Minute No. 107
Report - Standing Policy Committee on Property and Development - February 6, 2003

Item No. 3 Proposed Sale of City-owned Properties acquired and/or retained for certain portions of the Grant Avenue Extension
File FI-2.4(35) (Vol. 12)

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 five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, be declared surplus to the City's requirements.

2. That the Director of Planning, Property and Development be authorized to commence with the marketing of the subject properties for sale purposes.

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 - February 19, 2003

Report - Standing Policy Committee on Property and Development - February 6, 2003

DECISION MAKING HISTORY:

Moved by Councillor Vandal,

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

Carried

STANDING COMMITTEE RECOMMENDATION:

On February 6, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation, and submitted its recommendation to Executive Policy Committee and Council.

Re: **Proposed Sale of City-owned Properties Acquired and/or Retained for certain portions of the Grant Avenue Extension**
Riel Community
St. Boniface & St. Vital Wards

For submission to: **Standing Policy Committee on Property and Development**

Original report signed by: **Director of Planning, Property and Development**

Report date: January 24, 2003

Recommendation(s):

1. That the five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, be declared surplus to the City's requirements.
2. Subject to the approval of Recommendation 1., that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject properties for sale purposes.
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:

- At its meeting held on March 20, 2002 Council declared the portion of the "Grant Avenue Extension" between Osborne Street and Lagimodiere Boulevard officially cancelled.
- Furthermore, Council directed that the properties acquired and/or retained for the "Grant Avenue Extension" between the aforesaid limits be reviewed by all City Departments to precisely define which properties may be declared surplus to the needs of the City.
- Accordingly, the Planning, Property and Development Department, Real Estate Division, has identified six City-owned properties which formed part of the subject cancelled transportation project.
- As a result, it has determined that there are no civic needs for five of the City-owned properties identified in this report with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street,

and the Department is, therefore, recommending that Council declare same as surplus to the City's requirements.

- Accordingly, should Council declare surplus to the City's requirements the five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, the Department proposes to market the sites for sale and would report back to the Standing Policy Committee on Property and Development upon receipt of any Offers it received to purchase the subject properties.

IMPLICATIONS

General implications

X	None
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment: •

Policy implications

X	No (*There are no policy implications if the report is asking for a one-time decision.)*
	Yes *(There are policy implications if the recommendation(s) is/are asking for a decision that will be used to guide decisions over time.)*

Comment: •

Financial implications

	Within approved current and/or capital budget
	Current and/or capital budget adjustment required
X	No financial implications

Comment: • Should Council declare all or a portion of the five City-owned properties identified in this report as surplus to the City's needs, there will be an opportunity for the City to benefit from sales revenue and an increase in the municipal realty tax base.

REPORT

RECOMMENDATION(S):

1. That the five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, be declared surplus to the City's requirements.
2. Subject to the approval of Recommendation 1., that the Director of the Planning, Property and Development Department be authorized to commence with the marketing of the subject properties for sale purposes.
3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT:

In accordance with the Council Order of July 18, 1979, once Council has declared land surplus to the City's requirements the Standing Policy Committee on Property and Development shall finalize all sales, including terms and conditions, for which the Director of the Planning, Property and Development Department has no authority. In this regard, the Planning, Property and Development Department, Real Estate Division, has determined that there are no civic needs for five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, and the Department is, therefore, recommending that Council declare same as surplus to the City's requirements.

HISTORY:

At its meeting held on March 20, 2002, Council considered a report pertaining to the Grant Avenue Extension Project from the Standing Policy Committee on Public Works dated March 5, 2002 and adopted the following recommendations:

1. *That the portion of the Grant Avenue Extension between Osborne Street and Lagimodiere Boulevard be officially cancelled.*
2. *That the portion of the Grant Avenue Extension between Pembina Highway and Osborne Street be retained for consideration in a future update to Plan Winnipeg.*

3. *That the properties acquired and/or retained for the Grant Avenue Extension between Osborne Street and Lagimodiere Boulevard be reviewed by all City Departments to precisely define which properties may be declared surplus to the needs of the City.*

4. *That any and all proceeds resulting from the disposition/sale of properties declared surplus to the needs of the city be credited to the Land Acquisition – Transportation Rights-of-Way Account of the Public Works Department.*

DISCUSSION:

Accordingly, the Planning, Property and Development Department, Real Estate Division, has identified the following six City-owned properties, which formed part of the cancelled Grant Avenue Extension transportation project.

Details of the subject properties are as follows:

1. Misc. Plan No. 11203

Location:	St. Mary's Road, west side, at Fifth Avenue
Legal Description:	Lot 6, Plan 21675
Certificate of Title:	B 84983
Roll Number:	08-000001900
Total Assessment (2003):	$104,000.00
Realty Taxes (2002):	± $2,740.00
Zoning:	"RM-2" – Multiple-Family District
Servicing:	All typical services are available
Site Size:	± 2,520.0 m² (± 27,110.0 ft²)
Comments:	Vacant land

2. Misc. Plan No. 7736/7

Location:	Southeast corner of St. Mary's Road and Carriere Avenue
Legal Description:	Lots 11/13, Plan 938 and Lot 12, Plan 21081
Certificate of Title:	C 95325
Roll Number:	08-000005500 & 08-000006000
Total Assessment (2003):	$275,600.00
Realty Taxes (2002):	± $12,330.00
Zoning:	"C2" – Commercial District
Servicing:	All typical services are available
Site Size:	± 2,418.3 m² (± 26,030.0 ft²)
Comments:	Property improved with two commercial buildings presently under lease with two separate tenants

3. Misc. Plan No. 11202

Location:	870 Archibald Street
Legal Description:	Lot 4, Block 1, Plan 6298
Certificate of Title:	C 85263
Roll Number:	06-032243000
Total Assessment (2003):	$41,000.00
Realty Taxes (2002):	± $1,080.00
Zoning:	"R2" – Residential District
Servicing:	All typical services are available
Site Size:	± 955.8 m² (± 10,288.0 ft²)
Comments:	Property improved with a single-family dwelling presently under lease to a tenant

4. Misc. Plan No. 11199

Location:	Maginot Street, north side, west of Speers Road
Legal Description:	Lots 28/33, Block 2, Plan 1486
Certificate of Title:	1074544 & 1873647
Roll Number:	06-021018000 & 06-021019000
Total Assessment (2003):	$81,500.00
Realty Taxes (2002):	± $3,650.00
Zoning:	"M2" – Industrial District
Servicing:	All typical services are available
Site Size:	± 1,894.3 m² (± 20,390.0 ft²)
Comments:	Vacant land

5. Misc. Plan No. 11200

Location:	Northwest corner of Speers Road and Maginot Street
Legal Description:	Lots 26/27, Block 2, Plan 1486
Certificate of Title:	1074547
Roll Number:	06-021016000
Total Assessment (2003):	$36,500.00
Realty Taxes (2002):	± $1,635.00
Zoning:	"M2" – Industrial District
Servicing:	All typical services are available
Site Size:	± 752.9 m² (± 8,104.4 ft²)
Comments:	Vacant land

6. Misc. Plan No. 11201

Location:	Northeast corner of Speers Road and Maginot Street

Legal Description:	Additional Lands taken for Public Road - Parcel A, Plan 9596
Certificate of Title:	N/A
Roll Number:	06-02019000
Total Assessment (2003):	$49,100.00
Realty Taxes (2002):	± $2,200.00
Zoning:	"M2" – Industrial District
Servicing:	All typical services are available
Site Size:	± 1,521.9 m² (± 16,381.6 ft²)
Comments:	Vacant land

A recent canvas of all City Departments has concluded that there are no objections to sale of the subject City-owned properties, with the exception of the vacant land located on the west side of St. Mary's Road at Fifth Avenue (Misc. Plan No. 11203). The Planning and Land Use Division has indicated that this land should be retained in its entirety from a parks and open space perspective.

The Public Works Department has advised that portions of the properties (above listed as numbers 1, 2, 4, 5, and 6) are required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street (see Drawings PR02-04 and PR02-05, attached).

At its meeting held on January 14, 2003 the Riel Community Committee recommended that the identified City-owned properties which formed part of the cancelled Grant Avenue Extension transportation project, with the exception of the land located on the west side of St. Mary's Road at Fifth Avenue and the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street be deemed surplus to the City's needs and made available for sale.

Accordingly, should Council declare surplus to the City requirements the five City-owned properties identified on Misc. Plan Nos. 7736/7, 11202, 11199, 11200 and 11201, attached, with the exception of the portions required for the future widening of St. Mary's Road and for the realignment/widening of Maginot Street, the Department proposes to market the sites for sale and would report back to the Standing Policy Committee on Property and Development upon receipt of any Offers it received to purchase the subject properties.

Financial Impact Statement

Date: 21-Jan-03

COMMENTS:

While this report contains recommendations when acted upon, might ultimately result in net land sales proceeds being realized by the City, the details of any proposed sales will be the subject of future reports.

Gord Courage, Manager
Support Services Division

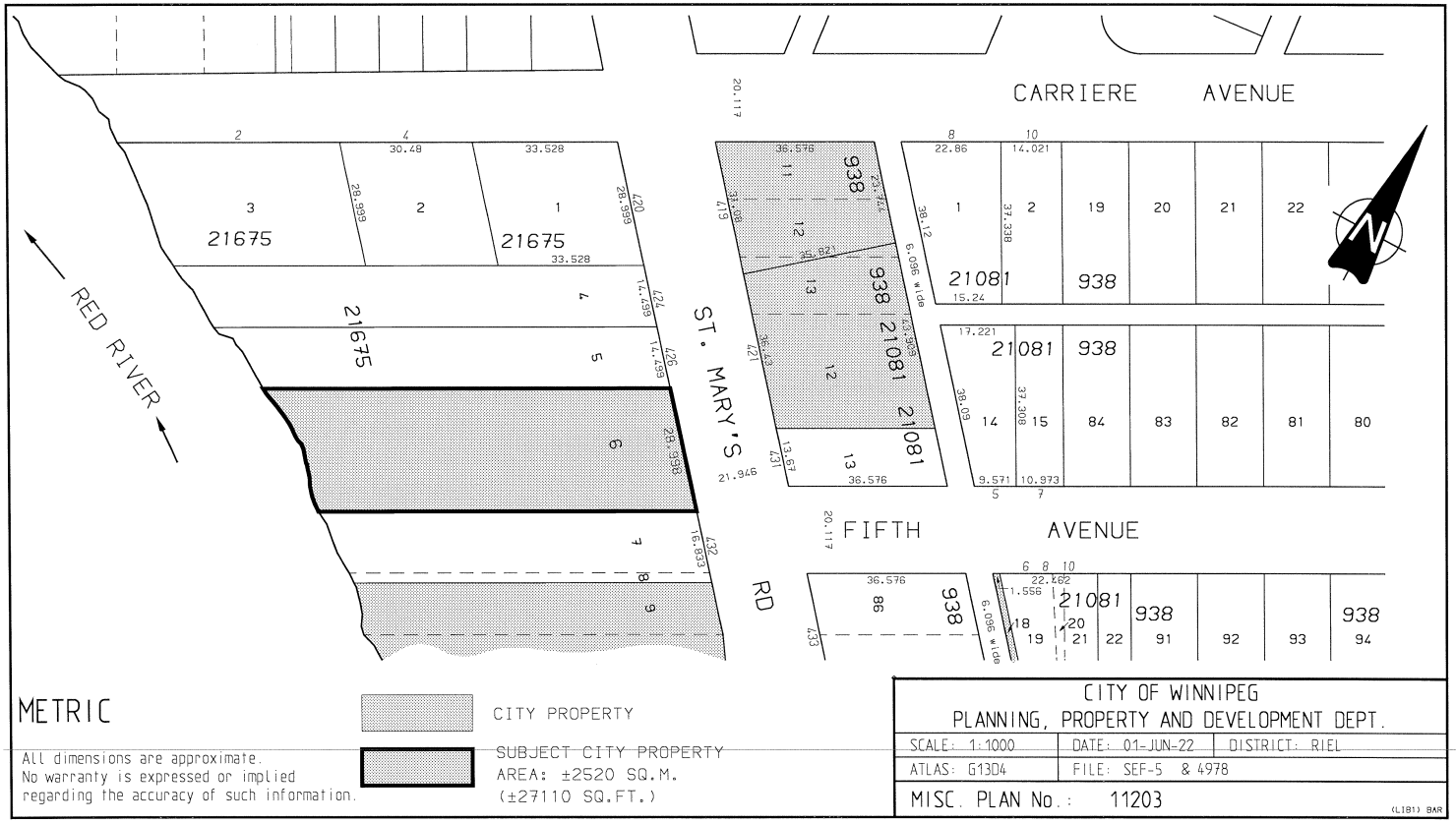
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

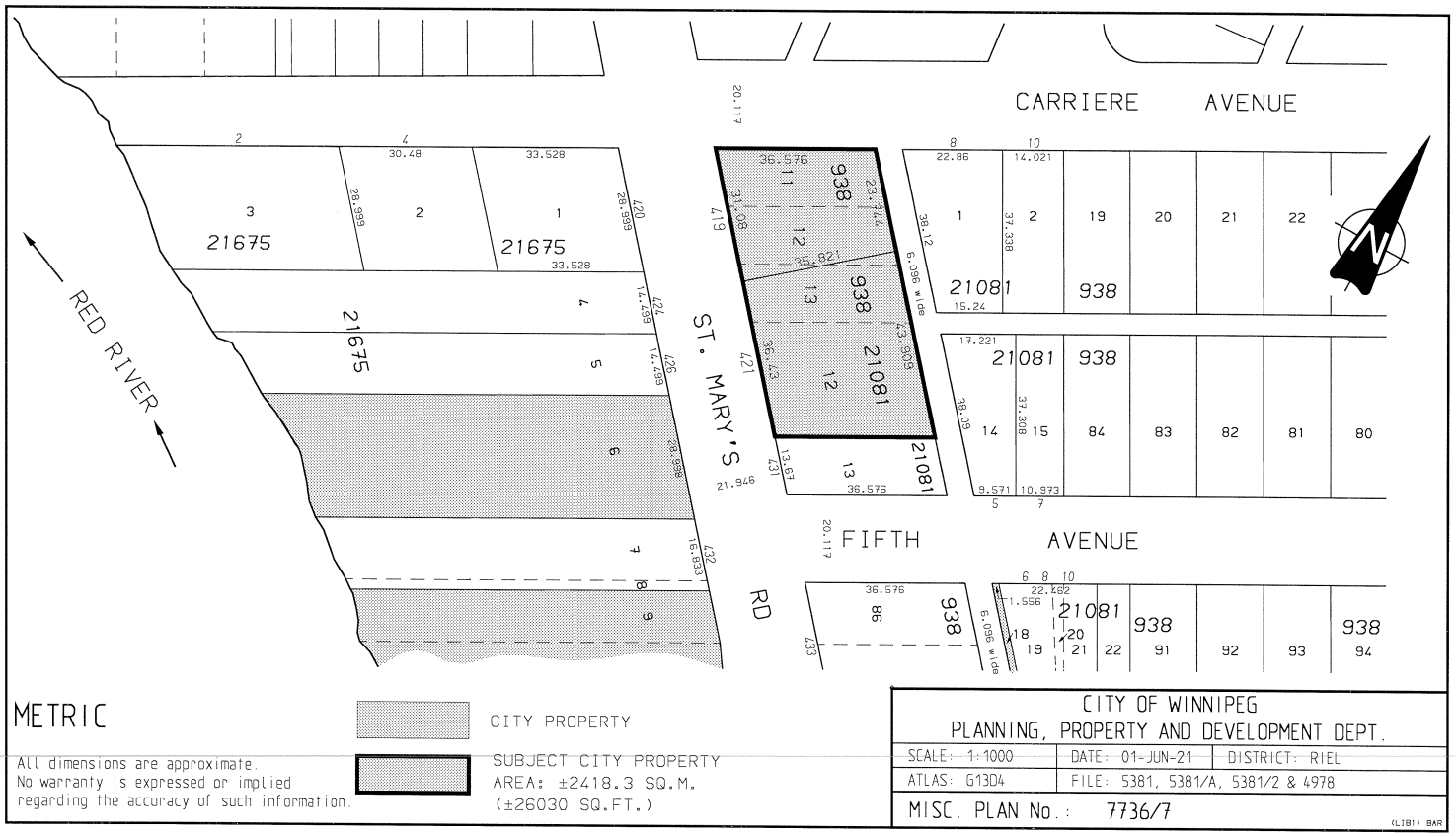
No consultation was required in the preparation of this report.

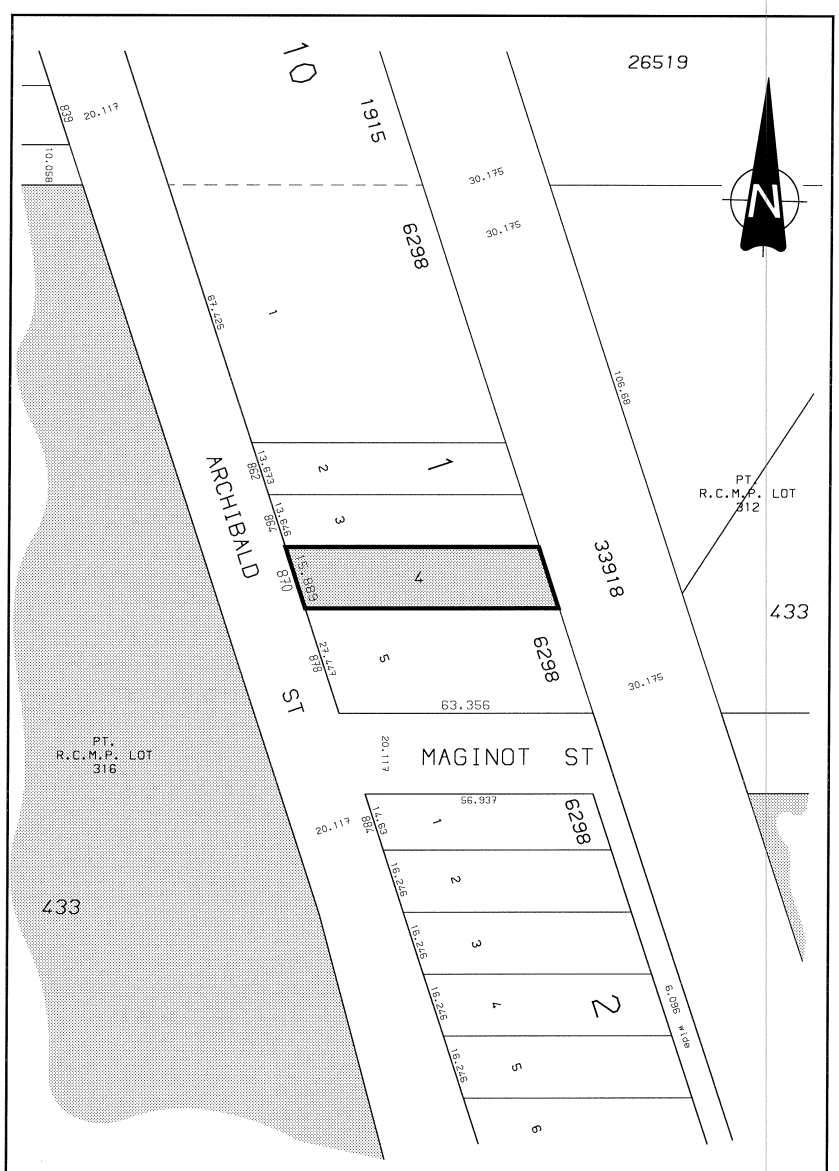
THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: John S. Zabudney
PPD File #(s): 5202, 5381/1 (II), 5381/2, 7360, SEF 5 & WE-119-10

Document name: o:\reports directive\real estate\sales\(jz)grant avenue extension.doc


CARRIERE AVENUE
FIFTH AVENUE
ST. MARY'S RD
RED RIVER
21675
21081
938
METRIC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±2520 SQ.M.
(±27110 SQ.FT.)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JUN-22
DISTRICT: RIEL
ATLAS: G13D4
FILE: SEF-5 & 4978
MISC. PLAN No.: 11203


CARRIERE AVENUE
FIFTH AVENUE
ST. MARY'S RD
RED RIVER
21675
21081
938
METRIC
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±2418.3 SQ.M.
(±26030 SQ.FT.)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JUN-21
DISTRICT: RIEL
ATLAS: G13D4
FILE: 5381, 5381/A, 5381/2 & 4978
MISC. PLAN No.: 7736/7

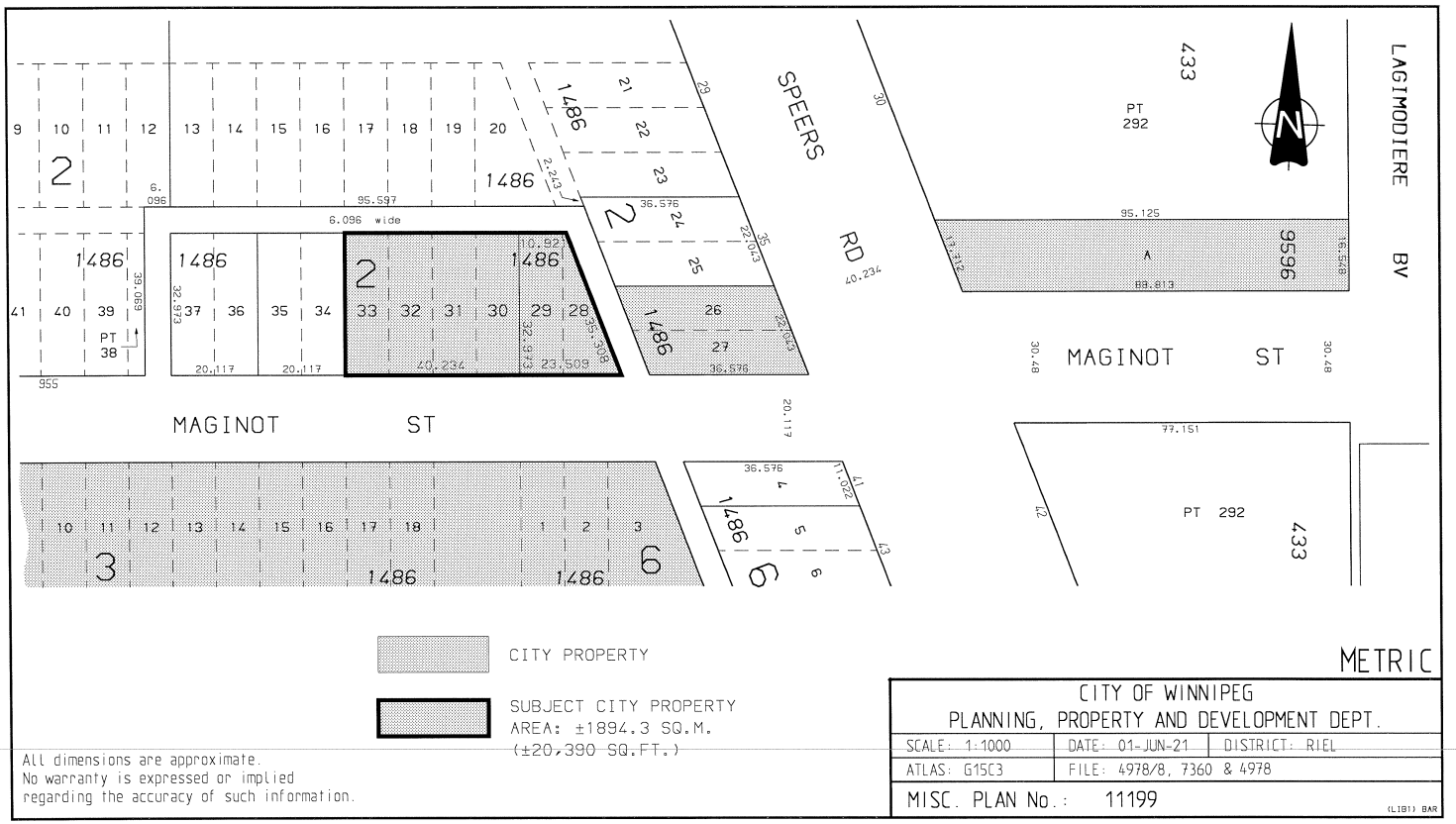


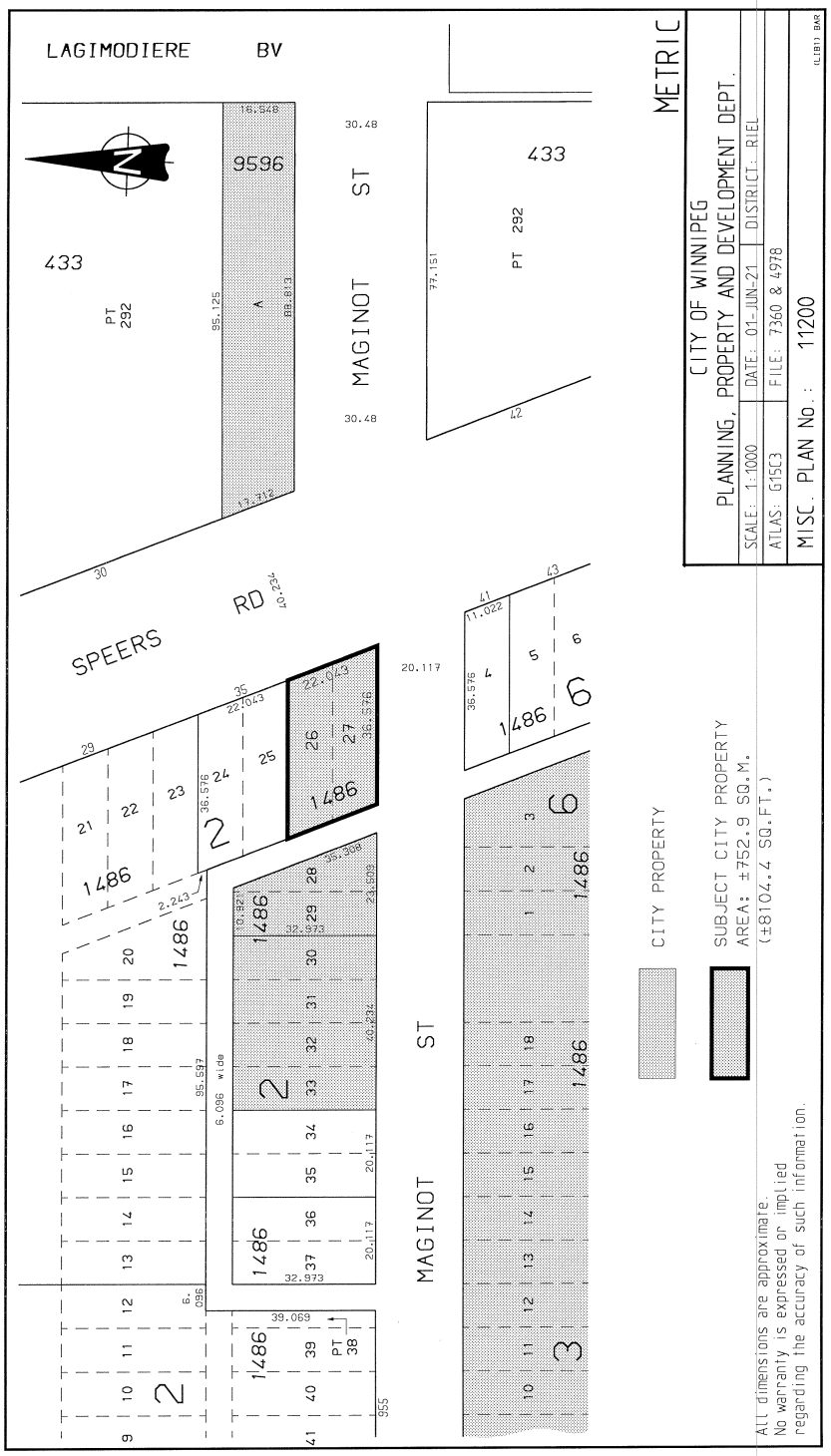
METRIC

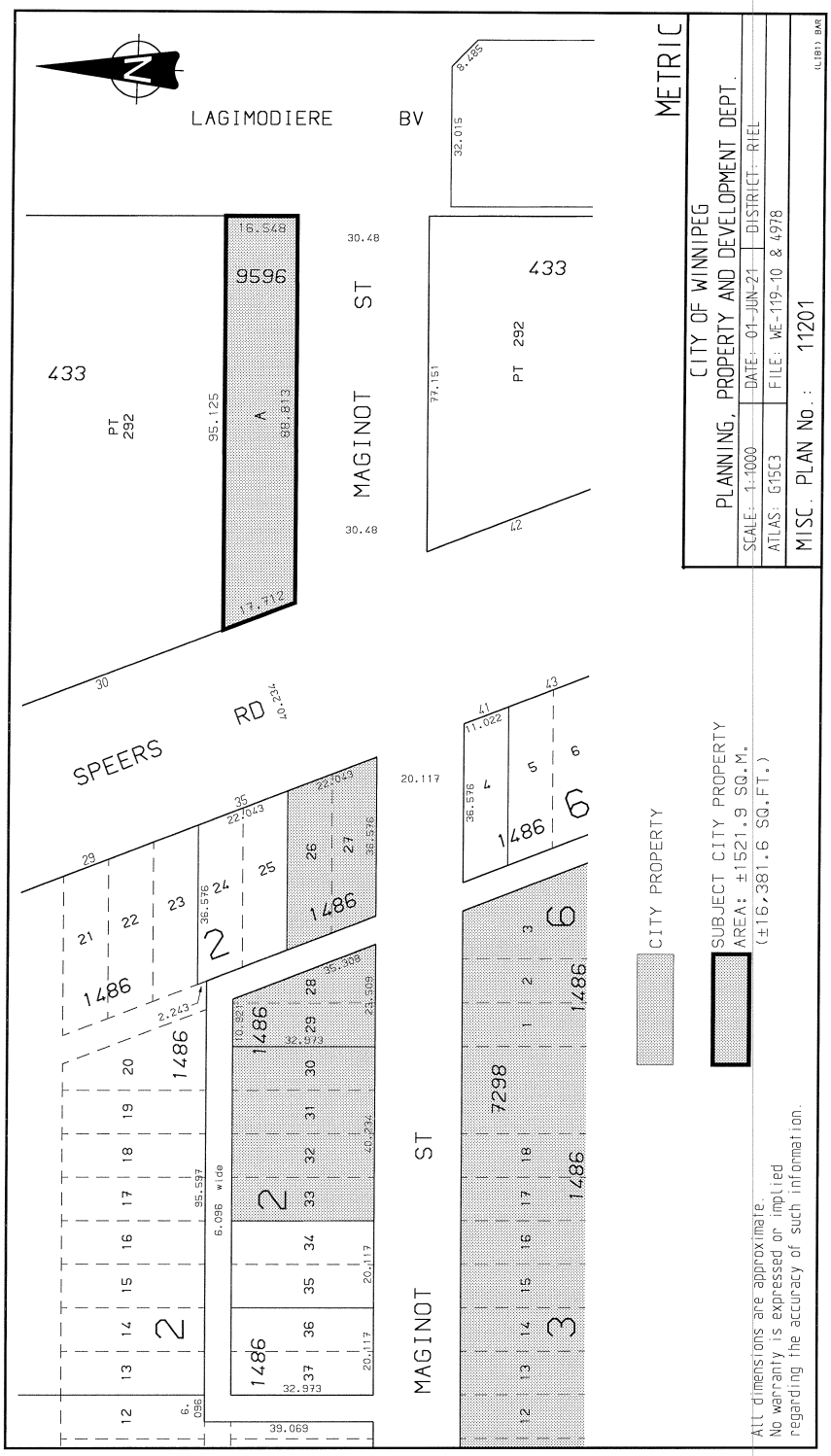
All dimensions are approximate.
No warranty is expressed or implied regarding the accuracy of such information.

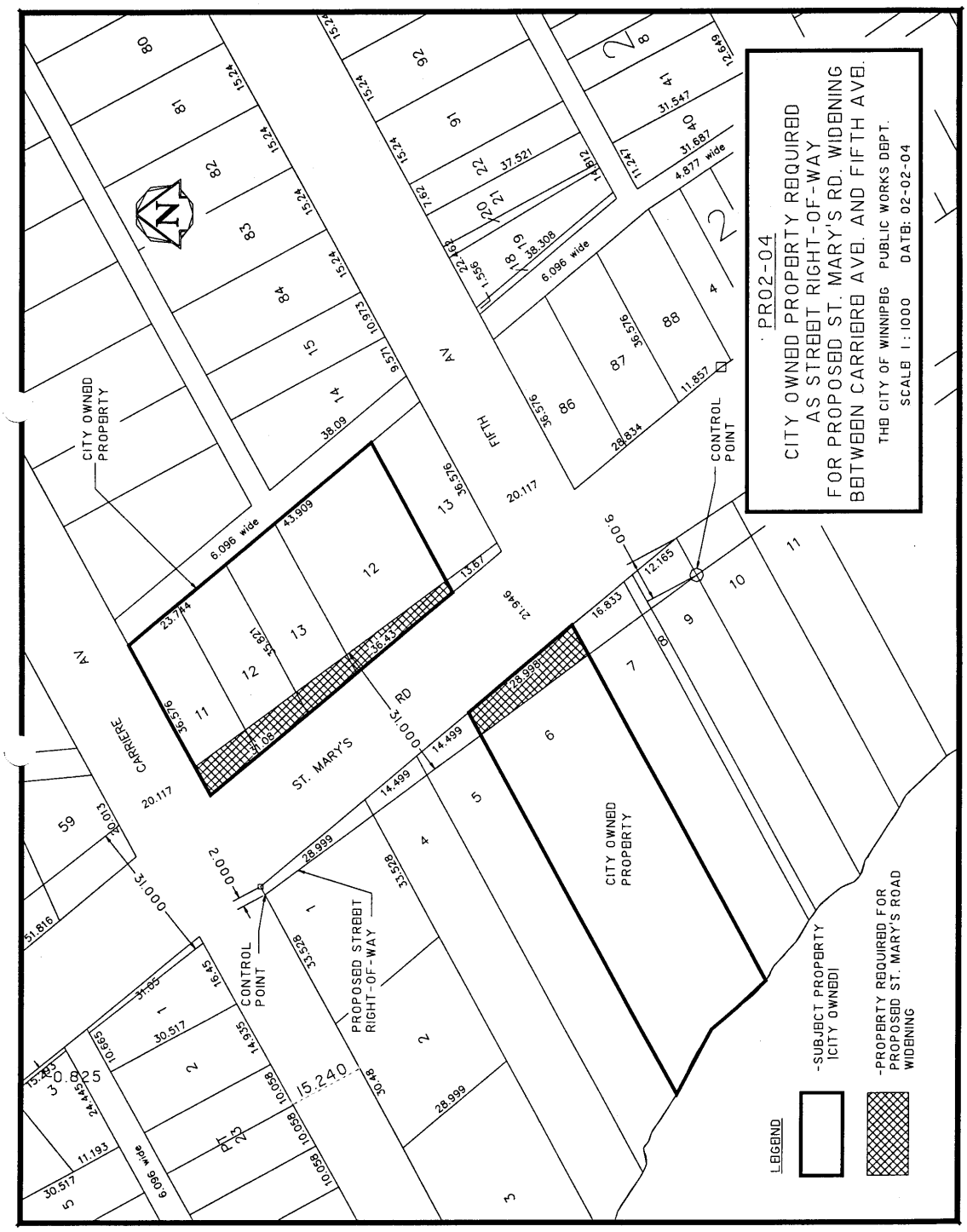
CITY OF WINNIPEG PLANNING, PROPERTY AND DEVELOPMENT DEPT.		
SCALE: 1:1100	DATE: 01-JUN-21	DISTRICT: RIEL
ATLAS: G14C4	FILE: 5202 & 4978	
MISC. PLAN No.: 11202		

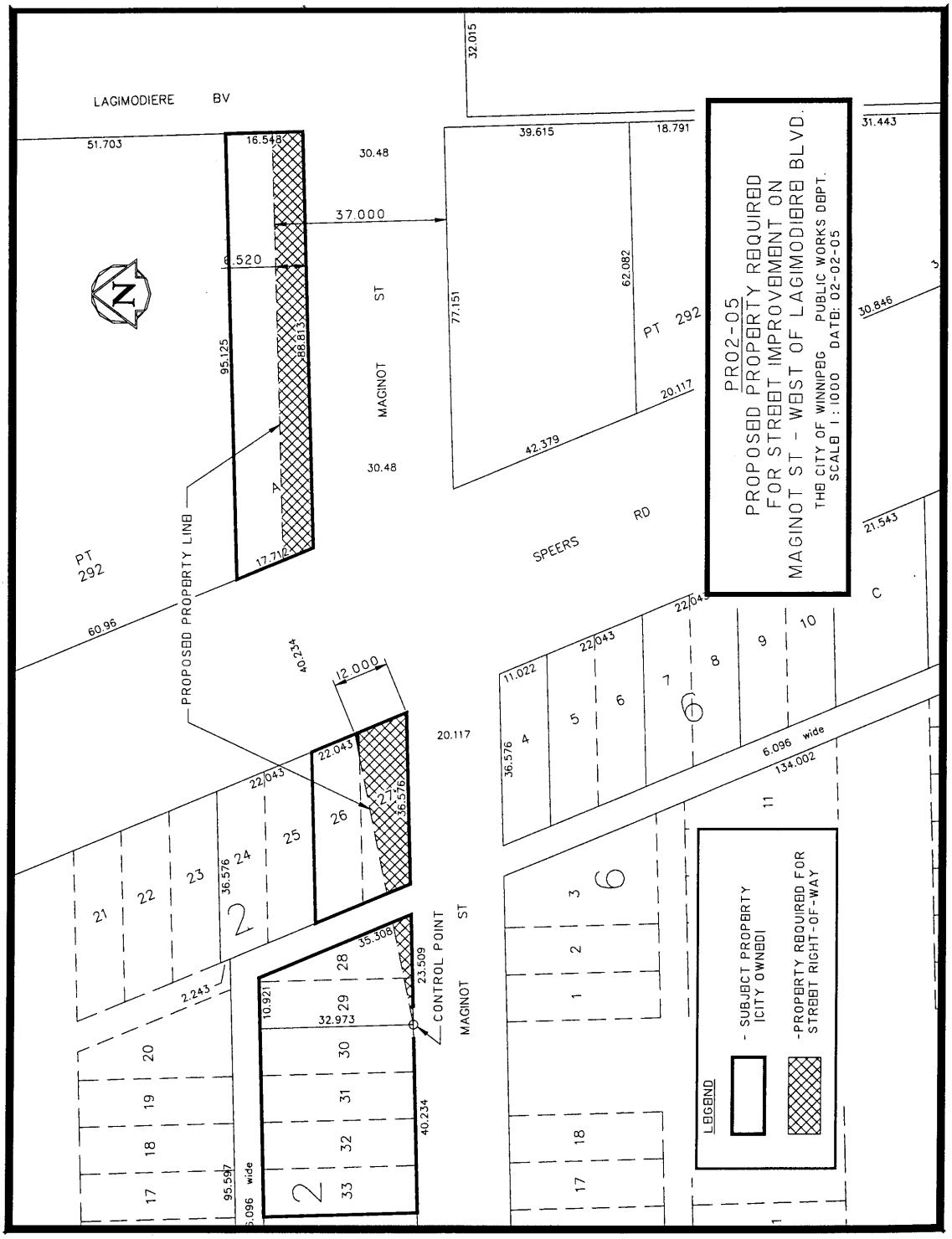
(LIB1) BAR


SPEERS RD
LAGIMODIERE BV
MAGINOT ST
MAGINOT ST
1486
2
3
6
433
PT 292
9596
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±1894.3 SQ.M.
(±20,390 SQ.FT.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JUN-21
DISTRICT: RIEL
ATLAS: G15C3
FILE: 4978/8, 7360 & 4978
MISC. PLAN No.: 11199


LAGIMODIERE BV
SPEERS RD
MAGINOT ST
MAGINOT ST
433
PT 292
9596
433
PT 292
1486
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JUN-21
DISTRICT: RIEL
ATLAS: G15C3
FILE: 7360 & 4978
MISC. PLAN No.: 11200
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±752.9 SQ.M.
(±8104.4 SQ.FT.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.


LAGIMODIERE BV
SPEERS RD
MAGINOT ST
MAGINOT ST
433
PT 292
9596
A
1486
7298
CITY PROPERTY
SUBJECT CITY PROPERTY
AREA: ±1521.9 SQ.M.
(±16,381.6 SQ.FT.)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:1000
DATE: 01-JUN-21
DISTRICT: RIEL
ATLAS: G15C3
FILE: WE-119-10 & 4978
MISC. PLAN No.: 11201


PR02-04
CITY OWNED PROPERTY REQUIRED AS STREET RIGHT-OF-WAY FOR PROPOSED ST. MARY'S RD. WIDENING BETWEEN CARRIERS AVE. AND FIFTH AVE.
THE CITY OF WINNIPEG PUBLIC WORKS DEPT.
SCALE 1:1000 DATE: 02-02-04
CITY OWNED PROPERTY
CONTROL POINT
PROPOSED STREET RIGHT-OF-WAY
ST. MARY'S RD
CARRIERS AV
FIFTH AV
LEGEND
-SUBJECT PROPERTY (CITY OWNED)
-PROPERTY REQUIRED FOR PROPOSED ST. MARY'S ROAD WIDENING


PR02-05
PROPOSED PROPERTY REQUIRED
FOR STREET IMPROVEMENT ON
MAGINOT ST - WEST OF LAGIMODIERE BLVD.
THE CITY OF WINNIPEG PUBLIC WORKS DEPT.
SCALE 1:1000 DATE: 02-02-05
LEGEND
- SUBJECT PROPERTY (CITY OWNED)
-PROPERTY REQUIRED FOR STREET RIGHT-OF-WAY
LAGIMODIERE BV
MAGINOT ST
SPEERS RD
PT 292
PROPOSED PROPERTY LINE
CONTROL POINT
37.000
12.000
6.520
6.096 wide
134.002
51.703
16.548
30.48
39.615
18.791
31.443
32.015
95.125
88.813
77.151
62.082
42.379
20.117
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17.712
60.96
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22.043
11.022
36.576
35.308
23.509
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2.243
95.597