Agenda - Council – May 25, 2011

Report - Standing Policy Committee on Property and Development – May 10, 2011

Item No. 14 Declaration of Surplus Land - 1929 Logan Avenue (St. James-Brookland Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 18, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the subject City-owned property located at the rear of 1929 Logan Avenue, shown outlined and shaded on Misc. Plan No. 13742, 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.

Report - Standing Policy Committee on Property and Development – May 10, 2011

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2011, 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 May 10, 2011, 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

Title: **To seek Council Approval to Declare the City-owned Property located at the rear of 1929 Logan 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
B. Thorgrimson	D. Joshi	M Geer A/CFO	P. Sheegl, Deputy CAO

RECOMMENDATIONS

1. That the subject City-owned property located at the rear of 1929 Logan Avenue, shown outlined and shaded on Misc. Plan No. 13742, 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

- The Planning, Property and Development Department intends to sell the subject City property to the adjacent owner at 1929 Logan Avenue, North-West Auto Body Ltd. for $5,500.00, 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 part of a public lane, which was closed by the city of St. James in 1968 (By-law 10865). Over the years, portions of the lane were sold to adjacent owners for consolidation purposes.

The Winnipeg Public Service has determined that there is no City requirement for the property shown outlined and shaded on Misc. Plan No. 13742. Manitoba Hydro, MTS Allstream Inc. and Shaw Cable have all advised that a blanket Easement is required over the entire subject property.

North-West Auto Body Ltd. owns the adjacent property to the south facing Notre Dame Avenue and intends to use the subject City property to expand its parking area for its business.

The Offer received from North-West Auto Body Ltd. for $5,500.00 is in accordance with the City's standard terms and conditions of sale.

The Department intends to sell the subject property to North-West Auto Body 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 ($5,500.00).
- 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:** April 14, 2011

Project Name: **First Year of Program** 2011

To seek Council Approval to Declare the City Property located at the rear of 1929 Logan Avenue, Surplus to the Needs of the City.

	2011	2012	2013	2014	2015
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	5,500	-	-	-	-
Net Cost/(Benefit)	$ (5,500)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(5,500)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Dependant upon the approval of the report's recommendations, the property will be sold to the adjacent property owner by the Public Service under delegated authority. The sale proceeds of $5,500 will be credited to the Land Operating Reserve Fund. The municipal property taxes to be generated from the subject property are immaterial and have been excluded from this analysis.

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

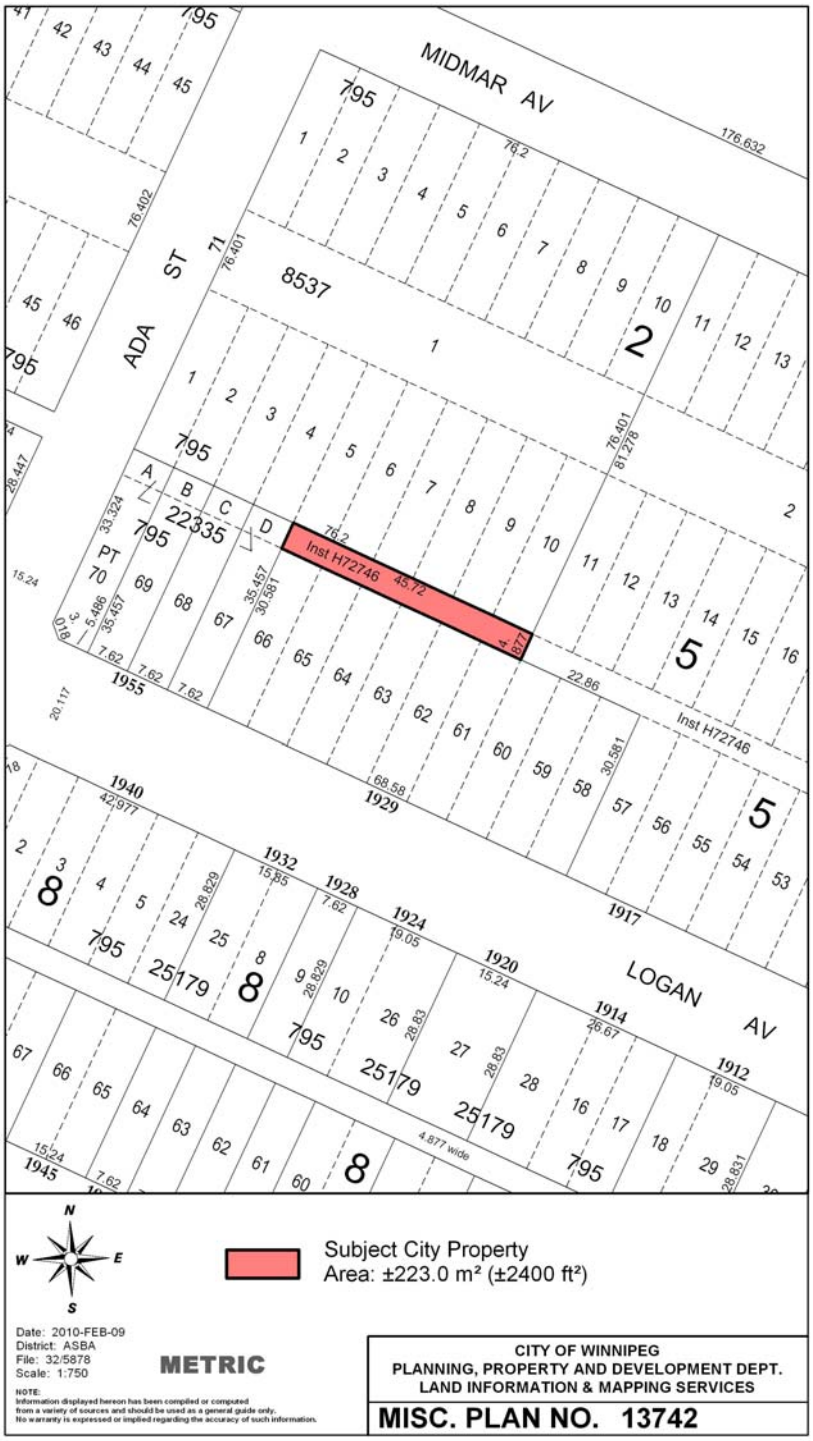
CONSULTATION

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:	April 20, 2011
File No.	o:\reports directive\real estate\sales\(bl) declare rear of 1929 logan surplus.doc


MIDMAR AV
ADA ST
LOGAN AV
8537
22335
Inst H72746
Subject City Property
Area: ±223.0 m² (±2400 ft²)
N
W
E
S
Date: 2010-FEB-09
District: ASBA
File: 32/5878
Scale: 1:750
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13742