Agenda - Executive Policy Committee – June 15, 2011

Report - Standing Policy Committee on Property and Development – June 7, 2011

Item No. 12 Declaration of Surplus Land - West side of Pembina Highway between Stafford Street and Taylor Avenue (River Heights-Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On June 7, 2011, 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 on the west side of Pembina Highway between Stafford Street and Taylor Avenue, shown outlined on Misc. Plan No. 13181, be declared surplus to the needs of the City.

2. That the Proper Officer of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda - Executive Policy Committee – June 15, 2011

Report - Standing Policy Committee on Property and Development – June 7, 2011

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 7, 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 Approval to Declare the City-owned Property located on the West side of Pembina Highway between Stafford Street and Taylor 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	n/a	P. Sheegl Deputy CAO

RECOMMENDATIONS

1. That the subject City-owned property located on the West side of Pembina Highway between Stafford Street and Taylor Avenue, shown outlined on Misc. Plan No. 13181, be declared surplus to the needs of the City.

2. That the Proper Officer 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 759 Pembina Highway, Salisbury House, for market value 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 forms part of a larger adjacent parcel under the jurisdiction of Winnipeg Transit. Winnipeg Transit has advised that the subject City property is considered surplus to its needs. The City property to the west of the subject property is currently used as a bus loop and comfort station for bus operators.

Particulars of the subject City property are as follows:

Location:	West side of Pembina Highway between Stafford Street and Taylor Avenue
Legal Description:	Lots 4 to 7, Block 7, Plan 857
Market Value (2007):	$45,000
Zoning:	C2
Size:	±3,723 sq ft

The Winnipeg Public Service has determined that there is no other City requirement for the subject City property.

The adjoining owner to the north, the Salisbury House, contacted the City requesting to purchase the subject City property. The Salisbury House advised that it intends on constructing a new restaurant on Pembina Highway at this location and would like to include the subject City property in its overall re-development plan. Salisbury House currently leases the subject property from the City for additional parking purposes. In addition, there is an outdoor advertising sign located on the subject property which is under lease and can be cancelled with 10 days notice.

Before the Department can sell the subject City property it must first be declared surplus by Council. Providing Council declares the subject City property surplus, the Department will continue to negotiate the sale of the subject City property with the Salisbury House in accordance with the City's standard terms and conditions of sale.

The Department intends to sell the subject property to Salisbury House for the following reasons:

- The Ward Councillor is supportive of a proposed sale.

- The subject City-owned property would be paved and landscaped, i.e. removal of dead bush/trees and replaced with new landscaping.
- 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:** May 18, 2011

Project Name:

Approval to Declare the City-owned Property located on the West side of Pembina Highway between Stafford Street and Taylor Avenue Surplus to the

COMMENTS:

The recommendations contained in this repoort include that the subject City-owned property located on the West side of Pembina Highway between Stafford Street and Taylor Avenue, shown outlined on Misc. Plan No. 13181, be declared surplus to the needs of the City.

Should the sale of the subject property meet the relevant criteria outlined in the report entitled "Delegation of Authority for Real Property Transactions" approved by Council on January 28, 2009, it will be authorized by the Chief Administrative Officer in accordance with the authority delegated to him therein. If not, the sale of the subject property will be the subject of a future report.

There are no direct financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

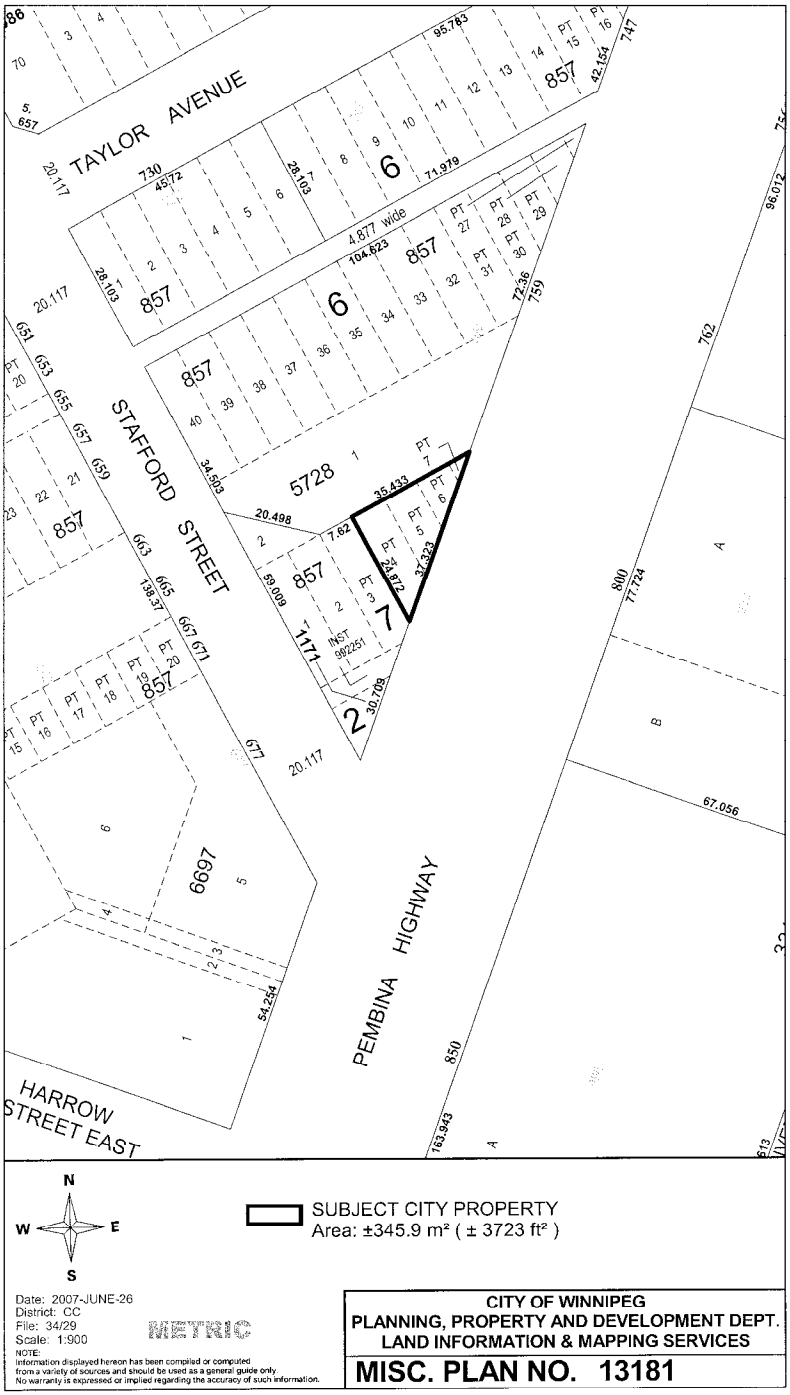
In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate
Prepared by:	Joedi Pruden
Date:	May 18, 2011
File No.	34/29 V.2

o:\reports directive\real estate\sales\(jp) report to declare surplus - pembina and stafford.doc


TAYLOR AVENUE
STAFFORD STREET
PEMBINA HIGHWAY
HARROW STREET EAST
SUBJECT CITY PROPERTY
Area: ±345.9 m² (± 3723 ft²)
N
W
E
S
Date: 2007-JUNE-26
District: CC
File: 34/29
Scale: 1:900
METRIC
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. 13181