Minute No. 118
Report - Standing Policy Committee on Property and Development – December 3, 2009

Item No. 11 **Declaration of Surplus Land / Sale - Portion of the Cadboro Road Landfill (Bridgewater Park), South of Bison Drive (St. Norbert Ward) eFile FI-2.4(35)**

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. 8739/3, be declared surplus to the needs of the City.

2. That the Director of Planning, Property and Development be authorized to convey the City-owned property shown outlined on Misc. Plan No. 8739/3, for the purchase price of $1.00, to the Manitoba Housing and Renewal Corporation.

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 – 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 a portion of the Cadboro Road Landfill (Bridgewater Park), South of Bison Drive 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. 8739/3, attached, surplus to the needs of the City.
2. Subject to the approval of Recommendation No. 1, that the Director of Planning, Property and Development be authorized to convey the City-owned property shown outlined on Misc. Plan No. 8739/3, for the purchase price of $1.00, to the Manitoba Housing and Renewal Corporation.
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.
- There are no regulatory or human resources implications associated with this report.
- It is intended that the Director of Planning, Property and Development Department will convey the City-owned property shown outlined on Misc. Plan No. 8739/3, for the purchase price of $1.00, to the Manitoba Housing and Renewal Corporation.

HISTORY

On January 13, 2009, the Planning, Property and Development Department authorized the Manitoba Housing and Renewal Corporation (MHRC) to include the Cadboro Road Landfill (Bridgewater Park) identified as *"City-owned property included under DASZ 3/2009"* on Misc. Plan No. 8739/3 in its application to subdivide and rezone lands east of Kenaston Boulevard between Bison Drive and North Town Road, land north of North Town Road on either side of Bridgeland Drive North.

At its meeting held on September 30, 2009, Council approved DASZ 3/2009 subject to, among other things:

- That the City-owned property included under DASZ 3/2009 be declared surplus to the City's needs.

- That the Director of Planning, Property and Development be authorized to negotiate and approve the sale of the property to MHRC for $1.00 on terms and conditions satisfactory to the Director of Planning, Property and Development and the City Solicitor/Manager of Legal Services in order to protect the interests of the City and to achieve the intent of the Standing Policy Committee on Property and Development.

In accordance with the foregoing, the Department has successfully negotiated the sale of the subject property to MHRC. One of the Certificates of Title to the property, however, contains an additional small triangular portion of land south of Bison Drive shown outlined on Misc. Plan No. 8739/3, which was not identified under DASZ 3/2009.

The usual process would be for the Plan of Subdivision referred to in DASZ 3/2009 to be prepared and registered, which would allow the transfer of the portion of lands in subject Certificate of Title north of Bison Drive to be transferred to MHRC and the portion south of Bison Drive to remain in the name of the City. MHRC has indicated that its Plan of Subdivision will not be completed in time to meet timelines to commence hauling of landfill material from the site.

In order to assist MHRC in meeting its deadline to commence hauling of material from the site in December, the Department has permitted MHRC to enter onto the property under appropriate conditions prior to transfer of title.

In view of the fact that no civic need has been identified for the subject City-owned property south of Bison Drive, the Planning, Property and Development Department is recommending that Council declare the subject City-owned property shown outlined on Misc. Plan No. 8739/3, attached, surplus to the needs of the City and authorize the Director of Planning, Property and Development to convey the City-owned property to the Manitoba Housing and Renewal Corporation for the purchase price of $1.00

FINANCIAL IMPACT

Financial Impact Statement **Date:** November 19, 2009

Project Name:

Approval to Declare a portion of the Cadboro Road Landfill (Bridgewater Park), South of Bison Drive Surplus to the needs of the City

COMMENTS:

The recommendations include that Council declare the subject City-owned property shown outlined on Misc. Plan No. 8739/3, attached, surplus to the needs of the City and that, subject to the approval of Recommendation No. 1, that the Director of Planning, Property and Development be authorized to convey the City-owned property shown outlined on Misc. Plan No. 8739/3, for the purchase price of $1.00, to the Manitoba Housing and Renewal Corporation.

There are no material 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:	John S. Zabudney
Date:	November 18, 2009
File No.	32/5951

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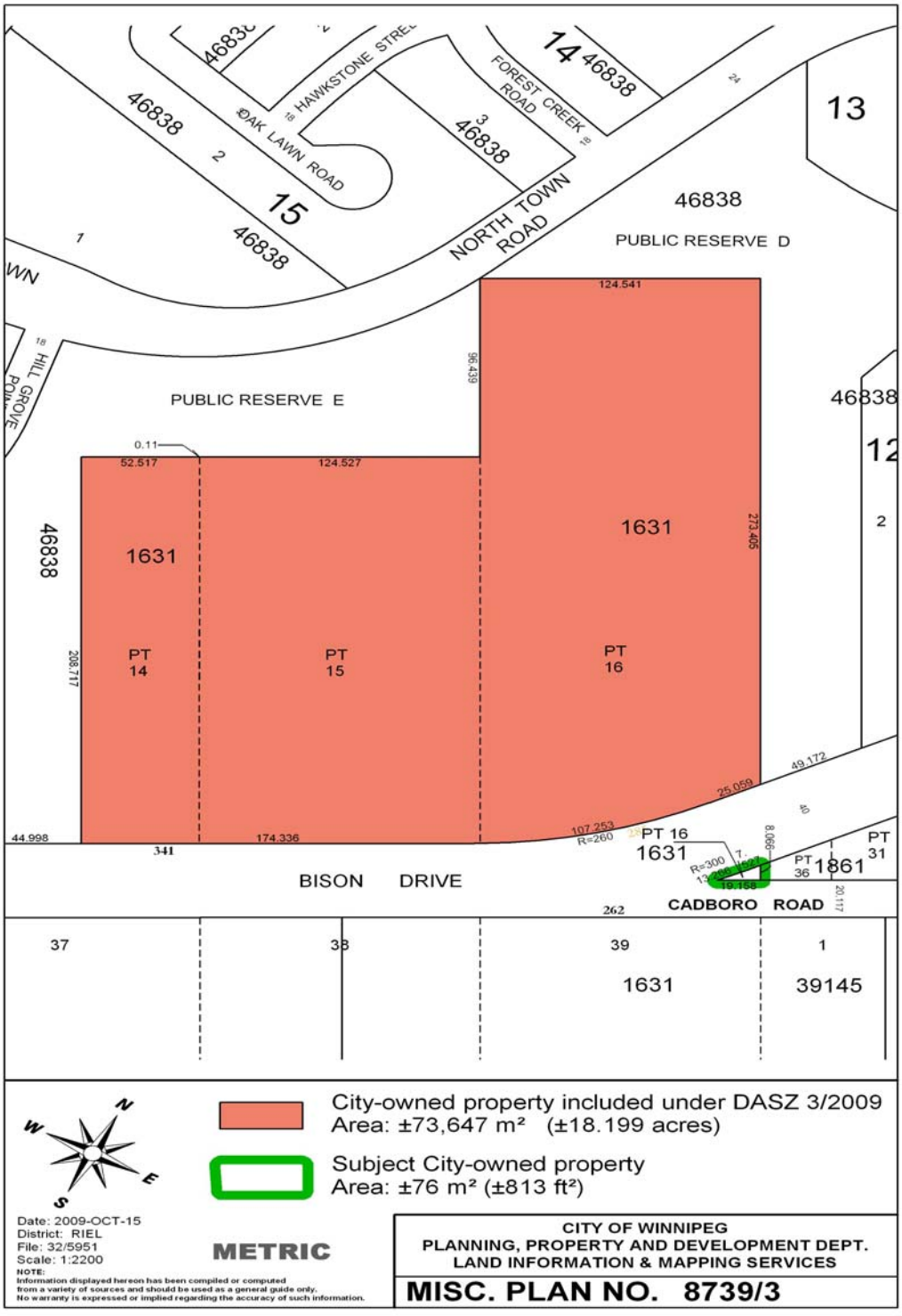
HAWKSTONE STREET
FOREST CREEK ROAD
OAK LAWN ROAD
NORTH TOWN ROAD
PUBLIC RESERVE D
PUBLIC RESERVE E
HILL GROVE
46838
15
14
13
12
1631
PT 14
PT 15
PT 16
PT 36
PT 31
1861
BISON DRIVE
CADBORO ROAD
124.541
96.439
0.11
52.517
124.527
273.405
208.717
49.172
25.059
107.253
R=260
44.998
174.336
341
262
19.158
37
38
39
1
39145
City-owned property included under DASZ 3/2009
Area: ±73,647 m² (±18.199 acres)
Subject City-owned property
Area: ±76 m² (±813 ft²)
Date: 2009-OCT-15
District: RIEL
File: 32/5951
Scale: 1:2200
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. 8739/3