Agenda - Executive Policy Committee – July 14, 2010

Report - Standing Policy Committee on Property and Development – July 6, 2010

Item No. 22 Declaration of Surplus Land - East of Lagimodiere Boulevard (former John Bruce Road) and west of Plessis Road (St. Boniface Ward) eFile FI-2.4(35)

STANDING COMMITTEE RECOMMENDATION:

On July 6, 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 (former John Bruce Road) located east of Lagimodiere Boulevard and west of Plessis Road, shown outlined on Misc. Plan No. 11135/1, 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 – July 14, 2010

Report - Standing Policy Committee on Property and Development – July 6, 2010

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 6, 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 East of Lagimodiere Boulevard (former John Bruce Road) and West of Plessis Road 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
B. Thorgrimson	D. Joshi	N/A	Phil Sheegl, Deputy CAO

RECOMMENDATIONS

1. That the subject City-owned property (former John Bruce Road) located East of Lagimodiere Boulevard and West of Plessis Road, shown outlined on Misc. Plan No. 11135/1, 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.

REASON FOR THE REPORT

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

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 a portion of the subject City property to each of the adjacent owner(s); a portion to Sage Creek Development Corporation for $40,000.00 and a portion to The Manitoba Hydro-Electric Board for $1.00, 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 the John Bruce Road Right-of-Way and the closing of the right of way in 2001 was adopted by Council on June 20, 2001.

The Winnipeg Public Service has determined that there is no City requirement for the property shown shaded on Misc. Plan No. 11135/1. Public Works has advised that an Easement is required over that portion of the city property shown as "Easement Area" on the attached Misc. Plan No. 11135/3 for the purpose of providing road access to Kotelko Drive, until alternative right-of-way access is provided to Lagimodiere Boulevard via Warde Avenue

Sage Creek Development Corporation owns the adjacent property to the north and south and intends to use the subject City property to expand the Sage Creek residential development. The Manitoba Hydro Electric Board owns the Hydro transmission line which runs north to south and thru the City property. The portion of the City property being sold to Manitoba Hydro will be incorporated into the balance of the transmission right-of-way.

The Offer received from Sage Creek Development Corporation for $40,000.00 is in accordance with the City's standard terms and conditions of sale including a provision for an easement to provide for road access to Kotelko Drive, until alternative right-of-way access is provided to Lagimodiere Boulevard via Warde Avenue. The Offer received from The Manitoba Hydro-Electric Board for $1.00 is in accordance with the City's standard terms and conditions of sale.

The Department intends to sell a portion of the subject property to Sage Creek Development Corporation and The Manitoba Hydro Electric Board for the following reasons:

- The Ward Councillor is supportive of the sale.
- The proposed purchase prices are in accordance with the estimated market value of the property as determined by an internal appraisal report ($40,001.00).
- 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:** June 17, 2010

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

To seek Council Approval to Declare the City Property located E. of Lagimodiere Boulevard (former John Bruce Road) and W. of Plessis Road Surplus to the Needs of the City.

	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	40,001	-	-	-	-
Net Cost/(Benefit)	$ (40,001)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(40,001)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Proceeds of dispostion of $40,001 will be credited to the Land Operating Reserve. Municipal taxes have been excluded from this analysis as the amount is not material in nature.

"Original signed by"
Mike McGinn, CA
Manager of Finance

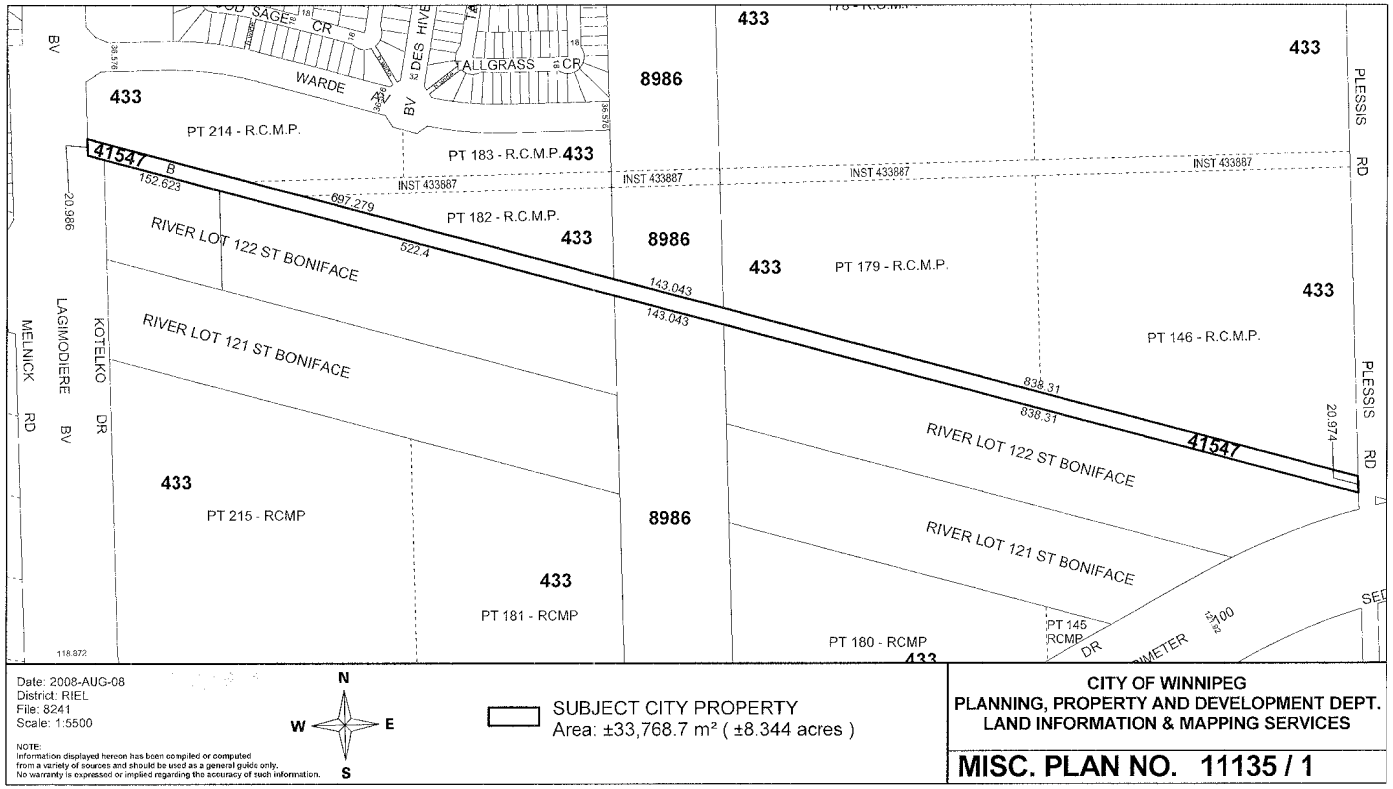
CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department:	Planning, Property & Development
Division:	Real Estate
Prepared by:	Barry Lucyk
Date:	June 22, 2010
File No.	o:\reports directive\real estate\sales\(bl) declare surplus former john bruce road.doc


433
8986
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PT 183 - R.C.M.P.
PT 182 - R.C.M.P.
PT 179 - R.C.M.P.
PT 146 - R.C.M.P.
PT 215 - RCMP
PT 181 - RCMP
PT 180 - RCMP
PT 145 RCMP
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20.974
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RIVER LOT 122 ST BONIFACE
RIVER LOT 121 ST BONIFACE
WARDE BV
DES HIVE CR
TALLGRASS CR
PLESSIS RD
LAGIMODIERE BV
KOTELKO DR
MELNICK RD
Date: 2008-AUG-08
District: RIEL
File: 8241
Scale: 1:5500
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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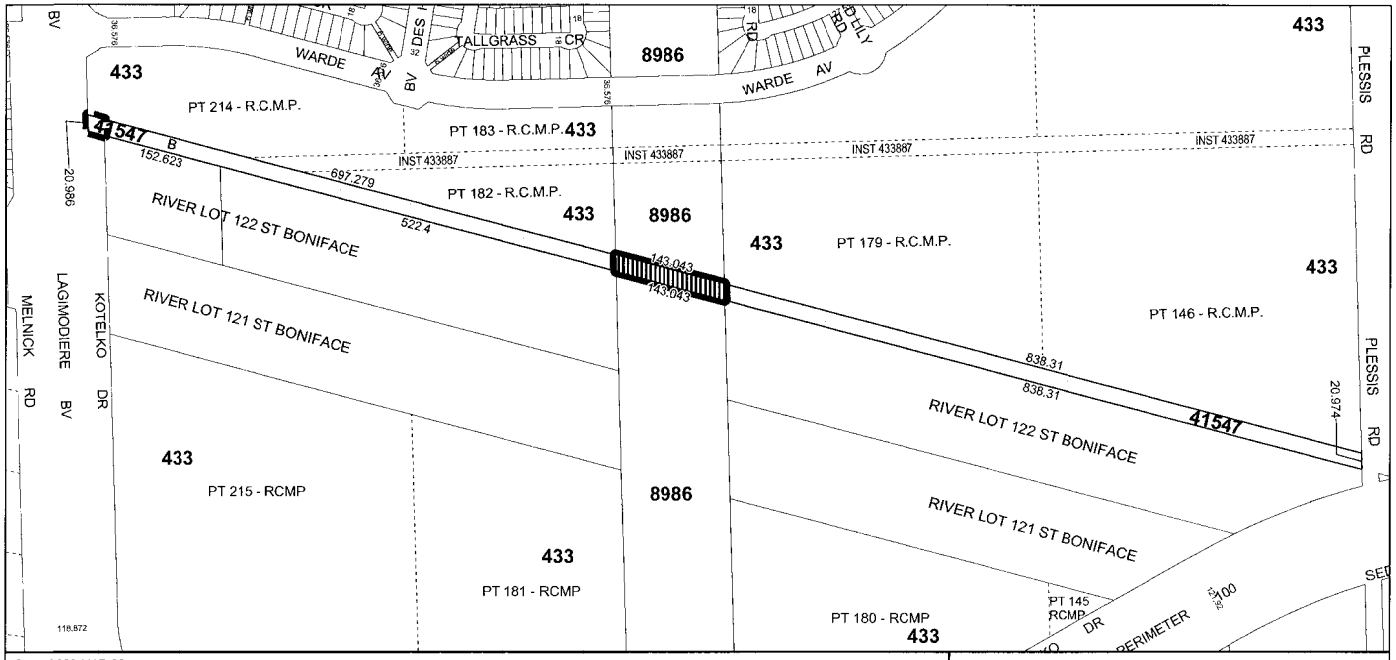
SUBJECT CITY PROPERTY
Area: ±33,768.7 m² (±8.344 acres)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11135 / 1



Date: 2009-MAR-03
District: RIEL
File: 8241
Scale: 1:5500

METRIC

N
W E
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NOTE:
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Property to be sold to Sage Creek Development Corporation
AREA: ±30891.1 m² (7.633 acres)
Property to be sold to Manitoba Hydro
AREA: ±2877.6 m² (30,974 ft²)
EASEMENT AREA: 447.7 m² (±4819 ft²)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11135 / 3