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

Item No. 17 Declaration as Surplus - 730 Pandora Avenue West (Transcona Ward) File FI-2.4(33)

STANDING COMMITTEE RECOMMENDATION:

On April 9, 2008, 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 shown outlined on Misc. Plan No. 11979, be declared surplus excepting the 12.3 metre widening along the Plessis Road frontage and a corner cut on the north west corner of the subject City property required to accommodate future transportation purposes.

2. That the Director of Planning, Property and Development Department be authorized to market the subject property for sale via an expression of interest, for the purpose of the establishment of a multiple family housing project with a strong green space component.

3. That upon the successful conclusion of the expression of interest process the Winnipeg Police Service Canine Unit be notified that they will be required to vacate the premises.

4. 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 - March 25, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 9, 2008, 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 March 25, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, with the following amendments, namely:

- Delete Recommendation 2. in its entirety and replace with the following:

    2. That the Director of Planning, Property and Development Department be authorized to market the subject property for sale via an expression of interest, for the purpose of the establishment of a multiple family housing project with a strong green space component.

- Add the following new Recommendation 3:

    3. That upon the successful conclusion of the expression of interest process the Winnipeg Police Service Canine Unit be notified that they will be required to vacate the premises.

- Renumber the remaining recommendation accordingly,

and submitted the matter to the Executive Policy Committee and Council.

STANDING COMMITTEE RECOMMENDATION:

On February 26, 2008, the Standing Policy Committee on Property and Development requested the Winnipeg Public Service to report back to the meeting on March 25, 2008, on declaring the city-owned land located at 730 Pandora Avenue West surplus to the City’s requirements.

RE: **Feasibility of Declaring Property as Surplus – 730 Pandora Avenue West**
East Kildonan - Transcona Community
Transcona Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: March 17, 2008

RECOMMENDATION:

1. That the subject City-owned property shown outlined on Misc. Plan No. 11979, attached, be declared surplus excepting the 12.3 metre widening along the Plessis Road frontage and a corner cut on the NW corner of the subject City property required to accommodate future transportation purposes.

2. That the Director of Planning, Property and Development Department be authorized to market the subject property for sale to the general public at such time as the Winnipeg Police Service Canine operation has vacated the premises.

3. 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 February 26, 2008, Standing Policy Committee on Property and Development concurred that the Winnipeg Public Service be requested to report back to the Standing Committee meeting, scheduled for March 25, 2008, on the feasibility of declaring the property at 730 Pandora Avenue West surplus to the City's requirements.
- The Winnipeg Public Service has consulted with City Departments and has determined that (1) Winnipeg Police Service has advised that it expects the Canine operation presently housed at 730 Pandora Avenue West to remain, and (2) the Public Works Department has advised that the Plessis Road frontage is part of the inner ring road and a 12.3 metre widening along the Plessis Road frontage and a corner cut on the NW corner of the subject City property are required to accommodate a future widening to six lanes.

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:

On February 26, 2008, Standing Policy Committee on Property and Development concurred that the Winnipeg Public Service report back to the Standing Committee meeting scheduled for March 25, 2008, on the feasibility of declaring the property at 730 Pandora Avenue West surplus to the City's needs.

HISTORY:

The subject City property (2.398 acres) is shown outlined on Misc. Plan No. 11979. The Winnipeg Police Service has been operating out of this building since 1977, and with the exception of the Canine unit, they will be vacating the subject City property upon completion of their new premises on Dugald Road.

Details of the subject City property are as follows:

Location:	730 Pandora Avenue West
Description:	8,382 sq. ft. building
Legal Description:	Lot 1, Plan 34348
Site Size:	2.398 acres
Zoning:	"M2" Manufacturing General

The Winnipeg Public Service has consulted with City Departments and determined the following:

1. The Winnipeg Police Service advised that upon its move to the new district police station on Dugald Road, there is no provision to move the Canine operation presently housed at 730 Pandora Avenue West and consequently this unit is expected to remain.
2. The Public Works Department advises that the Plessis Road frontage is part of the inner ring road and a 12.3 metre widening along the Plessis frontage and a corner cut on the NW corner of the subject City property are required to accommodate a future street widening.

Manitoba Hydro owns a radio tower situated on the subject City property. As part of the Asset Purchase Agreement between Winnipeg Hydro and Manitoba Hydro, Manitoba Hydro was granted access to the tower for their use in return for providing free space on the radio tower for use by the City, all as set out in the Asset Agreement. The Tower Access Arrangements can be terminated upon one (1) year's calendar notice by either party.

DISCUSSION:

Land Use:

The subject City property is designated as an Industrial Policy Area in Plan Winnipeg 2020 Vision and is intended to include areas of concentrated industrial uses and supportive infrastructure with the possible inclusion of compatible commercial uses.

It is located in the Transcona Yards Industrial Neighbourhood Area Redevelopment Plan (By-law #141/2005) and any development on the subject City property must take into consideration this area's multiple roles such as linking North and South Transcona, ensuring public safety and mitigating potential impacts of industrial developments on the adjacent residential neighbourhoods.

Conclusion:

The Winnipeg Public Service has consulted with City Departments and has determined that: (1) the Winnipeg Police Service requires the use of that portion of the subject City property housing the Canine operation until it is relocated, and (2) the Public Works Department advises that a 12.3 metre widening of the Plessis Road frontage and a corner cut on the NW corner of the subject City property is required.

The Planning, Property and Development Department is therefore recommending the subject City-owned property shown outlined on Misc. Plan No. 11979, attached, be declared surplus excepting the 12.3 metre widening along the Plessis Road frontage and a corner cut on the NW corner of the subject City property required to accommodate future transportation purposes. In addition, the Director of Planning, Property and Development Department be authorized to market the subject property for sale to the general public at such time as the Winnipeg Police Service Canine operation has vacated the premises.

Financial Impact Statement Date: 3/13/2008

Project Name:

Feasibility of Declaring Property as Surplus - 730 Pandora Avenue West

COMMENTS:

There are no financial implications associated with this report's recommendations.

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
Division	Real Estate
Prepared by:	Barry Lucyk
PPD File No.	5850

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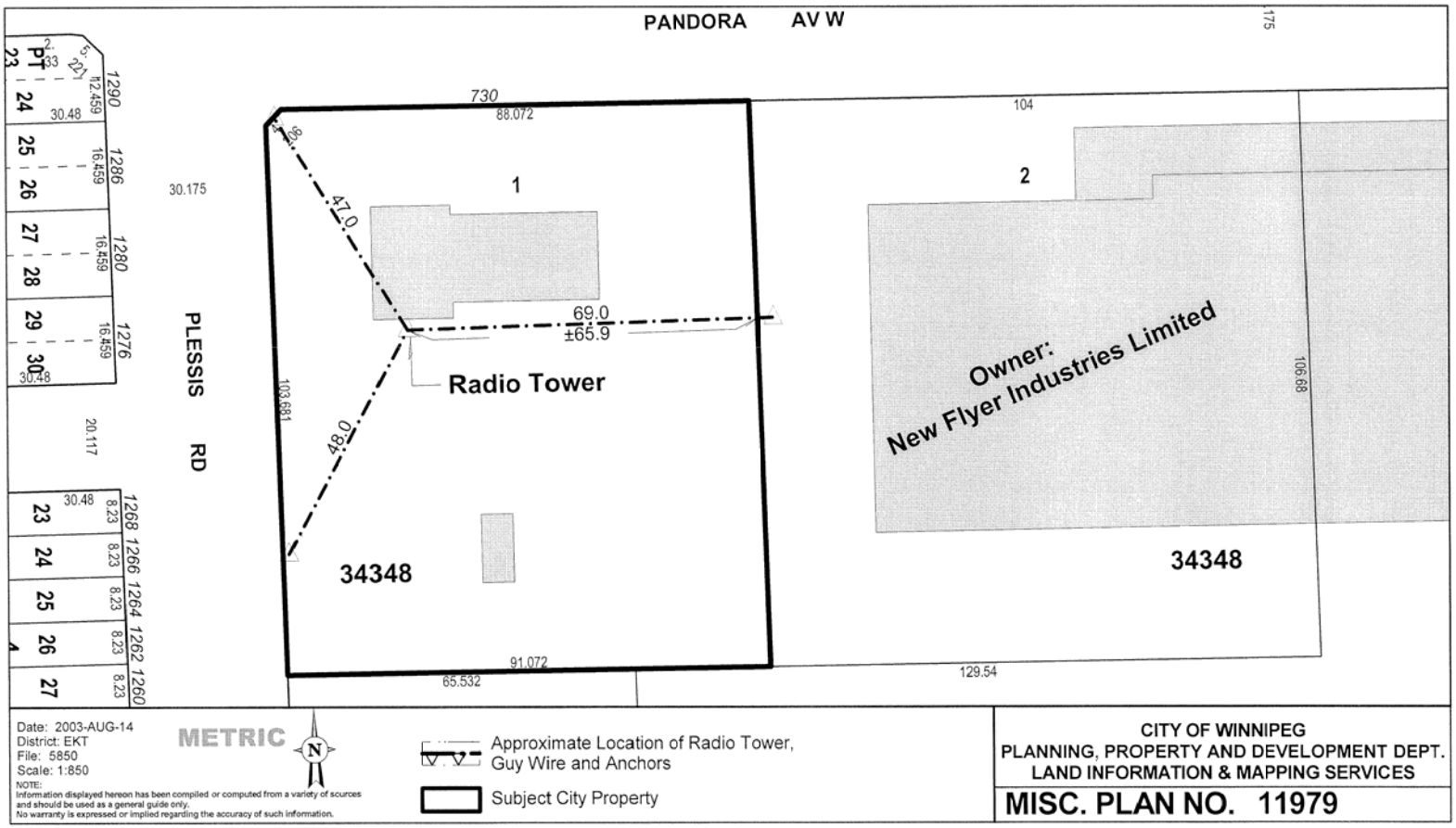

Date: 2003-AUG-14
District: EKT
File: 5850
Scale: 1:850

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.

Approximate Location of Radio Tower, Guy Wire and Anchors

Subject City Property

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11979