Agenda – Executive Policy Committee – March 17, 2010

Report – Standing Policy Committee on Property and Development – March 2, 2010

Item No. 4 Declaration of Surplus Land –
Property South of 1808 Wellington Avenue
(St. James - Brooklands Ward)
eFile FI 2.4(31)

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2010, 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 subject City-owned property located south of 1808 Wellington Avenue, shown shaded on Misc. Plan No. 10249/7 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.

Agenda – Executive Policy Committee – March 17, 2010

Report – Standing Policy Committee on Property and Development – March 2, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2010, 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 the City-owned Property located South of 1808 Wellington Avenue 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 the subject City-owned property located south of 1808 Wellington Avenue, shown shaded on Misc. Plan No. 10249/7 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.

IMPLICATIONS OF THE RECOMMENDATIONS

- Council approval is required to declare the subject City property surplus to the needs of the City.

- The Planning, Property and Development Department intends to sell the subject City property to the adjacent owner, 4356773 Manitoba Ltd. for $18,000.00, in accordance with the Council approved *"Offers to Purchase City-Owned Property Policy"*, whereby the Department may act on unsolicited offers for City-owned property from an adjacent existing owner when the property in question is not developable on its own.

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

- The City's standard terms and conditions of sale include provisions to protect the City's interests in the event that environmental contamination is discovered.

HISTORY

The subject City property was formerly used as a railway right of way. A visual inspection in the late fall of 2009 indicated that the rail tracks had been removed some time ago.

The Winnipeg Public Service has determined that there is no City requirement for the property shown shaded on Misc. Plan No. 10249/7.

4356773 Manitoba Ltd. owns the adjacent property to the north and east and intends to use the subject City property to expand its parking area for the Victoria Inn Hotel.

The Offer received from 4356773 Manitoba Ltd. for $18,000.00 is in accordance with the City's standard terms and conditions of sale.

The Department intends to sell the subject property to 4356773 Manitoba Ltd. for the following reasons:

- The Ward Councillor is supportive of the sale.
- The proposed purchase price is in accordance with the estimated market value of the property as determined by an internal appraisal report ($16,000.00).
- The property would be placed on the tax roll at the closing of the sale.
- The sale will eliminate the liability for the City associated with holding this property.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 10, 2010

Project Name: **First Year of Program** **2010**

Proposed Sale of City Property south of 1808 Wellington Avenue to 4356773 Manitoba Ltd.

	2010	2011	2012	2013	2014
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	18,000	-	-	-	-
Net Cost/(Benefit)	$ (18,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(18,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Net revenues of $18,000 will be credited to the Land Operating Reserve Fund. Incremental municipal property tax revenue is immaterial in nature and has been excluded from this analysis.

"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
Division	Real Estate
Prepared by	Barry Lucyk
Date:	February 10, 2010
File No.	8006

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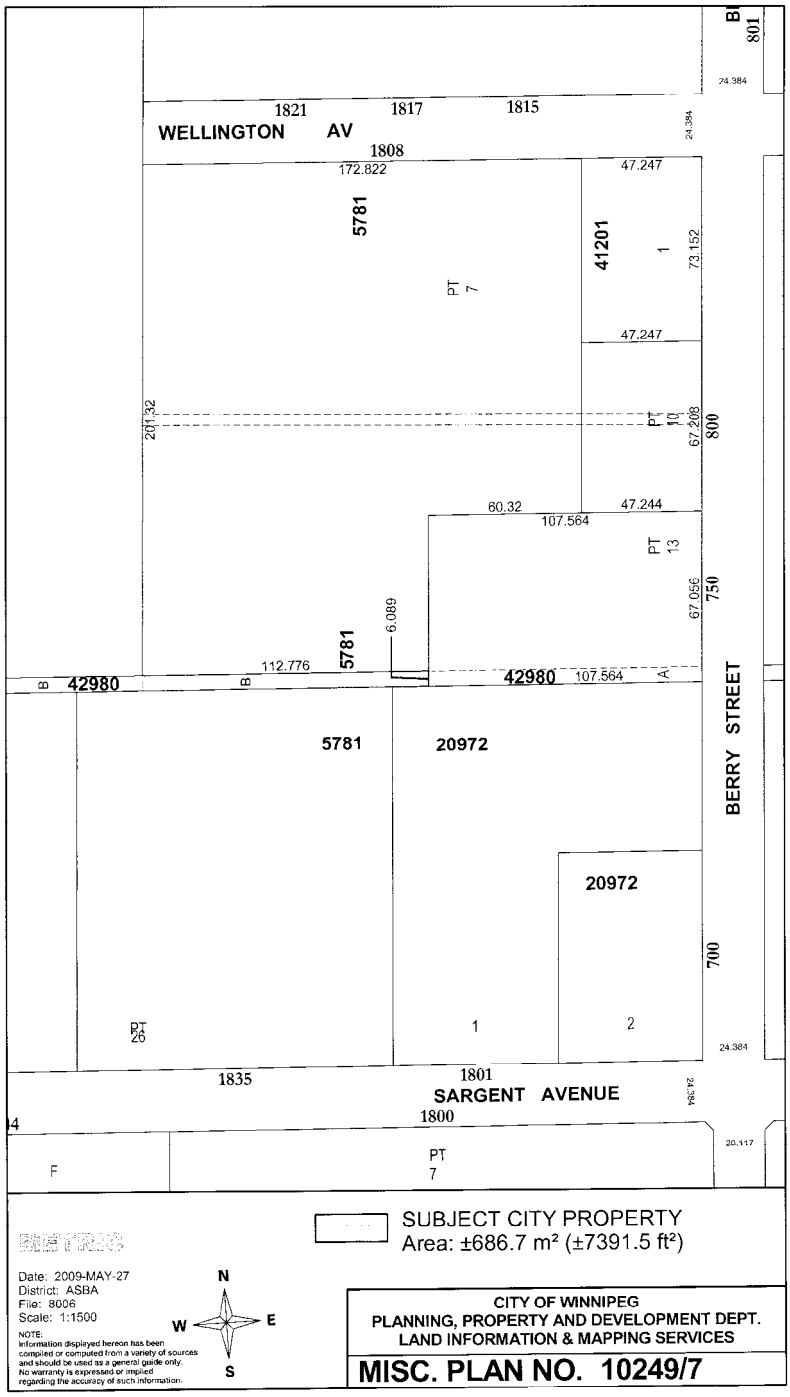
WELLINGTON AV
1821
1817
1815
1808
172.822
47.247
5781
41201
PT 7
1
73.152
47.247
201.32
PT 10
67.208
800
60.32
47.244
107.564
PT 13
67.056
750
6.089
5781
112.776
42980
42980
107.564
5781
20972
BERRY STREET
20972
700
PT 26
1
2
24.384
1835
1801
SARGENT AVENUE
1800
PT 7
SUBJECT CITY PROPERTY
Area: ±686.7 m² (±7391.5 ft²)
Date: 2009-MAY-27
District: ASBA
File: 8006
Scale: 1:1500
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.
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 10249/7