Agenda - Executive Policy Committee - November 18, 2009

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

Item No. 6 Declaration of Surplus Land - Portion 425 John Forsyth Road (Ecole Christine-Lesperance)
(St. Vital Ward)
eFile FI-2.4(35)

STANDING COMMITTEE RECOMMENDATION:

On November 3, 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 City-owned property shown outlined on Misc. Plan No. 13258, be declared surplus to the needs of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

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 - November 3, 2009

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 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.

ADMINISTRATIVE REPORT

ISSUE: **To seek Council approval to Declare a portion of City-owned Property adjoining 425 John Forsyth Road (Ecole Christine-Lesperance) Surplus to the needs of the City**

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 Council declare the subject City-owned property shown outlined on Misc. Plan No. 13258, attached, surplus to the needs of the City.
2. 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.

It is intended that the Director of the Planning, Property and Development Department negotiate and approve the sale of the subject property to the La Division Scolaire Franco-Manitobaine No. 49 pursuant to “Delegation of Authority for Real Property Transactions” approved by Council on January 28, 2009.

HISTORY

The Public Reserve area located south of John Forsyth Road and east of Dakota Street is City-owned parkland established under Development Agreement AG 31/84.

In November of 2006, the La Division Scolaire Franco-Manitobaine No. 49 (DSFM) contacted the City about the possibility of acquiring approximately 0.4 acres of the Public Reserve shown outlined on the attached Misc. Plan No. 13258. DSFM requires the subject property for an addition to Ecole Christine-Lesperance located at 425 John Forsyth Road to accommodate a daycare facility.

A number of meetings were immediately convened between City representatives, the DSFM and the Public School Finance Board to review preliminary plans. It was subsequently determined, at those meetings, that the sale of a small parcel of the subject City-owned property to DSFM for development purposes was feasible, subject to a public consultation process taking place and formal applications being made for the subdivision and rezoning of the property. Open houses were held and survey forms were circulated to local residents and, to date, the response from the community to the proposed addition and marginal loss of green space has been positive.

The subject property is to be rezoned from a "PR2" Parks and Recreation category to "RMF-S" Residential classification and consolidated with the existing school property. An approximate 4,327 sq. ft. addition is to be added to the existing daycare. The expansion will necessitate the relocation of one play structure and the marginal realignment of an adjoining pedestrian pathway. It should be noted that the proposed daycare addition will require Conditional Use approval.

Particulars of the subject property are as follows:

Location:	South side of John Forsyth Drive, adjoining 425 John Forsyth Road
Legal Description:	Part of Public Reserves A and B, Plan 21526
Roll No.:	8007570100
Zoning:	PR2 – Parks and recreation
Size:	±17,868 sq. ft. (0.4 acres)

The City has determined that the sale and conveyance of the subject portion of the Public Reserve to DSFM would not adversely affect the integrity of the overall 26.7 acre park area. If approved, DSFM will be required to relocate and upgrade one existing play structure and associated existing site amenities (benches, waste receptacles, etc.), realign the existing pathway system and replace or relocate existing trees impacted by the site modifications.

City Departments were canvassed to determine if there was any need for or objection to declaring the subject property surplus to the needs of the City. No civic need was identified. In addition, the Planning, Property and Development Department consulted with the Ward Councillor who is supportive of the sale to DSFM.

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.

FINANCIAL IMPACT

Financial Impact Statement Date: October 15, 2009

Project Name:

City-owned Property adjoining 425 John Forsyth Road (Ecole Christine-Lesperance)

COMMENTS:

The recommendations in this report include that Council declare the subject City-owned property shown outlined on Misc. Plan No. 13258, attached, surplus to the needs of the City. This recommendation, if adopted, will facilitate the sale of the subject property to the Division Scolaire Franco-Manitobaine No. 49 under the authority delegated by Council to the Director of Planning, Property and Development on January 28, 2009.

The revenues that will accrue to the City from the sale of the subject property are considered immaterial in nature. As such, there are no material financial implications associated with this report.

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

CONSULTATION

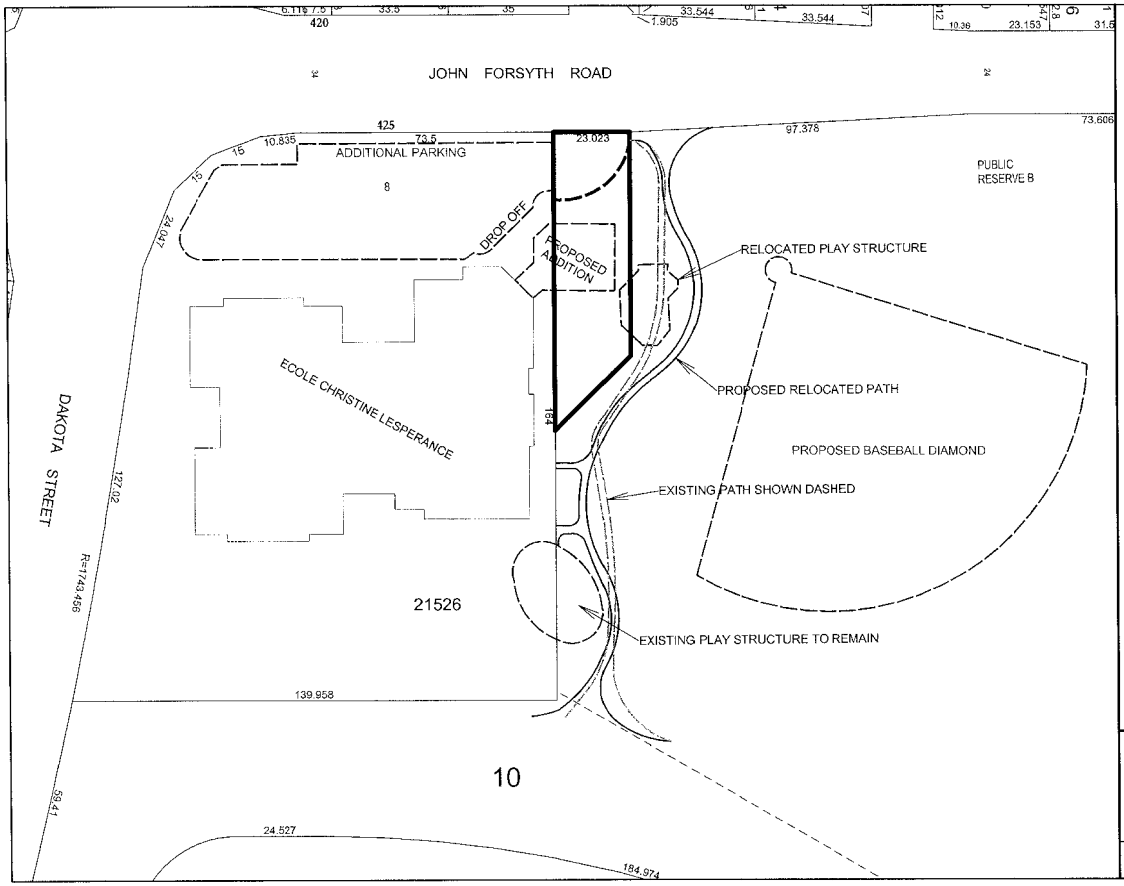
In preparing this Report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate
Prepared by:	Joedi Pruden, A/Land Enhancement Coordinator
Date:	October 20, 2009
File No.	6637/3 V.2

o:\reports directive\real estate\sales\(jp)475johnforsyth.doc



N
W
E
S

METRIC

SUBJECT PROPERTY
Area: ±1660 m² (±17868 ft²)

EASEMENT AREA

Date: 2007-OCT-23
District: RIEL
File: Not Available
Scale: 1:1400

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 DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 13258