Agenda - Council - April 23, 2008

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

Item No. 18 Declaration as Surplus - City-owned Land on Almey Avenue (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 City-owned property located on the north side of Almey Avenue (Part Lot 8, Plan 4865) shown outlined on Misc. Plan No. 12330, be declared surplus to the City's requirements.

2. That subject to the approval of Recommendation 1., the Director of Planning, Property and Development Department be authorized to market the subject property for sale to the general public for single family residential development.

3. 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 did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council.

1. That the City-owned property located on the north side of Almey Avenue (Part Lot 8, Plan 4865) shown outlined on Misc. Plan No. 12330, be declared surplus to the City's requirements.

2. That subject to the approval of Recommendation 1., the Director of Planning, Property and Development Department be authorized to market the subject property for sale to the general public for single family residential development.

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

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 following City-owned properties surplus to the City's requirements:

1. The westerly 120 feet of the easterly 1256 feet of Lot 2, Plan 4865 WLTO in OTM Lots 94 and 95, Parish of Kildonan

2. The easterly 93.2 feet of Lot 8, Plan 4865 WLTO in OTM Lots 94 and 95, Parish of Kildonan.

RE: Proposal to Declare two City-owned Properties located on Almey Avenue as Surplus to the City's Requirements – Part Lots 2 & 8, Plan 4865
East Kildonan – Transcona Community
Transcona Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: A/Director, Planning, Property and Development

REPORT DATE: March 17, 2008

RECOMMENDATION:

That this report be received as information.

Report Summary

Key Issues:

- At its meeting held 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 following City-owned property on Almey Avenue surplus to the City's requirements, namely:

    1. The westerly 120 feet of the easterly 1,256 feet of Lot 2, Plan 4865 WLTO in OTM Lots 94 and 95, Parish of Kildonan.
    2. The easterly 93.2 feet of Lot 8, Plan 4865 WLTO in OTM Lots 94 and 95, Parish of Kildonan."

- The Department has completed its review of this matter and confirms that the subject property on the **south side** of Almey Avenue (Part Lot 2, Plan 4865) is not surplus to the City's requirements. The property is required for a future roadway that will facilitate the subdivision and development of the rearage lands for all the residents on the south side of Almey Avenue. The development of the subject lot would preclude any future subdivision to occur, preventing infill development as promoted by Plan Winnipeg.

- In regard to the subject property on the **north side** of Almey Avenue (Part Lot 8, Plan 4865), a portion is included in the Council adopted 'Ecologically Significantly Natural Lands Strategy'. The process of identifying Ecologically Significant Natural Land (ESNL), can be done through the Secondary Planning process. The Transcona West Area Structure Plan has completed this process (Step 2 – Planning for the ESNL) and has identified land between Almey Avenue and Ravelston Avenue West (including a portion of the subject property) as "Natural Lands". The next step in the process is to determine the value of selecting the Natural Area as being 'Ecologically Significant'. The subject property needs to be vetted through the ESNL Multi-Criteria Evaluation Process of pulling together various experts to review the Natural Area as being worthy of protection; and formulate a recommendation that advises the decision-makers on how much and where the Ecologically Significant Natural Lands should or should not be protected.
- Until the boundaries of the Ecologically Significant Area has been identified, it would be premature to declare all or a portion of the subject property on the north side of Almey Avenue as surplus to the City's requirements. Once this area has been identified, the Department will then prepare a report to Council to have all or a portion subject property declared surplus.

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):

Not applicable for the content of this report.

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:

At its meeting held 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 two City-owned properties on Almey Avenue shown shaded on the attached Misc. Plan No. 12330, surplus to the City's requirements.

HISTORY:

On February 24, 1975, the former Committee on Works and Operations concurred in the recommendation of the former Board of Commissioners that various properties (including the subject City-owned properties shown shaded on Misc. Plan No. 12330), be acquired by the City for a proposed street network for the area.

In November 1977, the former Operations Department indicated that the subject properties were required for future transportation rights-of-way and that funding for the acquisition was identified in the 1978 Capital Budget. Upon approval of the 1978 Capital Budget, the former East Kildonan – Transcona Works and Operations Division requested the former Land Surveys and Real Estate Department to undertake negotiations for the acquisition of the subject properties.

Council, at its meeting of April 4, 1979, approved of the terms of the acquisition of Part Lot 8, Plan 4865, for the sum of $28,250.00. The Standing Policy Committee on Property and Development, at its meeting of September 6, 2001, approved of the terms of the acquisition of Part Lot 2, Plan 4865, for the sum of $45,000.00.

Particulars of the subject properties are as follows:

Part Lot 2, Plan 4865

Location:	South side of Almey Avenue between Peguis Street and Ravelston Avenue West, as shown on Misc. Plan No. 12330
Legal Description:	Part Lot 2, Plan 4865
Certificate of Title:	1830187
Roll No.:	04003832000
Assessed Value:	$37,900
Zoning:	Part R1-L – Residential Single Family and Part RR5 – Rural Residential 5
Size:	38.576 m x 114.307 m = ±4,409.5570 m² 126.529 ft x 374.927 ft = ±47,439 sq ft

Part Lot 8, Plan 4865

Location:	North side of Almey Avenue between Peguis Street and Ravelston Avenue West, as shown on Misc. Plan No. 12330
Legal Description:	Part Lot 8, Plan 4865
Certificate of Title:	1862407
Roll No.:	04003865500
Assessed Value:	$38,300
Zoning:	Part R1-L – Residential Single Family and Part RR5 – Rural Residential 5
Size:	28.352 m x 155.75 m = ±4,415.51 m²
	93 ft x 511 ft = ±47,523 sq ft

At its meeting held on May 3, 2005, the Standing Policy Committee on Property and Development instructed the Director of the Planning, Property and Development Department to evaluate and report back on the feasibility of declaring the subject City-owned properties located on Almey Avenue as surplus to the City's requirements.

At its meeting held on October 4, 2005, the Department advised Committee that the subject parcels were not surplus to the City's requirements at that time.

At its meeting held on April 3, 2007, the Standing Policy Committee on Property and Development directed the Public Service to evaluate and report back, for the meeting of the Committee scheduled for May 1, 2007, on the feasibility of declaring the subject City-owned properties on Almey Avenue surplus to the City's requirements and making them available for sale.

The Department reported to the May 7, 2007 Standing Policy Committee on Property and Development meeting that the subject City-owned properties were not surplus to the City's requirements. The subject properties have been set aside for future transportation purposes to enable in-fill development of adjacent lands. The Public Works Department has advised that the Area Structure Plan has not been adopted, so declaring the subject properties surplus would be premature.

The Department advised that in the future, if it is deemed that the subject City-owned properties are considered surplus to the City's requirements, the Department will then prepare a report to Council recommending that these parcels be declared surplus. The Department would then market these properties for sale to the general public.

The Standing Policy Committee on Property and Development filed the matter.

DISCUSSION:

At its meeting of 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 subject City-owned properties surplus to the City's requirements.

The Department has completed its review of this matter and confirms that the subject property on the **south side** of Almey Avenue (Part Lot 2, Plan 4865) is not surplus to the City's requirements. The property is required for a future roadway that will facilitate the subdivision and development of the rearage lands for all the residents on the south side of Almey Avenue. The development of the subject lot would preclude any future subdivision to occur, preventing infill development as promoted by Plan Winnipeg.

In regard to the subject property on the **north side** of Almey Avenue (Part Lot 8, Plan 4865), a portion is included in the Council adopted 'Ecologically Significantly Natural Lands Strategy'. The process of identifying Ecologically Significant Natural Land (ESNL), can be done through the Secondary Planning process. The Transcona West Area Structure Plan has completed this process (Step 2 – Planning for the ESNL) and has identified land between Almey Avenue and Ravelston Avenue West (including a portion of the subject property) as "Natural Lands". The next step in the process is to determine the value of selecting the Natural Area as being "Ecologically Significant'. The subject property needs to be vetted through the ESNL Multi-Criteria Evaluation Process of pulling together various experts to review the Natural Area as being worthy of protection; and formulate a recommendation that advises the decision-makers on how much and where the Ecologically Significant Natural Lands should or should not be protected.

Until the boundaries of the Ecologically Significant Area has been identified, it would be premature to declare all or a portion of the subject property on the north side of Almey Avenue as surplus to the City's requirements. Once this area has been identified, the Department will then prepare a report to Council to have all or a portion of the subject property declared surplus. The Department would then market the property for sale to the general public.

Financial Impact Statement Date: March 17, 2008

Project Name:

Proposal to Declare two City-owned Properties located on Almey Avenue as Surplus to the City's Requirements – Part Lots 2 & 8, Plan 4865

COMMENTS:

As the recommmendation included in this report is that it be received as information only, there are no associated financial implications.

"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:	Joedi Pruden
PPD File No.	5279/2 and 5279/4

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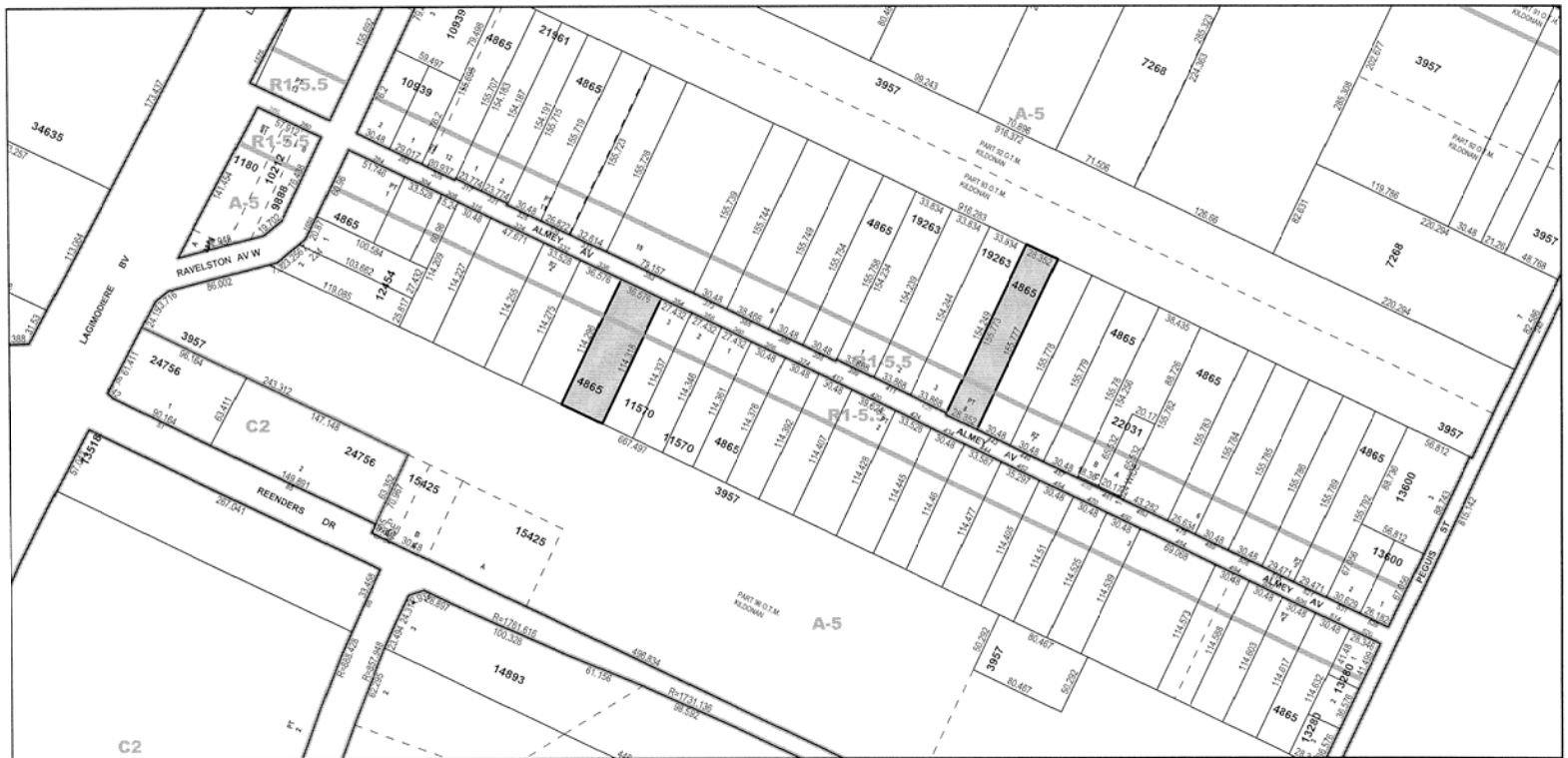

Date: 2004-AUG-19
District: EKT
File: Not Available
Scale: 1:4000

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.

Subject City Properties

Zoning Boundary

METRIC

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

MISC. PLAN NO. 12330