Agenda - Council - July 22, 2009

Report - Standing Policy Committee on Property and Development – June 30, 2009

Item No. 10 Declaration of Portion of City-owned Property as Surplus - 40 Paulley Drive (Transcona Ward) eFile FI-2.4 (33)

STANDING COMMITTEE RECOMMENDATION:

On July 15, 2009, 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 shown as "Proposed New Residential Building Lot" outlined on Misc. Plan No. 13575, be declared surplus to the City's requirements, with the portion shown hatched on Misc. Plan No. 13575 to remain as parkland.

2. That the Winnipeg Public Service be authorized to market the proposed new residential building lot for sale to the general public.

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

Pursuant to Section 205(2) of The City of Winnipeg Charter, disposal of land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Report - Standing Policy Committee on Property and Development – June 30, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 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 June 30, 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 June 2, 2009, the Standing Policy Committee on Property and Development laid the matter over to meeting on June 30, 2009.

ADMINISTRATIVE REPORT

ISSUE: **Request to Declare a Portion of City-owned Property Surplus – 40 Paulley Drive**
East Kildonan – Transcona Community
Transcona Ward

Critical Path: **Standing Policy Committee on Property and Development**
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Ray Klassen	Deepak Joshi	M Ruta	P Sheegl, Deputy CAO

RECOMMENDATIONS

1. That Council declare the City-owned property shown as "Proposed New Residential Building Lot" outlined on Misc. Plan No. 13575, attached, surplus to the City's requirements, with the portion shown hatched on 13575 to remain as parkland.
2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be authorized to market the proposed new residential building lot for sale to the general public.
3. That the Proper Officers do all things necessary to implement the intent of the foregoing.

IMPLICATIONS OF THE RECOMMENDATIONS

Approval of at least two-thirds of the members of Council is required for all sales of property designated or acquired for park or cemetery purposes.

HISTORY

On August 17, 1970, the City acquired the subject City-owned property through a Development Agreement between the City of Transcona and Dartmouth Developments Ltd. This Development Agreement outlined three properties with the boundary of McMeans Avenue, Redonda Street, Wabasha Street and the Canadian Northern Railway, which were to be transferred to the City for the consideration of $1.00.

The City received title to this property on September 23, 1971.

Particulars of the subject property are as follows:

Location:	40 Paulley Drive, as shown on Misc. Plan No. 13575
Legal Description:	Lot 20, Block 6, Plan 10690
Certificate of Title:	B83108
Roll No.:	9003113000
Assessed Value:	$15,200
Zoning:	PR-1 - Park
Size:	±10,476 sq ft

The subject City-owned property has been used as a small tot lot since the City acquired the property. Most of the play equipment on this tot lot, is old, outdated and no longer complies with CSA playground safety guidelines.

City Departments were canvassed to determine if they had any need or objection to declaring the property identified as “Proposed New Residential Building Lot” on Misc. Plan No. 13575 as surplus to the City’s requirements. No civic need was identified. In addition, the Department has consulted with the Ward Councillor who is supportive of marketing this property for sale.

The Parks Planning Branch supports this proposal, noting the following benefits:

- It responds to a need to remove and old, outdated, worn site furnishing and play equipment, most of which no longer complies with CSA playground safety guidelines.
- The proceeds generated from the sale of the land could help finance improvements of the nearby (Bay View Park – Kinsmen Legacy Park), more centrally located and larger multi-use site – including installation of new CSA compliant play equipment.

In view of the fact that no civic need has been identified for the subject City-owned 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

Financial Impact Statement **Date:** May 20, 2009

Project Name:

Request to Declare a Portion of City-owned Property Surplus – 40 Paulley Drive

COMMENTS:

The recommendations contained in this report include that Council declare the City-owned property shown as "Proposed New Residential Building Lot" outlined on Misc. Plan No. 13575, attached, surplus to the City's requirements, with the portion shown hatched on 13575 to remain as parkland and that subject to the approval of Recommendation No. 1, the Winnipeg Public Service be authorized to market the proposed new residential building lot for sale to the general public.

There are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

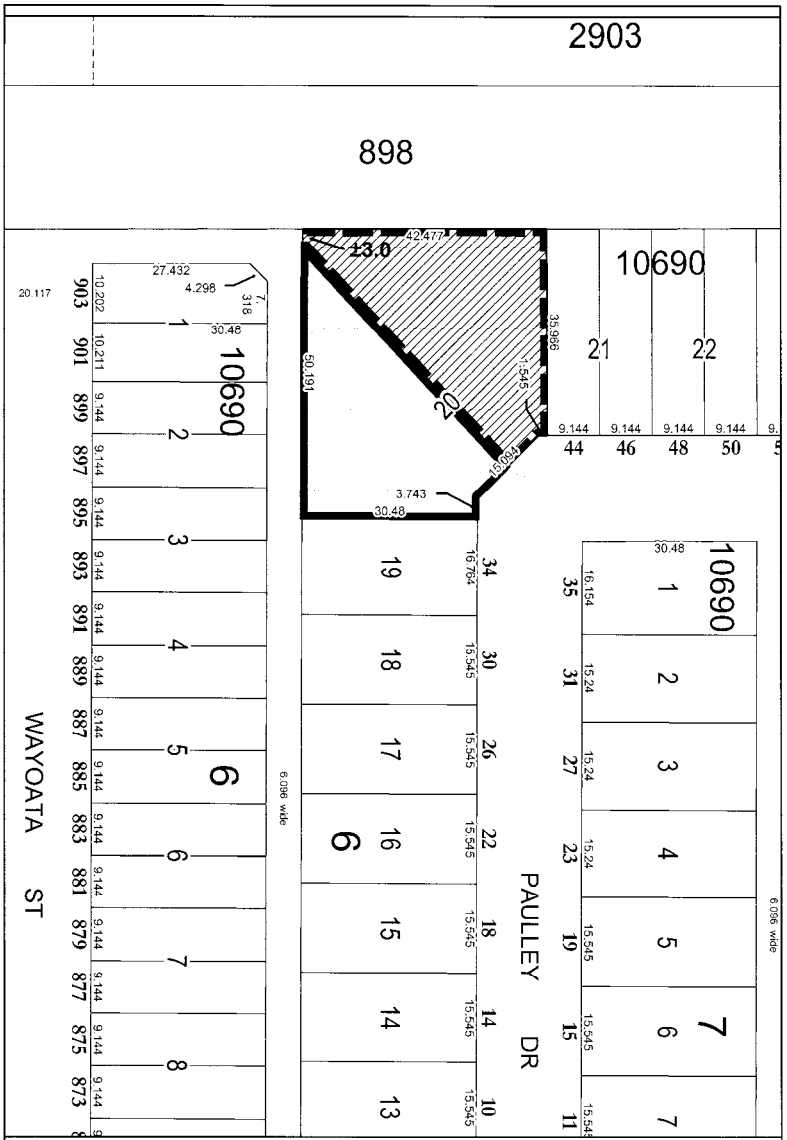
CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate
Prepared by:	Joedi Pruden
Date:	May 25, 2009
File No.	5144



SUBJECT CITY PROPERTY

City Property to remain as Park

Proposed New Residential Building Lot
Area: ±973.3 m² (±10,476 ft²)

N
W E
S

Date: 2009-MAY-08
District: EKT
File: 4426, 5144 DA
Scale: 1:750

METRIC

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

MISC. PLAN NO. 13575