Agenda - Executive Policy Committee - September 23, 2009

Report - Standing Policy Committee on Property and Development - September 8, 2009

Item No. 14 Sale - Neil Avenue between Raleigh and Golspie Streets – E.H. Price Ltd. (Elmwood - East Kildonan Ward) eFile FI-2.4(33)

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That the sale of that portion of Neil Avenue shown outlined on Misc. Plan No. 13519/2, to E. H. Price Limited for the purchase price of $1.00 be approved, subject to Council declaring the property surplus and approving the necessary Closing By-law.

2. That authority be delegated to the Chief Administrative Officer to finalize the sale in accordance with the City's standard terms and conditions; and any other terms and conditions deemed necessary by the Director of Planning, Property and Development and the Acting City Solicitor/Manager of Legal Services in order to protect the interests of 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 - Standing Policy Committee on Property and Development - September 8 2009

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 8, 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.

ADMINISTRATIVE REPORT

ISSUE: **Proposed Sale of Neil Avenue, between Raleigh and Golspie Streets, to E.H. Price Limited**
East Kildonan - Transcona Community
Elmwood - East Kildonan Ward

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

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Klassen	D. Joshi	N/A	P. Sheegl Deputy CAO

RECOMMENDATIONS

1. That the sale of that portion of Neil Avenue shown outlined on the attached Misc. Plan No. 13519/2 to E. H. Price Limited for the purchase price of $1.00 be approved, subject to Council declaring the property surplus and approving the necessary Closing By-law.

2. Subject to the approval of Recommendation 1, that authority be delegated to the Chief Administrative Officer to finalize the sale in accordance with the City's standard terms and conditions; and any other terms and conditions deemed necessary by the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services in order to protect the interests of the City.

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

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory, policy or human resources implications associated with this report.

- Council approval is required to declare the subject property surplus to the City's requirements.

-

HISTORY

On July 22, 2009, Council approved closing of that portion of Golspie Street, north of Neil Avenue, and the Opening – cul-de-sac at the terminus of Golspie Street, south of Chelsea Street (DAOC1/2009) as set out on Misc. Plan No. 13519 attached.

On September 22, 2009, the East Kildonan - Transcona Community Committee will be considering DAOC 4/2009 application to close Neil Avenue, between Golspie and Raleigh Streets and Opening – cul-de-sac at the terminus of Neil Avenue at Golspie Street as set out on Misc. Plan No. 13519/1 attached.

The E.H. Price Limited plant at 630 Golspie Street (shown shaded on Misc. Plan No. 13519/1, ships a large percentage of the plant production to the United States and due to new border requirements, must become CT-PAT (Customs and Trades Partners Against Terrorism) accredited. This requires its factory operations to be totally fenced, including restricted and controlled access. A secure, single point of entry to the E.H. Price compound will be provided from Raleigh Street. A secure and fenced facility will allow the company to become CT-PAT compliant, thereby protecting a large number of jobs at this plant in East Kildonan. The subject property would be used to build an internal roadway that is required along the south side of the E.H. Price Limited plant as part of its CT-PAT compliance plan.

The Department has consulted with the Ward Councillor who is supportive of the sale.

The sale of Neil Avenue between Golspie and Raleigh Streets would eliminate the City's expense of maintaining the roadway, and will be placed on the tax roll upon closing of the sale and eliminate the liability of the City associated with holding this property.

The Department is recommending that the sale of that portion of Neil Avenue shown outlined on the attached Misc. Plan No. 13519/2 to E. H. Price Limited for the purchase price of $1.00 be approved, subject to Council declaring the property surplus and approving the necessary Closing By-law.

FINANCIAL IMPACT

Financial Impact Statement Date: August 21, 2009

Project Name:

Proposed Sale of Neil Avenue, between Raleigh and Golspie Streets, to E.H. Price Limited

COMMENTS:

The recommendations contained in this report include that the sale of that portion of Neil Avenue shown outlined on the attached Misc. Plan No. 13519/2 to E.H. Price Limited for the purchase price of $1.00 be approved, subject to Council declaring the property surplus and approving the necessary Closing By-law. Subject to the approval of Recommendation 1, it is further recommended, that the authority be delegated to the Chief Administrative Officer to finalize the sale in accordance with the City's standard terms and conditions.

There are no substantial financial implications associated with these recommendations.

"Original signed by Karen Ayotte" on behalf of
Mike McGinn
Manager of Finance & Administration

CONSULTATION

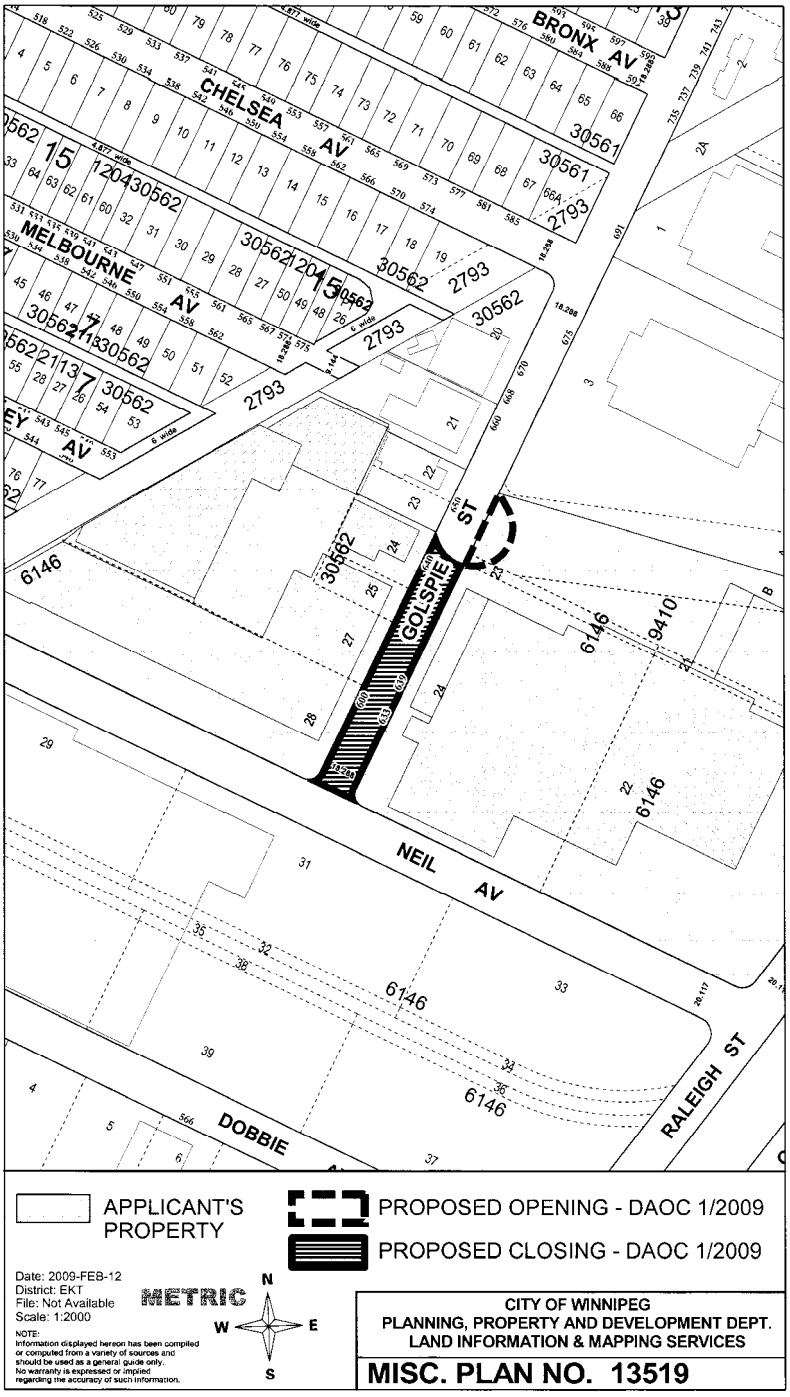
In preparing this Report there was consultation with:

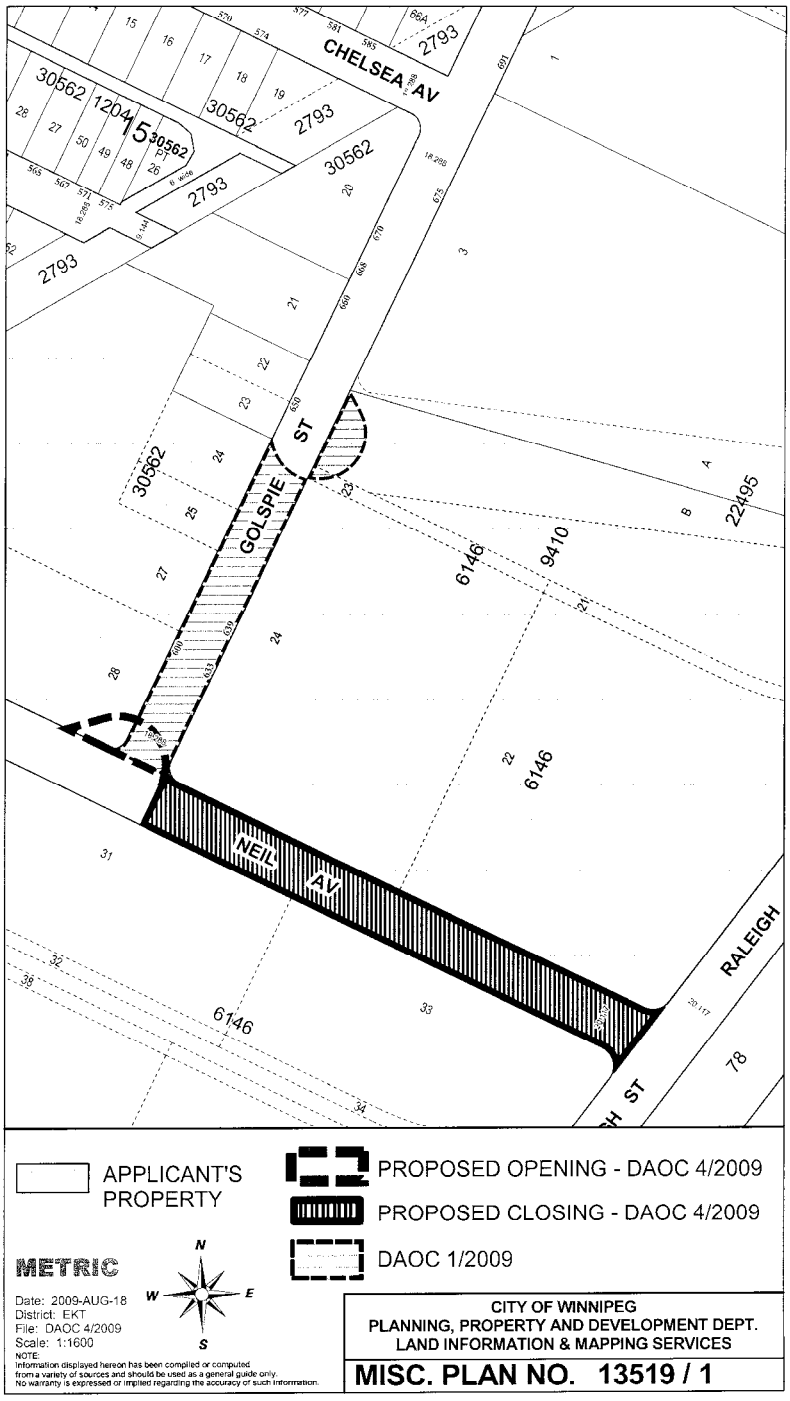
n/a

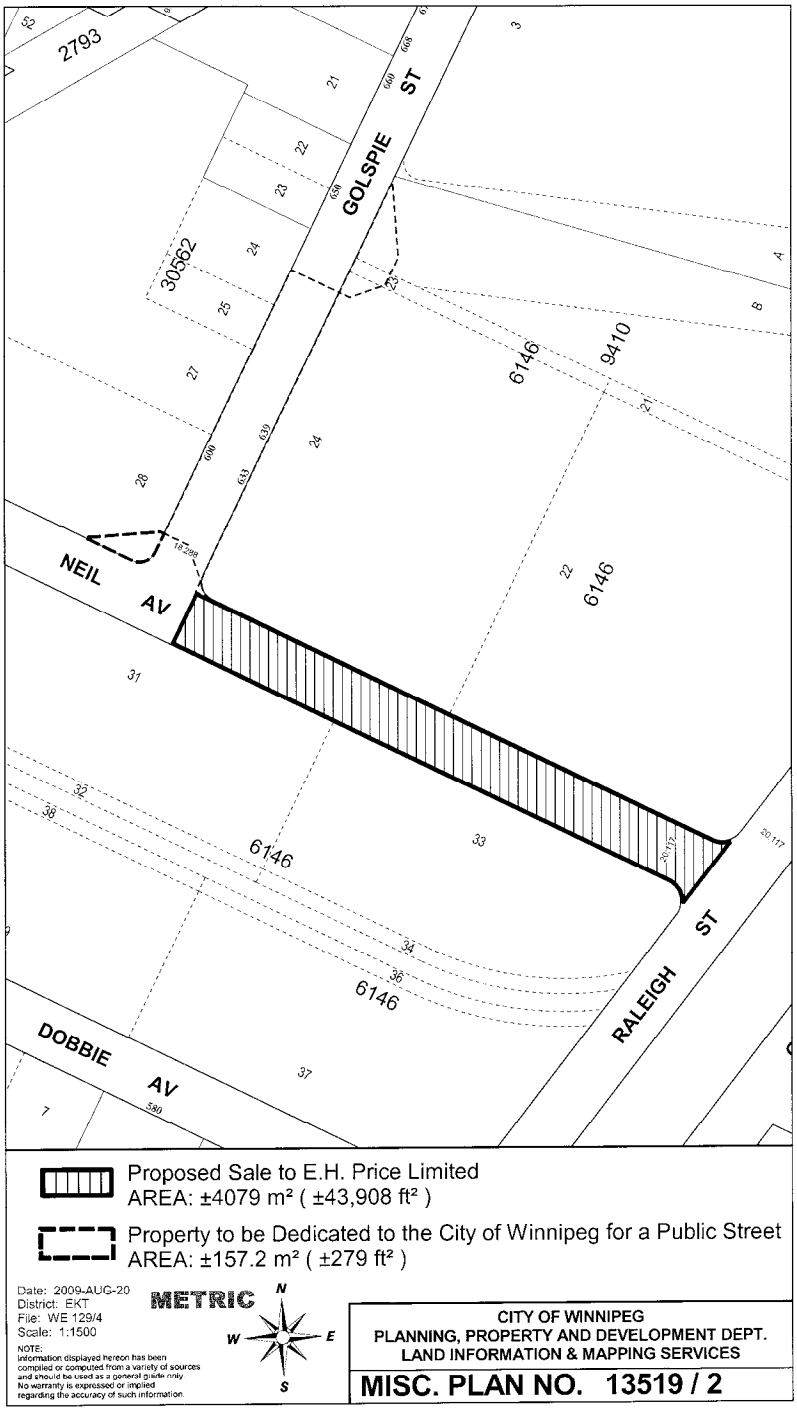
SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate
Prepared by	Barry Lucyk, Senior Negotiator
Date:	August 21, 2009
File No.	WE 129/4

O:\Reports Directive\Real Estate\Sales\(bl) Sale of Neil Avenue EH Price.doc


BRONX AV
CHELSEA AV
MELBOURNE AV
NEIL AV
DOBBIE
RALEIGH ST
GOLSPIE ST
30561
30562
2793
6146
APPLICANT'S PROPERTY
PROPOSED OPENING - DAOC 1/2009
PROPOSED CLOSING - DAOC 1/2009
Date: 2009-FEB-12
District: EKT
File: Not Available
Scale: 1:2000
METRIC
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13519


CHELSEA AV
GOLSPIE ST
NEIL AV
RALEIGH ST
30562
2793
6146
9410
22495
APPLICANT'S PROPERTY
PROPOSED OPENING - DAOC 4/2009
PROPOSED CLOSING - DAOC 4/2009
DAOC 1/2009
METRIC
N
W
E
S
Date: 2009-AUG-18
District: EKT
File: DAOC 4/2009
Scale: 1:1600
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13519 / 1


2793
GOLSPIE ST
30562
6146
9410
NEIL AV
6146
6146
6146
RALEIGH ST
DOBBIE AV
Proposed Sale to E.H. Price Limited
AREA: ±4079 m² (±43,908 ft²)
Property to be Dedicated to the City of Winnipeg for a Public Street
AREA: ±157.2 m² (±279 ft²)
Date: 2009-AUG-20
District: EKT
File: WE 129/4
Scale: 1:1500
METRIC
N
W
E
S
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13519 / 2