Minutes - Executive Policy Committee – July 15, 2011

Minute No. 420
Report - Standing Policy Committee on Property and Development – July 15, 2011

Item No. 7 Declaration of Surplus Land - 429 Panet Road (Elmwood-East Kildonan Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 vacant subject City-owned property located at 429 Panet Road identified as "Subject City Property" on Misc. Plan No. 10754/6 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

Minutes - Executive Policy Committee – July 15, 2011

Report - Standing Policy Committee on Property and Development – July 15, 2011

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 15, 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 Obtain Council Approval to Declare the Subject City-owned Vacant Property located at 429 Panet 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	Alex Robinson Deputy CAO

RECOMMENDATIONS

1. That the vacant subject City-owned property located at 429 Panet Road identified as "Subject City Property" on the attached Misc. Plan No. 10754/6 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

- 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 City acquired the subject property shown in broken outline on the attached Misc. Plan No. 10754/6 for the purposes of creating a retention pond to service the area. In doing so, the batch plant previously located on this property was relocated.

Particulars of the subject property are as follows:

Location:	429 Panet Road
Legal Description:	Part Lot 5, Plan 6921 and Lots C and D, of RCMP and OTM Lots 74 and 75, Parish of St. Boniface
Certificate of Title:	1458962
Zoning:	M3
Size:	±587,619.2 sq. ft. (approx. 13.5 acres) – after proposed street openings

On January 31, 2000, Council approved a report dealing with the proposed expansion of the Schneider Corporation Plant located at 1 Warman Road, adjacent to the subject property. The City was prepared to offer the subject property to J.M. Schneider Inc. for the price of $1.00 based on an expansion plan for the plant located at 1 Warman Road.

On March 30, 2001, the City was advised that the J.M. Schneider Inc. operation had been sold to Maple Leaf Foods Inc. Representatives of Maple Leaf advised that they were interested in obtaining an "Option to Purchase" on the subject property in order to secure development options at the site. The "Option to Purchase" was never formalized as another suitable property in which to locate the retention pond was not identified.

On May 24, 2010, the Department was presented with a proposal to consider an exchange of lands involving the subject City-owned property. The Proponent owns the property at the northeast corner of Warman Road and Lagimodiere Boulevard shown shaded on Misc. Plan No. 14064, attached. The Proponent would like to acquire the City's property for a proposed industrial development and in turn offer its property for the future required retention pond.

City Departments were canvassed to determine if they had a need or objection to declaring the Subject City Property as surplus to the needs of the City. No objections were received.

The Water and Waste Department has advised that it would be agreeable to the proposed exchange as the Proponent's property is in close proximity to the Regent Avenue/Lagimodiere Boulevard intersection.

The subject City-owned property is located within the proximity of the St. Boniface Landfill site and portions of the Proponent's property are located within a "Methane Control Zone". The Water and Waste Department has advised that any proposed exchange of the City site will be subject to special policies and conditions regarding building on or adjacent to a landfill. Additional steps would be required to remove the landfill related constraints prior to a sale. In addition, prior to any exchange being contemplated, the Proponent would be required to remediate the City site and its property to an acceptable standard for the proposed use. The Proponent would have to provide evidence from Manitoba Conservation that both properties have been remediated to acceptable levels for the proposed development.

The Ward Councillor is supportive of the proposed exchange of lands.

The Planning, Property and Development Department is recommending that the subject City property shown in broken outline on Misc. Plan No. 10754/6 be declared surplus to the needs of the City. The Department intends to commence negotiations for a proposed exchange with the owner of the property at northeast corner of Warman Road and Lagimodiere Boulevard (shown shaded on Misc. Plan No. 14065) on the condition that the Proponent remediate its property as well as the subject City-owned property to a standard acceptable to Manitoba Conservation for the proposed development.

Any proposed exchange of lands will be the subject of a subsequent report.

FINANCIAL IMPACT

Financial Impact Statement Date: June 22, 2011

Project Name:

To Obtain Council Approval to Declare the Subject City-owned Vacant Property located at 429 Panet Road Surplus to the Needs of the City

COMMENTS:

The recommendations contained in this report include that the vacant subject City-owned property located at 429 Panet Road identified as "Subject City Property" on the attached Misc. Plan No. 10754/6 be declared surplus to the needs of the City.

There are no financial implications associated with the recommendations.

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

CONSULTATION

In preparing this report there was consultation with:

Water and Waste Department

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate Division
Prepared by:	Joedi Pruden
Date:	June 22, 2011
File No.	7972 V.2

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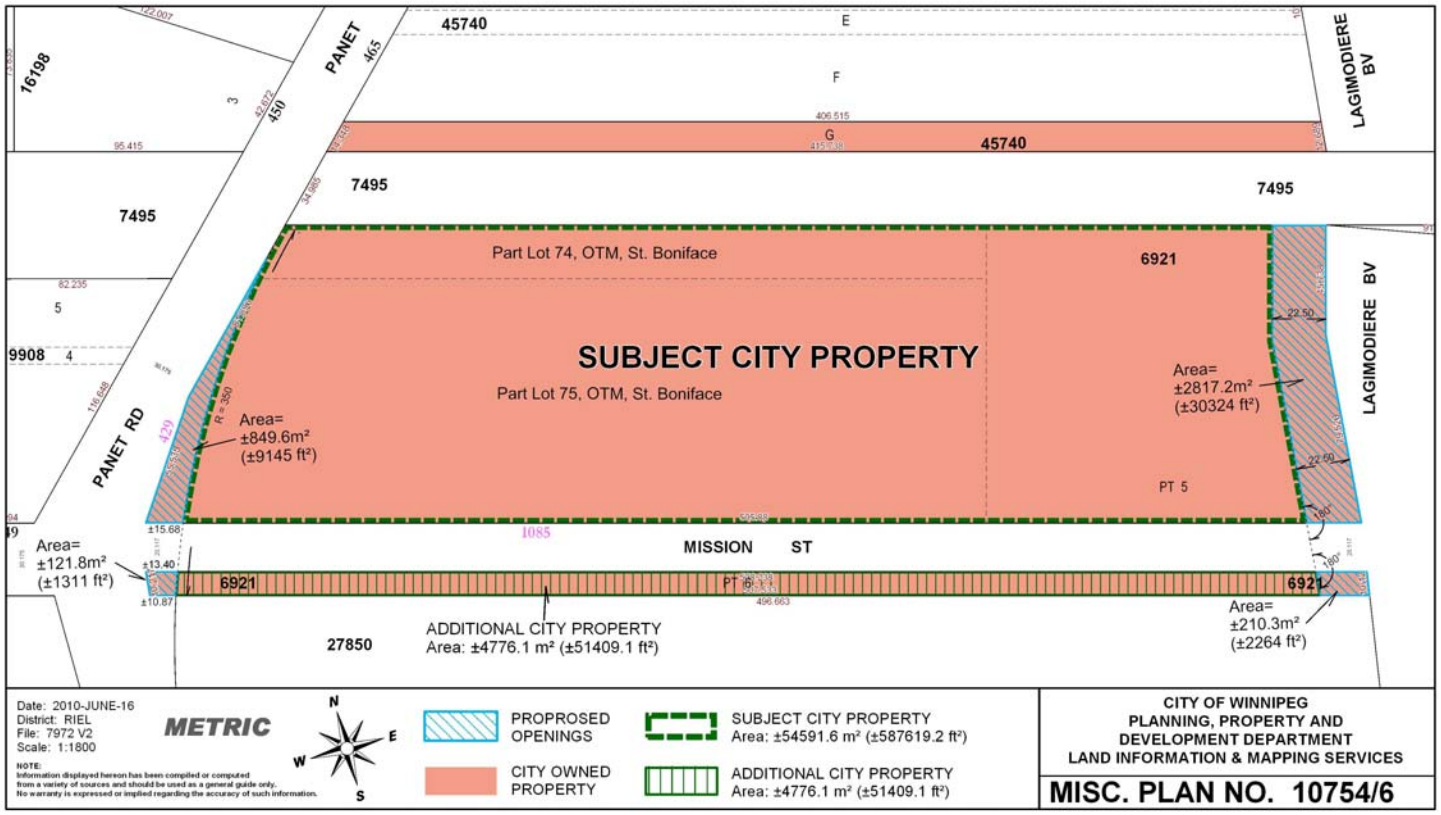
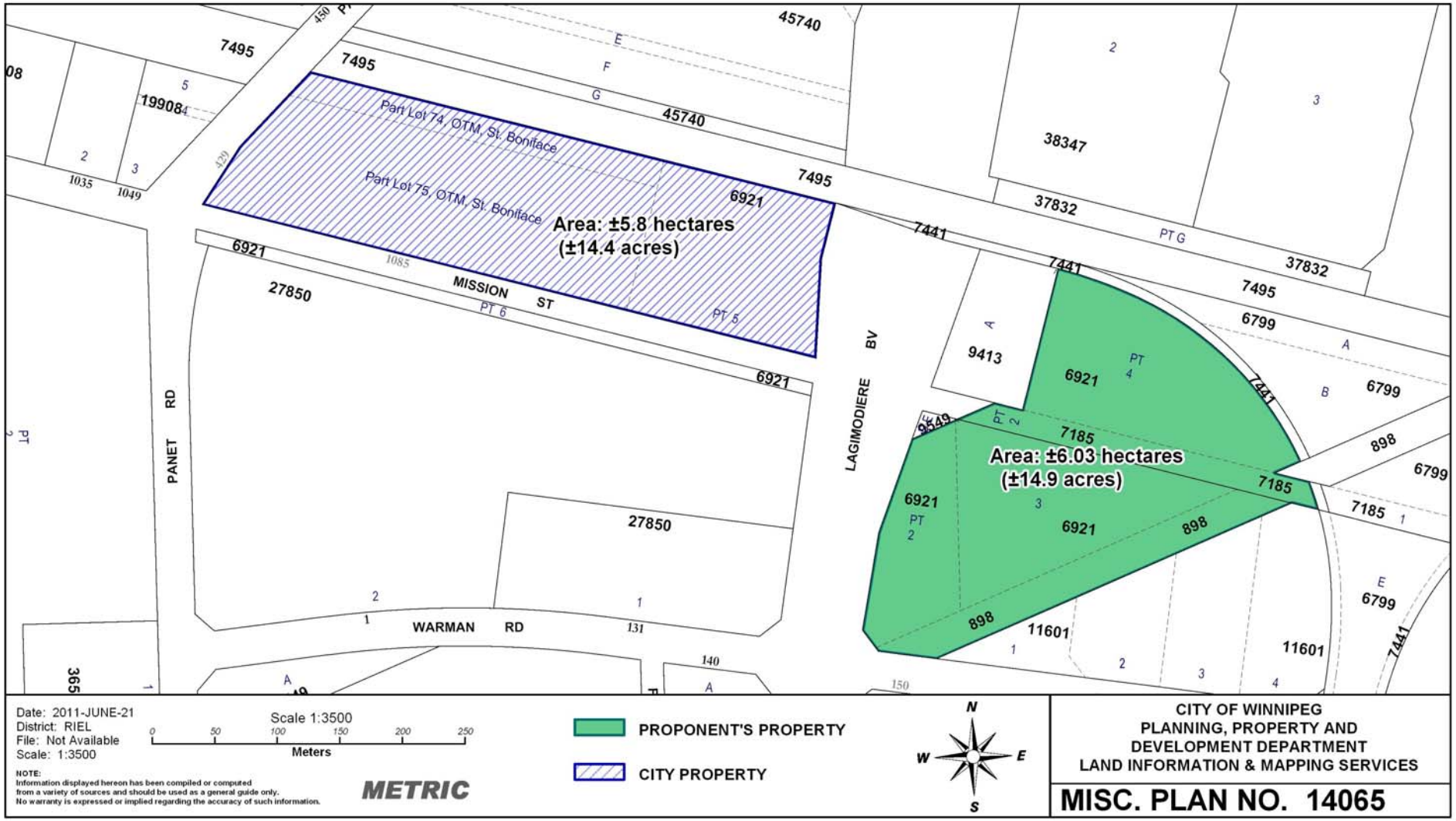

16198
PANET
45740
E
F
G
LAGIMODIERE BV
7495
Part Lot 74, OTM, St. Boniface
6921
SUBJECT CITY PROPERTY
Part Lot 75, OTM, St. Boniface
Area= ±2817.2m² (±30324 ft²)
Area= ±849.6m² (±9145 ft²)
PANET RD
9908
PT 5
MISSION ST
Area= ±121.8m² (±1311 ft²)
ADDITIONAL CITY PROPERTY
Area: ±4776.1 m² (±51409.1 ft²)
27850
Area= ±210.3m² (±2264 ft²)
Date: 2010-JUNE-16
District: RIEL
File: 7972 V2
Scale: 1:1800
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.
PROPROSED OPENINGS
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY
Area: ±54591.6 m² (±587619.2 ft²)
ADDITIONAL CITY PROPERTY
Area: ±4776.1 m² (±51409.1 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 10754/6


Part Lot 74, OTM, St. Boniface
Part Lot 75, OTM, St. Boniface
Area: ±5.8 hectares
(±14.4 acres)
Area: ±6.03 hectares
(±14.9 acres)
MISSION ST
PANET RD
WARMAN RD
LAGIMODIERE BV
7495
45740
19908
38347
37832
7441
6921
27850
9413
6799
7185
898
11601
Date: 2011-JUNE-21
District: RIEL
File: Not Available
Scale: 1:3500
Scale 1:3500
0 50 100 150 200 250
Meters
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.
METRIC
PROPONENT'S PROPERTY
CITY PROPERTY
N
W
E
S
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14065