Minute No. 288
Report - Standing Policy Committee on Property and Development- March 3, 2009

Item No. 12 Declaration as Surplus - City-owned land - South side of Almey Avenue- Part Lot 2, Plan 4865
eFile FI-2.4(33)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the vacant City-owned property on the south side of Almey Avenue shown outlined on Misc. Plan No. 12330/1 be declared surplus to the City's requirements, subject to the City retaining an Option to Purchase for the easterly 20 meters to facilitate a future street right of way, should the property be sold.

2. That the Winnipeg Public Service be instructed to market the subject City-owned property 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.

Report - Standing Policy Committee on Property and Development - March 3, 2009

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 19, 2009, 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 3, 2009, 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.

On February 2, 2009, the Standing Policy Committee on Property and Development requested the Winnipeg Public Service to evaluate and report back within sixty (60) days, on the feasibility of declaring the following City-owned property on the south side of Almey Avenue surplus to the City's requirements, subject to a reversionary right for any portion of the subject lands required for a future street right of way, namely:

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.

RE: Proposal to Declare City-owned Property located on the south side of Almey Avenue Surplus to the City's Requirements – Part Lot 2, Plan 4865 East Kildonan – Transcona Community
Transcona Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: February 13, 2009

RECOMMENDATION:

1. That Council declare the vacant City-owned property on the south side of Almey Avenue shown outlined on the attached Misc. Plan No. 12330/1, surplus to the City's requirements subject to the City retaining an Option to Purchase for the easterly 20 meters to facilitate a future street right of way, should the property be sold.

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.

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 February 2, 2009, the Standing Policy Committee on Property and Development recommended that the Winnipeg Public Service evaluate and report back within sixty (60) days, on the feasibility of declaring the following City-owned property on the south side of Almey Avenue surplus to the City's requirements, subject to a reversionary right for any portion of the subject lands required for a future street right of way, namely:

  "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."

- The Planning, Property and Development Department has completed its review of this matter and determined that the subject City-owned property on the south side of Almey Avenue (Part Lot 2, Plan 4865) can be declared surplus to the City's requirements subject to the City retaining an Option to Purchase for the easterly 20 meters for the purpose of a street right of way, should the property be sold. This future roadway would facilitate the subdivision and development of the rearage lands for all the residents on the south side of Almey Avenue.

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:

At its meeting held on February 2, 2009, the Standing Policy Committee on Property and Development recommended that the Winnipeg Public Service evaluate and report back within sixty (60) days, on the feasibility of declaring the following City-owned property on the south side of Almey Avenue surplus to the City's requirements, subject to a reversionary right for any portion of the subject lands required for a future street right of way, namely:

> *"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."*

The Planning, Property and Development Department has determined that there is no immediate civic need for subject property, subject to the City retaining an Option to Purchase for easterly 20 meters of the subject City-owned property for a future street right of way, shown hatched on the attached Misc. Plan No. 12330/1, should the property be sold. Council approval is required to declare the subject property 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 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 property was 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 property.

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 property are as follows:

Location:	South side of Almey Avenue between Peguis Street and Ravelston Avenue West, as shown on Misc. Plan No. 12330/1

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:	126.529 ft x 374.927 ft = ±47,439 sq ft
Future Right of Way:	65.6 ft. x 374.927 ft = ±24,601.508

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 the north and the south side of Almey Avenue as shown on the attached Misc. Plan 12330 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 were 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.

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.

On March 17, 2008, the Winnipeg Public Service advised the Standing Policy Committee on Property and Development that these two City-owned properties should not be declared surplus as they were not considered surplus to the City's requirements.

At its meeting of March 25, 2008, the Standing Policy Committee on Property and Development did not concur in the recommendation of the Winnipeg Public Service and recommended to Council in part as follows:

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 be authorized to market the subject property for sale to the general public for single family residential development."*

On April 23, 2008 Council adopted the recommendation of the Standing Policy Committee on Property and Development.

On July 16, 2008, Council approved the sale of the vacant City-owned property located on north side of Almey Avenue between Ravelston Avenue West and Peguis Street (427 Almey Avenue) for a price of $151,200.00.

At its meeting held on February 2, 2009, the Standing Policy Committee on Property and Development recommended that the Winnipeg Public Service evaluate and report back within sixty (60) days, on the feasibility of declaring the following City-owned property on the south side of Almey Avenue surplus to the City's requirements, subject to a reversionary right for any portion of the subject lands required for a future street right of way, namely:

"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."

DISCUSSION:

The Planning, Property and Development Department has completed its review of this matter and determined that the subject City-owned property on the south side of Almey Avenue (Part Lot 2, Plan 4865) can be declared surplus to the City's requirements, subject to the City retaining an Option to Purchase, the easterly 20 meters of the subject property for a future street right of way, as shown on the attached Misc. Plan No. 12330/1, should the property be sold. This future roadway will facilitate the subdivision and development of the rearage lands for all the residents on the south side of Almey Avenue.

In light of the foregoing, the Planning, Property and Development Department is recommending that the property be declared surplus to the City's requirements subject to the City retaining an Option to Purchase, the easterly 20 meters of the subject property for a future street right of way, and that the property be marketed for sale to the general public.

Financial Impact Statement Date: February 13, 2009

Project Name:

Proposal to Declare City-owned Property located on the sourth side of Almey Avenue Surplus to the City's Requirements - Park Lot 2, Plan 4865 East Kildonan-Transcona Community Ward

COMMENTS:

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

Manager of Finance & Administration

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

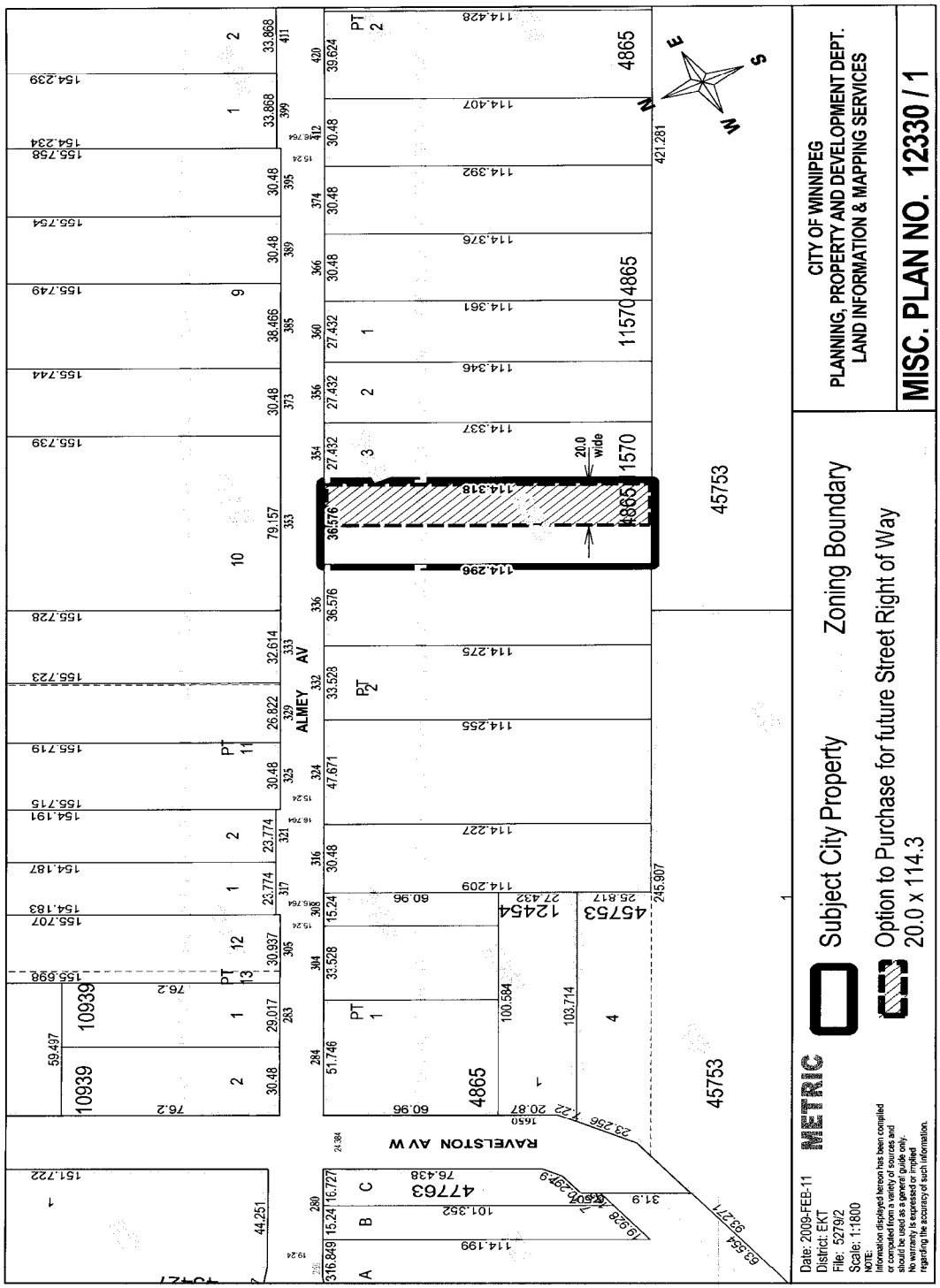
Public Works Department

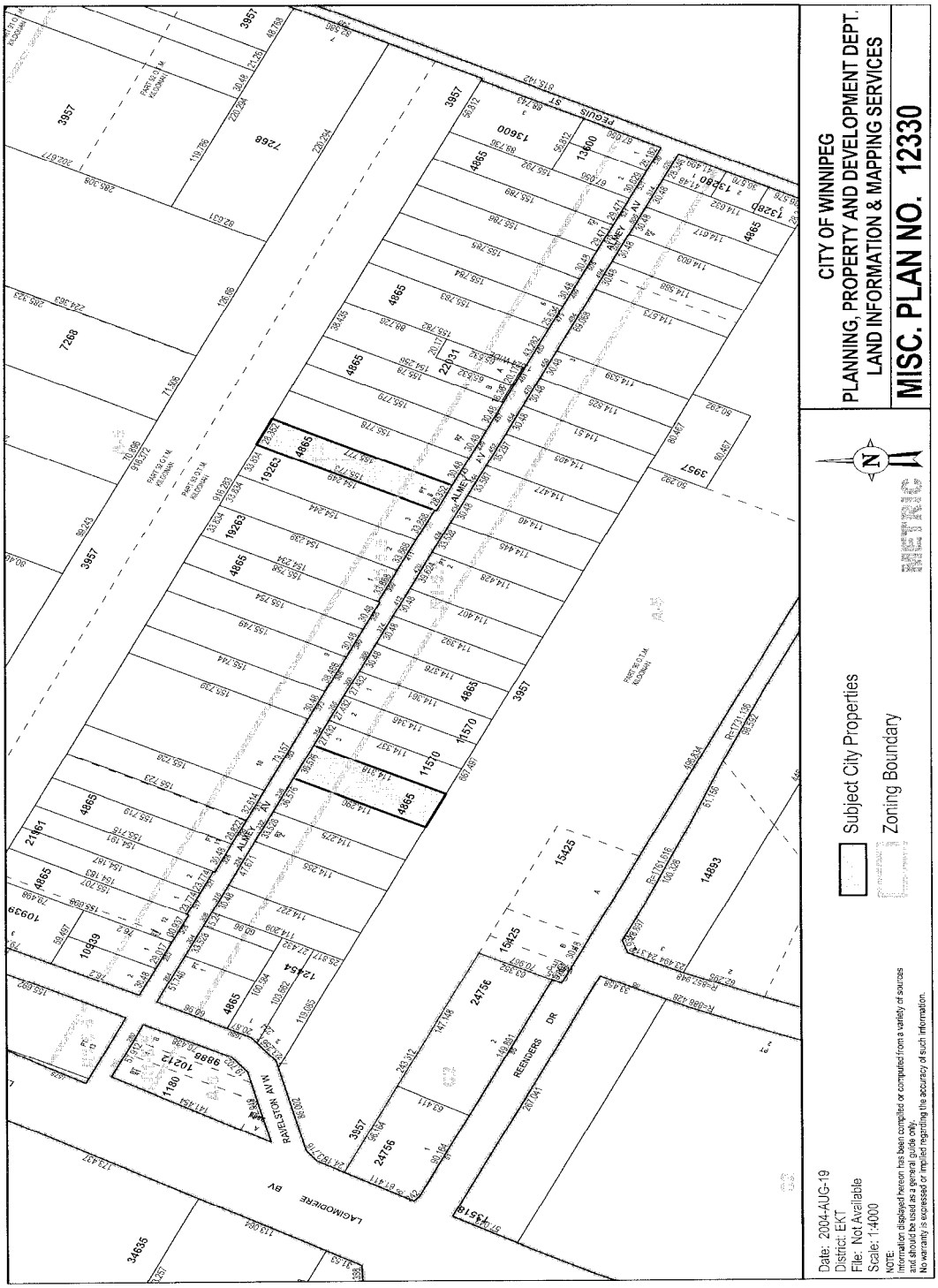
External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department Planning, Property and Development Department
Division Real Estate
Prepared by: Joedi Pruden
PPD File No. 5279/2


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12330 / 1
Subject City Property
Zoning Boundary
Option to Purchase for future Street Right of Way
20.0 x 114.3
METRIC
Date: 2009-FEB-11
District: EKT
File: 5279/2
Scale: 1:1800
ALMEY AV
RAVELSTON AV W
20.0 wide
45753
4865
11570
12454
47763
10939


CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12330
Subject City Properties
Zoning Boundary
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.
ALMEY AV
PEGUIS ST
RAVELSTON AV W
LAGIMODIERE BV
RENDERS DR