Agenda - Executive Policy Committee - April 9, 2008

Report - Standing Policy Committee on Property and Development - March 25, 2008

Item No. 19 Declaration as Surplus - Two City-owned Properties Surplus - East Side of Dakota Street between Greenwood and Hazelwood Avenues (St. Vital Ward)
File FI-2.4(35)

STANDING COMMITTEE RECOMMENDATION:

On March 25, 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 two City-owned properties shown outlined on Misc. Plan No. 11216, be declared surplus to the City's requirements.

2. That the Winnipeg Public Service be instructed to market the subject City-owned properties 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 - April 9, 2008

Report - Standing Policy Committee on Property and Development - March 25, 2008

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 25, 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: Proposal to Declare Two City-owned Properties Surplus – East Side of Dakota Street between Greenwood and Hazelwood Avenues
Riel Community
St. Vital Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: March 13, 2008

RECOMMENDATION:

1. That Council declare the two City-owned properties shown outlined on Misc. Plan No. 11216, 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 properties 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 two subject City-owned properties, shown outlined on the attached Misc. Plan No. 11216.
- The Department is recommending that Council declare the two City-owned properties shown outlined on Misc. Plan No. 11216 surplus to the City's requirements, and that the properties 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): The City's standard terms and conditions of sale include provisions to protect the City's interests in the event that environmental contamination is discovered.

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 two subject City-owned properties, shown outlined on the attached Misc. Plan No. 11216. Council approval is required to declare the subject properties surplus to the City's requirements.

HISTORY:

On June 2, 1976, Council approved the widening of Dakota Street by 20 feet to a width of 120 feet in order to accommodate transportation requirements pursuant to Dakota Street (south of St. Mary's Road) being declared a regional street by the Province of Manitoba.

As part of this project, the City acquired property from Qualico Developments Inc. through an exchange of lands. This exchange was approved by Council on March 8, 1977. The resulting subject City-owned properties are considered residual lands after the widening of Dakota Street.

Details of the subject City properties are as follows:

Location:	East side of Dakota Street between Greenwood and Hazelwood Avenues
Legal Description:	SP Lots 1 and 2, Plan 23985
Site Sizes:	Hazelwood Avenue – 38.9' x 102'± = 3,966 sq. ft.± Greenwood Avenue – 38.87' x 102'± = 3,968 sq. ft.±
Zoning:	"R1-M" Residential District

DISCUSSION:

The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned properties. The Public Works Department has advised that it would support a minimum 10.0' side yard abutting Dakota Street to provide adequate separation for noise attenuation. This requirement is consistent with other existing houses along Dakota Street.

The Ward Councillor has no objections to the proposed sale of these properties.

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

Financial Impact Statement Date: March 11, 2008

Project Name:

Proposal to Declare Two City-owned Properties Surplus - East Side of Dakota St between Greenwood and Hazelwood Avenues

COMMENTS:

The recommendation in this report is that two City-owned properties be declared surplus to the City's requirements and made available for sale to the public. There are no direct financial implications associated with this recommendation.

Manager of Finance & Administration

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:	Joedi Pruden
PPD File No.	5399/2

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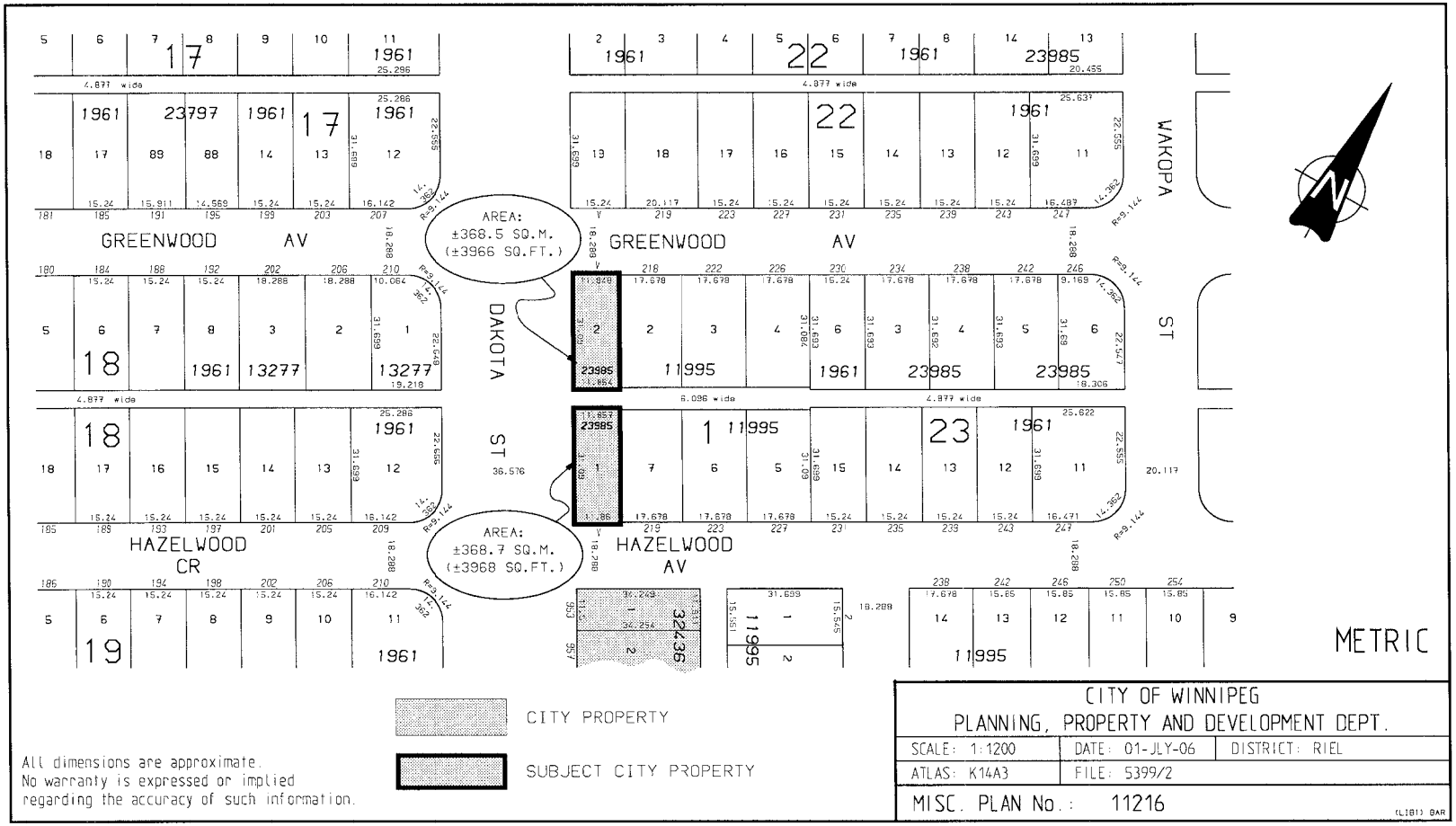
GREENWOOD AV
GREENWOOD AV
DAKOTA ST
WAKOPA ST
HAZELWOOD CR
HAZELWOOD AV
AREA: ±368.5 SQ.M. (±3966 SQ.FT.)
AREA: ±368.7 SQ.M. (±3968 SQ.FT.)
METRIC
CITY PROPERTY
SUBJECT CITY PROPERTY
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1200
DATE: 01-JLY-06
DISTRICT: RIEL
ATLAS: K14A3
FILE: 5399/2
MISC. PLAN No.: 11216