Agenda - Executive Policy Committee – July 14, 2010

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

Item No. 23 Declaration of Surplus Land - Barnham Cresent at Torwood Cresent (Point Douglas Ward)
eFile FI-2.4 (34)

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 a portion of City-owned property identified as Parcel "A" on Misc. Plan 13756/1 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 Obtain Council Approval to Declare a portion of City-owned Property Located on Barnham Cresent at Torwood Cresent Surplus to the Needs of the City**

Critical Path: **Standing Policy Committee on Property Development**
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Thorgrimson	D. Joshi	N/A	Phil Sheegl, Deputy CAO

RECOMMENDATIONS

1. That a portion of City-owned property identified as Parcel “A” on Misc. Plan 13756/1 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 a portion of the subject City-owned property surplus to the needs of the City.
- The Planning, Property and Development Department intends to close the publicly open right of way shown hatched on Misc. Plan No. 13756/1 and consolidate with the adjoining City-owned property, and create a buildable lot identified as Parcel “A” to market and sell through a public offering.
- Parcels “B” and “C” identified on Misc. Plan No. 13756 would remain City-owned for consolidation with the Parks buffer zone located between Inkster Boulevard and Barnham Cresent.

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory or human resource implications associated with the 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.
- There are no direct financial implications associated with this recommendation.

HISTORY

- The subject City-owned property was acquired through a closure of Torwood Crescent pursuant to DASZ 2/79, approved by Council on June 27, 1979. Certificate of Title issued in the name of the City on January 2, 1980.
- In 1996, the Department identified the subject property as a potential marketable site. A circulation was sent out to all City departments for comments on the proposed sale of the property.
- The Water and Waste Department advised that for the lot to be sold, a 150 mm watermain would have to be abandoned and a sewermain easement would be required over a portion of the lot. After consultation between the Departments, it was decided to not sell the property until such time as a new feedermain in the area was installed to permit development to the west, which would then allow the watermain located within the subject property to be abandoned.
- In 2003, it was determined that the required feedermain was not completed.
- In March of 2010, the Department revisited the possibility of creating a buildable lot.
- A circulation was sent to all City Departments with following comments being received:
    - The Water and Waste Department advised that the watermain located in the property could be abandoned, however, 15 feet of the property should be retained by the City to maintain the the sewermain.
    - The Transit Department advised that that the property has been used as a pedestrian walkway to access transit services located on Inkster Boulevard. That Department indicated that if a 15 foot portion of the property was retained it would service the needs to maintain sewermain and be sufficient for pedestrian access purposes.

FINANCIAL IMPACT

To obtain Council Approval to Declare a portion of City-owned Property Located on Barnham Crescent at Torwood Crescent Surplus to the Needs of the City

COMMENTS:

The recommendations of this report are:

1. That a portion of City-owned property identified as Parcel "A" on Misc. Plan 13756/1 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.

There are no financial implications associated with these recommendations.

"original signed by"
Karen Ayotte
Acting Manager of Finance & Administration

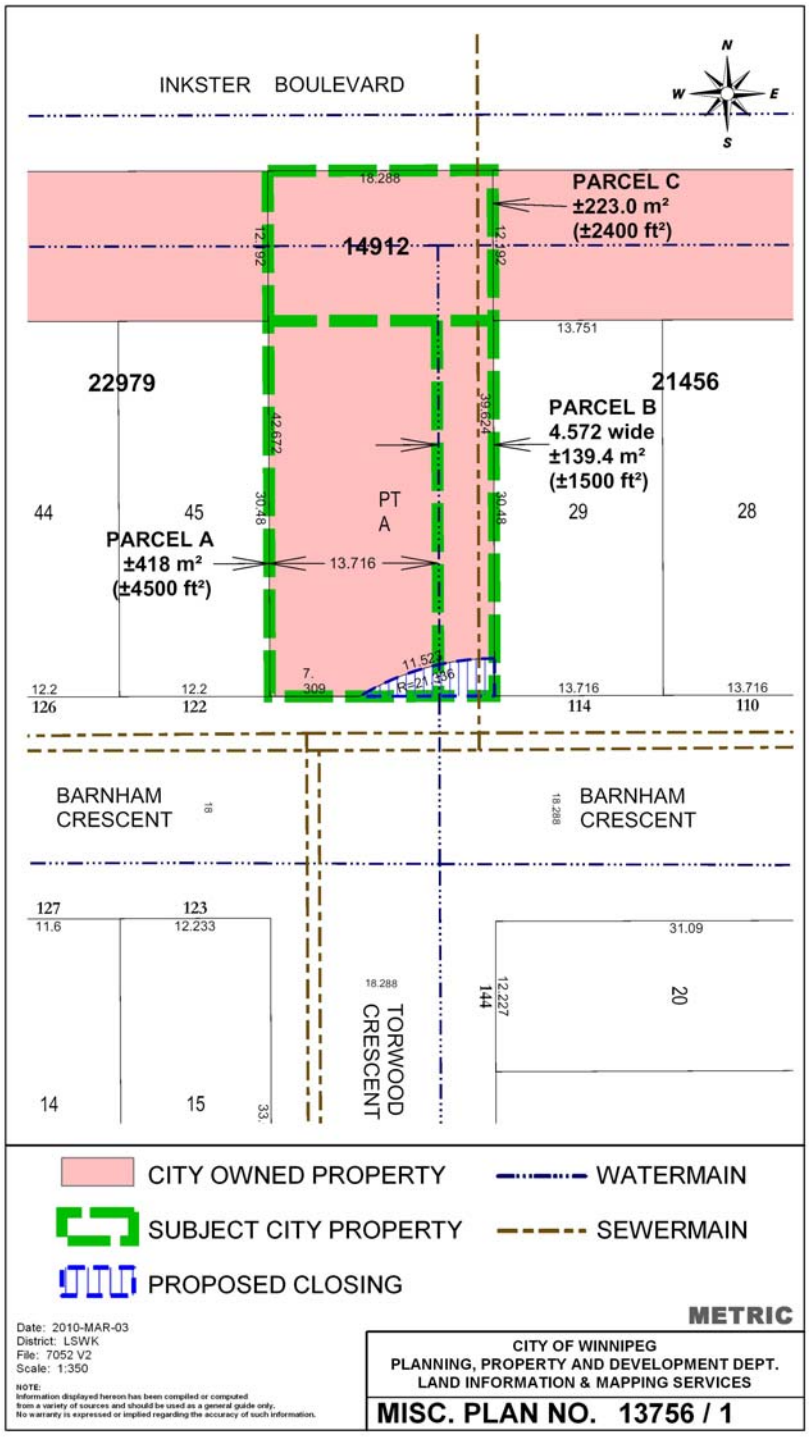
CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Elliott Hannam
Date:	June 23, 2010
File No.	6162

o:\reports directive\real estate\sales\(eh) report to declare surplus property at corner of torwood and barnham.doc


INKSTER BOULEVARD
N
W
E
S
18.288
PARCEL C
±223.0 m²
(±2400 ft²)
14912
12.192
12.192
13.751
22979
21456
PARCEL B
4.572 wide
±139.4 m²
(±1500 ft²)
42.672
39.624
30.48
30.48
PT
A
44
45
29
28
PARCEL A
±418 m²
(±4500 ft²)
13.716
11.521
R=21.336
7.
309
12.2
126
12.2
122
13.716
114
13.716
110
BARNHAM
CRESCENT
18
BARNHAM
CRESCENT
18.288
127
11.6
123
12.233
31.09
18.288
TORWOOD
CRESCENT
12.227
144
20
14
15
33.
CITY OWNED PROPERTY
WATERMAIN
SUBJECT CITY PROPERTY
SEWERMAIN
PROPOSED CLOSING
METRIC
Date: 2010-MAR-03
District: LSWK
File: 7052 V2
Scale: 1:350
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. 13756 / 1