Minute No. 413
Report - Standing Policy Committee on Property and Development - June 24, 2008

Item No. 27 Declaring Property Surplus - 354 Sherbrook Street
(Daniel McIntyre Ward)
File FI-2.4(32)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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. 9108/3 be declared surplus to the City's requirements.

2. That the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public on terms and conditions acceptable to the City.

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

Minutes - Executive Policy Committee - July 9, 2008

Report - Standing Policy Committee on Property and Development - June 24, 2008

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 24, 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: **Declaring Property Surplus – 354 Sherbrook Street**
City Centre Community
Daniel McIntyre Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: June 12, 2008

RECOMMENDATION:

1. That the subject City-owned property shown outlined on Misc. Plan No. 9108/3, attached, be declared surplus.
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 on terms and conditions acceptable to the City.
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:

- The Winnipeg Public Service has consulted with City Departments and has determined that the subject property is not required for civic purposes.
- The Department is recommending that Council declare the City-owned property shown outlined on Misc. Plan No. 9108/3, attached, surplus to the City requirements, and that the property be marketed for sale to the general public on terms and conditions acceptable to the City.

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. 9108/3. Council approval is required to declare the subject property surplus to the City's requirements.

HISTORY:

The subject City property was used by the City as a fire hall since 1904 and subsequently as the Hydro Meter Building. Since 1986, the subject City property has been leased to commercial tenants. Most recently, the property was leased to Belron Canada Inc., which vacated the premises in November, 2007.

Details of the subject City property are as follows:

Location:	354 Sherbrook Street
Description:	Commercial building (5,000 +/- square feet)
Legal Description:	SP Lot 32, Plan 33,483 and Part Lot 28, Plan 318
Site Size:	8,540 square feet
Zoning:	"RMF.M" – Multiple Family District

The building is listed on the City's Historical Buildings Inventory. It cannot be demolished without a review by the City's Historical Buildings Committee.

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 Councilor 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: June 10, 2008

Project Name:

Declaring Property Surplus – 354 Sherbrook Street

COMMENTS:

The recommendations contained in this report are that the subject City-owned property shown outlined on Misc. Plan No. 9108/3, attached, be declared surplus and that subject to the approval of this recommendation, that the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public on terms and conditions acceptable to the City. 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:

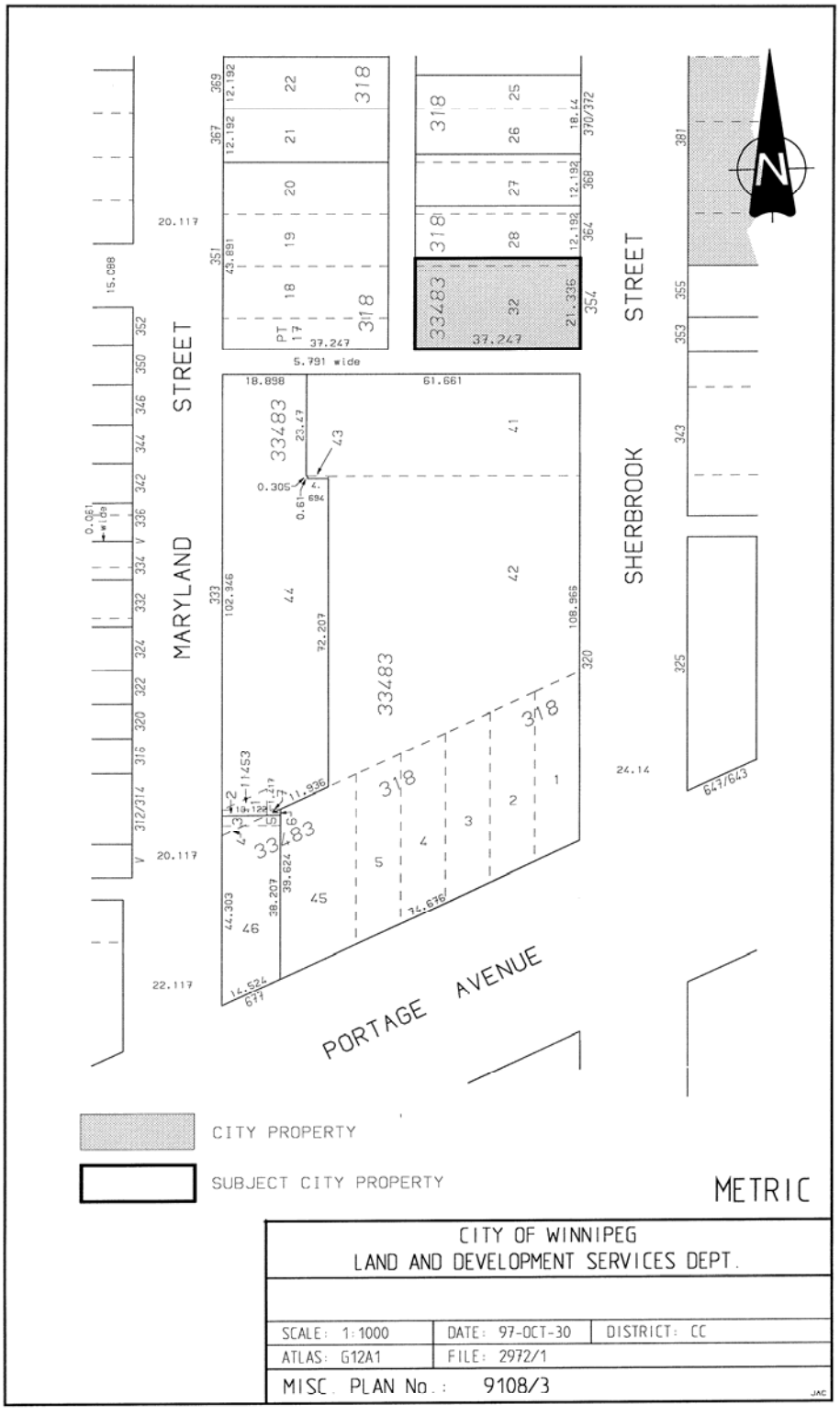
N/A

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Barry Lucyk
PPD File No.	2972/1


MARYLAND STREET
SHERBROOK STREET
PORTAGE AVENUE
N
CITY PROPERTY
SUBJECT CITY PROPERTY
METRIC
CITY OF WINNIPEG
LAND AND DEVELOPMENT SERVICES DEPT.
SCALE: 1:1000
DATE: 97-OCT-30
DISTRICT: CC
ATLAS: G12A1
FILE: 2972/1
MISC. PLAN No.: 9108/3