Minutes - Executive Policy Committee – June 15, 2011

Minute No. 350
Report - Standing Policy Committee on Property and Development – June 7, 2011

Item No. 15 Declaration of Surplus Land - East side of St. Mary's Road, north of Britannica Road (St. Norbert Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submits the following to Council:

1. That the subject City property located on the east side of St. Mary's Road, north of Britannica Road shown outlined on Misc. Plan No. 8116/5, be declared surplus to the needs of the City.

2. That the net sale proceeds of the subject City property be set aside to fund the Dakota Community Centre expansion project.

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

Pursuant to Section 205(2) of The City of Winnipeg Charter, disposal of land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Minutes - Executive Policy Committee – June 15, 2011

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in with the following amendment:

- Add the following and renumber the remaining recommendation accordingly

    2. That the net sale proceeds of the subject City property be set aside to fund the Dakota Community Centre expansion project

and forwarded to Council.

Carried

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 following to the Executive Policy Committee and Council.

1. That the subject City property located on the east side of St. Mary's Road, north of Britannica Road shown outlined on Misc. Plan No. 8116/5, 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

ADMINISTRATIVE REPORT

Title: **To seek Council Approval to Declare the City-owned Property located on the east side of St. Mary's Road, North of Britannica 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	A Robinson Deputy CAO

RECOMMENDATIONS

1. That the subject City property located on the east side of St. Mary's Road, North of Britannica Road shown outlined on Misc. Plan No. 8116/5, 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

- At its meeting held on January 11, 2011, the Standing Policy Committee on Property and Development requested the Winnipeg Public Service to report back on the recommendation of the Riel Community Committee, namely:

"That the Winnipeg Public Service be directed to do all things necessary to market the City-owned land between St. Mary's Road on the west and Sandrington Avenue on the east and between 1895 St. Mary's Road on the south and 1677 St. Mary's Road on the north (part of Roll Number: 08005636000 and Certificate of Titles 1082565, 1795042, 1772675, 1196438) and set aside the net proceeds for the Dakota Community Centre expansion."

- Approval of at least two-thirds of the members of Council 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 on marketing the subject City-owned property to the general public.
- 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 City acquired the subject property from the former City of St. Vital in 1972.

The land while under the ownership of the former City of St. Vital was used as a borrow-pit to construct sub-bases for roads, lanes, etc. Subsequently, the property was filled in with street sweepings, construction debris and other non-decomposing material.

Particulars of the subject City property are as follows:

Location:	East side of St. Mary's Road, North of Britannica Road
Legal Description:	Parcel A, Plan 14435 and Parcel B, Plan 21579
Zoning:	PR1 – Parks and Recreation
Size:	±7.41 acres

The subject property was circulated to all Civic Departments for comment. As a result of the circulation, no opposition to the disposition was identified.

The Water and Waste Department has de-listed the subject property as a former contaminated landfill and has cleared the land for potential future development. However, an updated Environmental Site Assessment will need to be performed as part of any future development.

There are adequate water mains and sewer mains within proximity to service the west side of the property; however, for the east side of the property there is only an existing water main within proximity to the property and any development would require an installation of a sewer main.

Subject to Council declaring the property surplus, the Department intends on marketing the property to the general public. Prior to the property being placed on the market for sale, the Department will determine whether it would be in the best interests of the City to conduct the subdivision and/or rezoning of the property or, to sell the subject property as is and have the Purchaser proceed with the DASZ application. The easterly half of the property along Sandrington Drive has the potential to be rezoned residential with the balance of the property fronting St. Mary's Road being rezoned commercial, which would be an extension of the commercially developed property to the north.

Any proposed development of this site will require the following considerations:

- A 3m Land Drainage Sewer Easement will be retained by the City along the north side of the subject property.
- A Wildlife Corridor between Dakota Forest and the River (width to be determined). This corridor will also serve as a pedestrian connection between St. Mary's Road and the Dakota Community Centre.
- Utility Easements.
- The Urban Forestry Branch has stated that it requires protection of the trees along the south boundary of the subject property by way of a possible conservation easement agreement or, with a no net loss clause with the sale agreement (e.g. provide replacement plantings elsewhere on the site or within the vicinity to the satisfaction of the City Forester).
- Renaming another suitable park in the area, "Okalita Park".
- Any other requirements will be identified through the rezoning process.

FINANCIAL IMPACT

Financial Impact Statement Date: June 3, 2011

Project Name:

To seek Council Approval to Declare the City-owned Property located on the east side of St. Mary's Road, North of Britannica Road, Surplus to the needs of the City

COMMENTS:

The recommendation contained in this report is that the subject City property located on the east side of St. Mary's Road, North of Britannica Road shown outlined on Misc. Plan No. 8116/5, be declared surplus to the needs of the City.

There are no financial implications associated with this recommendation.

"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: Joedi Pruden
Date: June 3, 2011
File No. 4753/3

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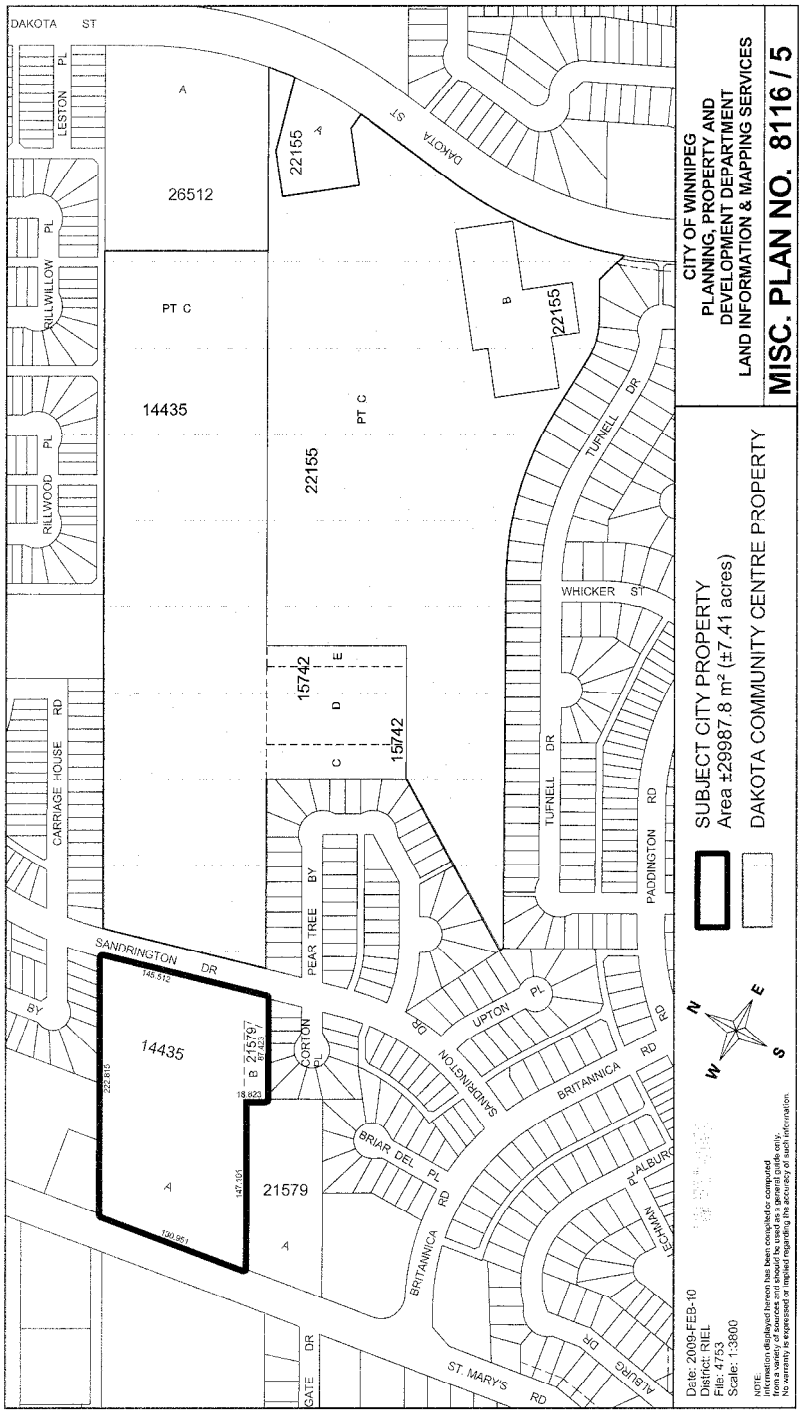
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 8116 / 5
SUBJECT CITY PROPERTY
Area ±29987.8 m² (±7.41 acres)
DAKOTA COMMUNITY CENTRE PROPERTY
Date: 2009-FEB-10
District: RIEL
File: 4753
Scale: 1:3800
NOTE:
Information displayed hereon 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.
DAKOTA ST
LESTON PL
RILLWILLOW PL
RILLWOOD PL
CARRIAGE HOUSE RD
SANDRINGTON DR
PEAR TREE BY
CORTON PL
UPTON PL
BRITANNICA RD
BRIAR DEL PL
ST. MARY'S RD
ALBURG DR
LECHMAN PL
TUFNELL DR
WHICKER ST
PADDINGTON RD
GATE DR
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