River Avenue.doc


ROSLYN ROAD
BRYCE STREET
RIVER AVENUE
BOLE STREET
314
27423
22241
Subject City Property
Area: 1233.0 m² (±13,271 ft²)
N
W
E
S
Date: 2007-NOV-20
District: CC
File: 5077 V2
Scale: 1:1000
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. 11390 / 1