Agenda – Executive Policy Committee – March 17, 2010

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

Item No. 6 Declaration of Surplus Land - 930 Pandora Avenue West (Transcona Ward) eFile FI-2.2(33)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommends to Council:

1. That the subject City-owned property located at 930 Pandora Avenue West, shown shaded on Misc. Plan No. 13673, 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 at 930 Pandora Avenue West 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 at 930 Pandora Avenue West, shown shaded on Misc. Plan No. 13673, 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 owners 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(s) 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 will include provisions to protect the City's interests in the event that environmental contamination is discovered.

HISTORY

The subject City property formed part of the Bradley Street alignment previously designated for the North-South Transportation Corridor.

On April 26, 2006, Council declared the City owned property reserved for the Bradley Street alignment located south of Pandora Avenue West, as outlined on Misc. Plan No. 12844/1, surplus to the needs of the City. Those lands have since been sold by the City.

The Winnipeg Public Service has determined that there is no City requirement for the subject City property shown shaded on Misc. Plan No. 13673.

The Department intends to negotiate and sell the subject property to the adjacent property owners for the following reasons:

- The Ward Councillor is supportive of the future sale of the property.
- The property would be placed on the tax roll upon the closing of the sale.
- The proposed purchase price(s) to the respective adjacent property owners will be in accordance with the estimated market value of the property as determined by an internal appraisal report.
- Any future sale will eliminate the liability for the City associated with holding this property.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 11, 2010

Project Name:

Proposed Sale of City-Owned Property West of 930 Pandora Avenue West

COMMENTS:

The recommendations contained in this report included that the subject City-owned property located at 930 Pandora Avenue West, shown shaded on Misc. Plan No. 13673, be declared surplus to the needs of the City.

Pending approval of this recommendation, the Public Service intends to negotiate and sell the subject property to the adjacent property owners for a proposed purchase price that is in accordance with the estimated market value of the property as determined by an internal appraisal report.

The sale of the subject property will be the subject of a future report. As such, there are no financial implications associated with the recommendatiions in 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
Division	Real Estate
Prepared by	Barry Lucyk
Date:	February12, 2010
File No.	S – 3 – TR V2

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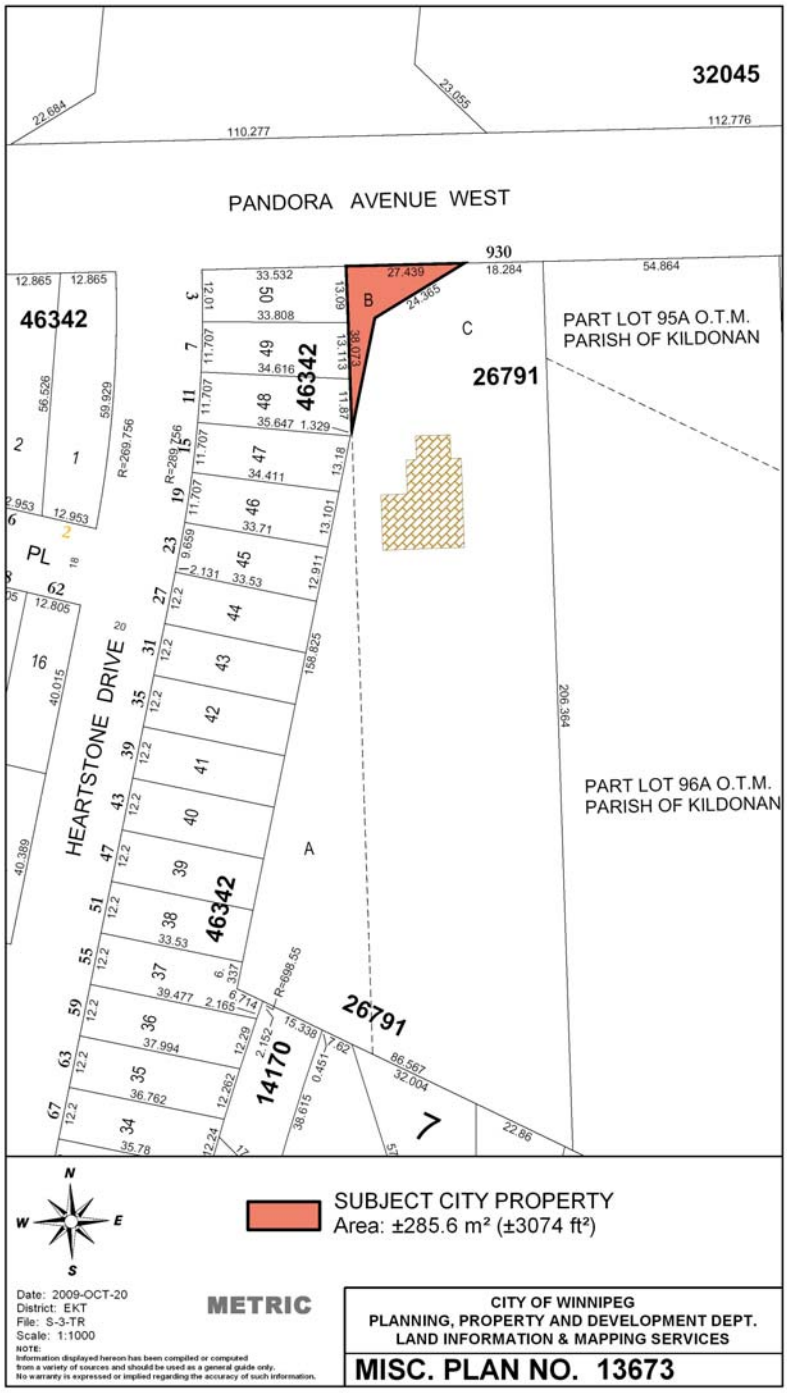
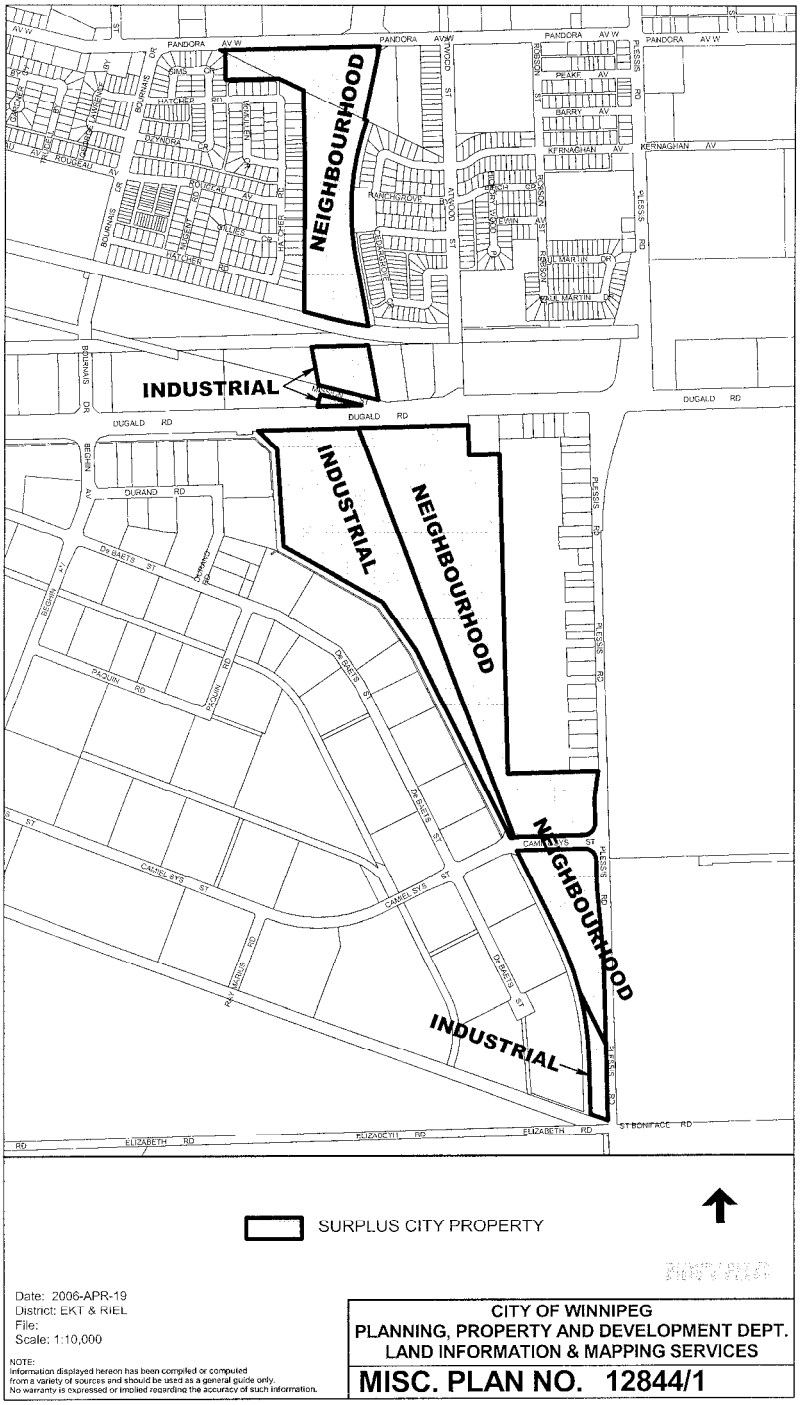

32045
PANDORA AVENUE WEST
930
PART LOT 95A O.T.M.
PARISH OF KILDONAN
26791
PART LOT 96A O.T.M.
PARISH OF KILDONAN
HEARTSTONE DRIVE
46342
14170
SUBJECT CITY PROPERTY
Area: ±285.6 m² (±3074 ft²)
METRIC
Date: 2009-OCT-20
District: EKT
File: S-3-TR
Scale: 1:1000
NOTE:
Information displayed hereon has been 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. 13673


NEIGHBOURHOOD
INDUSTRIAL
INDUSTRIAL
NEIGHBOURHOOD
NEIGHBOURHOOD
INDUSTRIAL
PANDORA AV W
DUGALD RD
DURAND RD
CAMEL SYS ST
ELIZABETH RD
ST BONIFACE RD
PLESSIS RD
SURPLUS CITY PROPERTY
Date: 2006-APR-19
District: EKT & RIEL
File:
Scale: 1:10,000
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
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MISC. PLAN NO. 12844/1