Minute No. 117
Report - Standing Policy Committee on Property and Development – December 3, 2009

Item No. 10 **Declaration of Surplus Land - Property on Ronnander Cove (Charleswood-Tuxedo Ward)**
eFile FI-2.4(31)

COUNCIL DECISION"

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

1. That the subject City-owned property shown outlined on Misc. Plan No. 13390/3, 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.

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

DECISION MAKING HISTORY:

Moved by Councillor Steeves,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 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 December 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 City-owned property on Ronnander Cove as 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. 13390/3, 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

It is intended that the Director of Planning, Property and Development Department negotiate and approve the sale of the subject property to the adjoining owner of the property fronting Ronnander Cove, pursuant to "Delegation of Authority for Real Property Transactions" approved by Council on January 28, 2009. This would occur after all necessary development applications have been approved.

HISTORY

The subject City-owned property was originally acquired from the area developer, Solarch Design Ltd. within a development agreement. It was retained by the City to serve as a control strip separating a public street (Ronnander Cove) from three privately owned parcels.

An adjacent owner has approached the City expressing interest in acquiring the subject City-owned property in order to create a residential subdivision (DASSF 578/08).

Particulars of the subject property are as follows:

Location:	East end of Ronnander Cove off of Bloomer Crescent
Legal Description:	Lot 14, Block 1, Plan 33790
Roll No.:	01-001248400
Zoning:	R1-L
Size:	±934 sq. ft.

The proposed Purchaser will be required to pay all applicable servicing fees through his subdivision application, DASSF 578/08.

In association with DASSF 578/08, on June 10, 2009, the Board of Adjustment approved a variance application, DAV 125030/2009C, to permit the Proposed Lot 4 (as shown on the attached Misc. Plan No. 13390/3) to have:

1. a lot area of 1,374.7 square feet (419 square meters)
2. a lot not having frontage on a improved street

The Proposed Lot 4 can be consolidated with the adjoining properties in the future to accommodate a further subdivision of the Elmhurst Road rearage.

City Departments were canvassed to determine if there was any need or objection to declaring the subject City-owned 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 in order to accommodate the subdivision.

FINANCIAL IMPACT

Financial Impact Statement Date: October 19, 2009

Project Name:

Declare City-owned property on Ronnander Cove as Surplus to the needs of the City

COMMENTS:

The recommendations contained in this report include that Council declare the subject City-owned property shown outlined on Misc. Plan No. 13390/3, attached, surplus to the needs of the C

There are no financial implications associated with this recommendation.

"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 21, 2009
File No.	32/5957A V.3

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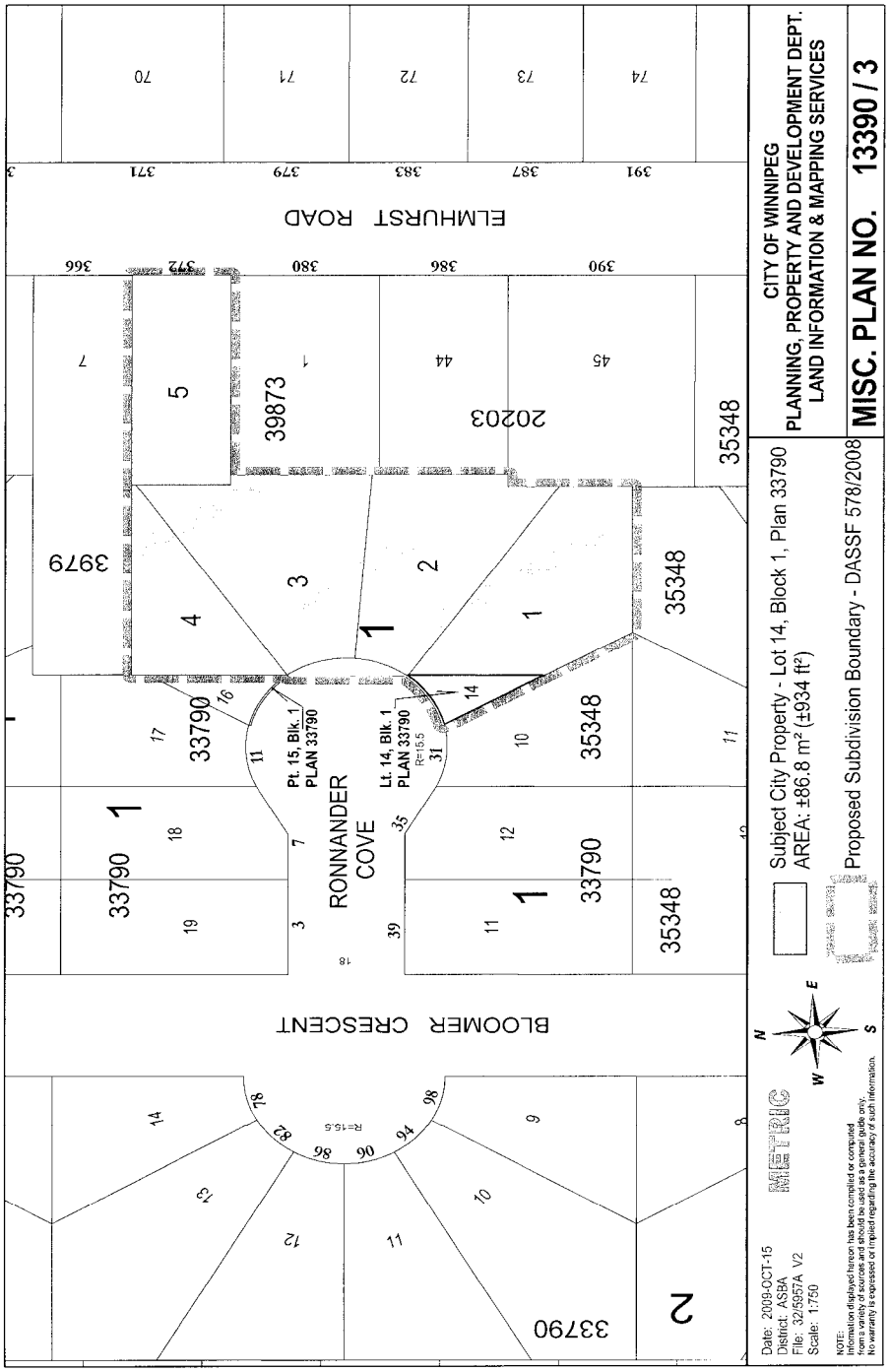
ELMHURST ROAD
BLOOMER CRESCENT
RONNANDER COVE
Pt. 15, Blk. 1 PLAN 33790
Lt. 14, Blk. 1 PLAN 33790
R=15.5
39873
20203
3979
33790
35348
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13390 / 3
Subject City Property - Lot 14, Block 1, Plan 33790
AREA: ±86.8 m² (±934 ft²)
Proposed Subdivision Boundary - DASSF 578/2008
Date: 2009-OCT-15
District: ASBA
File: 32/5957A V2
Scale: 1:750
METRIC
NOTE:
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