Agenda - Executive Policy Committee – September 21, 2011

Report - Standing Policy Committee on Property and Development – September 13, 2011

Item No. 10 Declaration of Surplus Land - Property adjacent to 16 Cowan Place (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 13, 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 City-owned property adjacent to 16 Cowan Place, identified as "Subject City Property" on Misc. Plan No. 14080 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 – September 21, 2011

Report - Standing Policy Committee on Property and Development – September 13, 2011

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 13, 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 City-owned Property adjacent to 16 Cowan Place 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
J. Pruden	B. Thorgrimson	N/A	Deepak Joshi Chief Operating Officer

RECOMMENDATIONS

1. That the City-owned property adjacent to 16 Cowan Place, identified as “Subject City Property” on Misc Plan No. 14080 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-owned property surplus to the needs of the City.

The Planning, Property and Development Department intends to sell the subject City-owned property to the adjacent owner at 16 Cowan Place for consolidation with its holding.

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

In 1990, The Winnipeg School Division No. 1 established a school site on the property located at 105 Lucus Avenue. As part of DAV 801/90, the Winnipeg School Division No. 1 was obligated to provide property required for street and lane right-of ways and to pay all costs associated with the legal opening of same. Parcels C, D & F were conveyed to the City for this purpose. Parcels C, D and a portion of Parcel F were opened as a public lane right-of-way in 1992. After the opening, the subject City-owned property was considered residual and placed under the jurisdiction of the Planning, Property and Development Department.

The adjacent property owner expressed interest in purchasing the subject City-owned property, subject to consolidation with their current holding.

The subject property was circulated to all City Departments and no Civic need was identified. The Ward Councillor is supportive of the proposed sale.

The Planning, Property and Development Department intends to sell this property to the adjacent owner at 16 Cowan Place in accordance with delegated authority granted to the Director to sell unbuildable parcels at ½ the assessed value.

FINANCIAL IMPACT

Financial Impact Statement Date: August 22, 2011

Project Name:

To seek Council Approval to Declare City-owned Property adjacent to 16 Cowan Place surplus to the needs of the City

COMMENTS:

The recommendation contained in this report is that the City-owned property adjacent to 16 Cowan Place, identified as "Subject City Property" on Misc Plan No. 14080 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

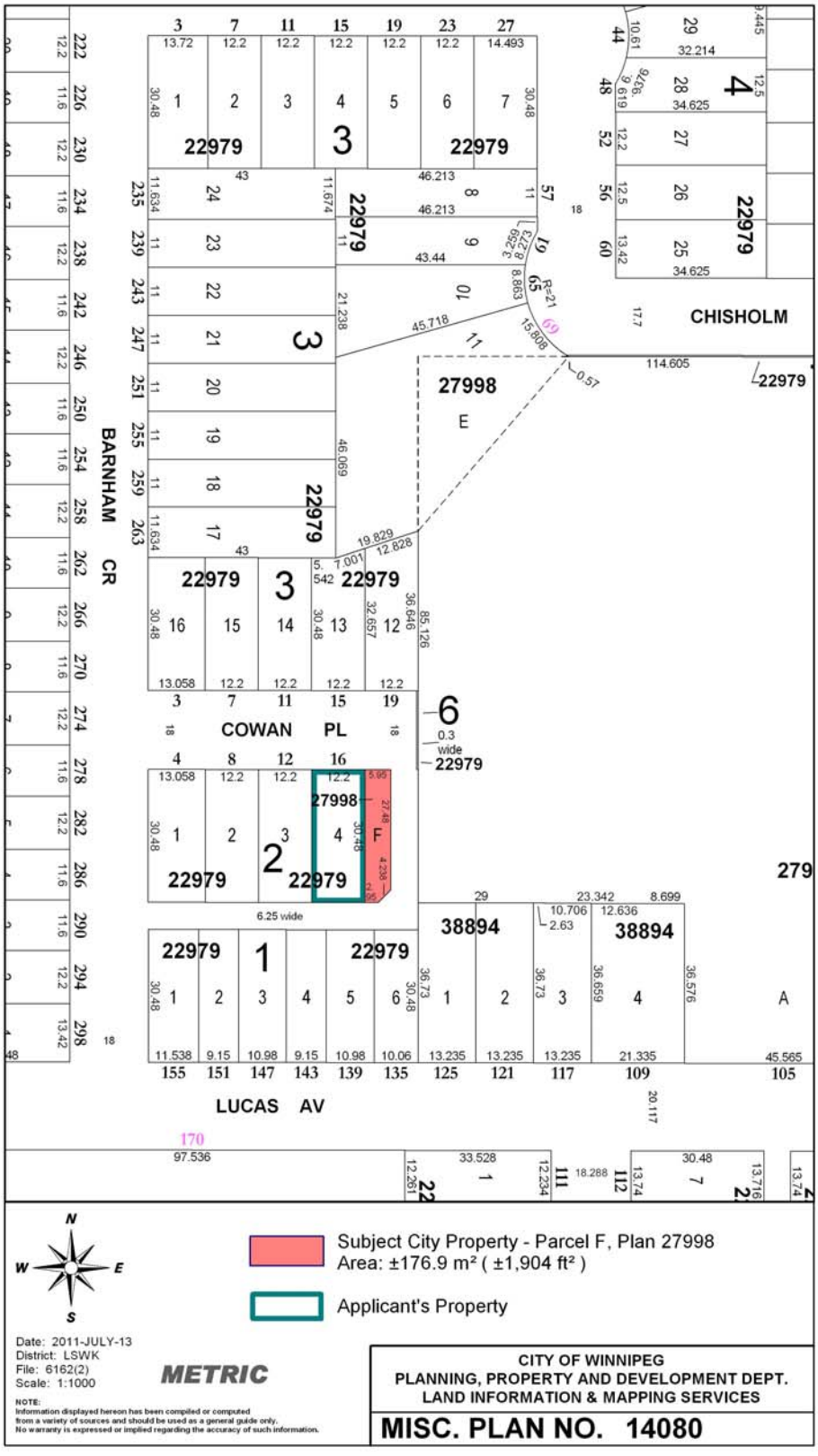
In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate Division
Prepared by:	Kim Koszman
Date:	August 23, 2011
File No.	6162(V2)

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BARNHAM CR
COWAN PL
LUCAS AV
CHISHOLM
22979
27998
38894
Subject City Property - Parcel F, Plan 27998
Area: ±176.9 m² (±1,904 ft²)
Applicant's Property
N
W
E
S
Date: 2011-JULY-13
District: LSWK
File: 6162(2)
Scale: 1:1000
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14080