Agenda – Council – November 16, 2011

Report – Standing Policy Committee on Property and Development – November 1, 2011

Item No. 10 Declaration of Surplus Land - 2080 Ness Avenue
(Silver Heights Community Club)
(St. James-Brooklands Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 9, 2011, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the subject City-owned property located at 2080 Ness Avenue (Silver Heights Community Centre) shown outlined on Misc. Plan No. 12803, 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.

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.

Report – Standing Policy Committee on Property and Development – November 1, 2011

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 9, 2011, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 1, 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 2080 Ness Avenue (Silver Heights Community Club), 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. Zabudney	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That the subject City-owned property located at 2080 Ness Avenue (Silver Heights Community Centre) shown outlined on Misc. Plan No. 12803, 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-owned 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 subject City-owned property falls under the jurisdiction of the Parks, Waterways and Community Initiatives Division. The site is improved with a single storey, wood framed clubhouse building constructed in 1954 with an addition in 1989. There are two wood framed "hockey shacks" also located on the site.

In recent years the City of Winnipeg has reviewed the usage of various community clubs throughout the City. There was a proposal to merge the subject Silver Heights Community Club with the Sturgeon Creek Community Club.

On July 22, 2009 Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

> "1. That $2,000,000 from the Community Centre Investment Fund be allocated to the Silver Heights/Sturgeon Creek Community Centre Amalgamation Project, contingent upon successful Federal funding support of $1,000,000 from the Recreational Infrastructure Canada Program and additional Provincial funding support of $2,000,000.
>
> 2. That as per the City of Winnipeg Recreation, Leisure and Library Facilities Policy, net proceeds from the sale of the Silver Heights site are to be reinvested into the Community Centre Investment Fund component of the infrastructure program."

As of today's date, the amalgamation is complete and expenditures required to meet all claim requirements will be met.

City Departments were canvassed to determine if the subject City-owned property was considered surplus to the needs of the City.

The Water and Waste Department advised that they had no objections subject to the retention of a 5 metre easement for a combined sewer line. No permanent structure would be allowed within this easement area but that paving and landscaping would be acceptable.

The Public Works Department advised that access to and from the subject City-owned property should not be an issue if the parcel were to be redeveloped as a commercial site subject to the developer following the provisions of the Private Access By-law and that a Traffic Impact Study may be required as well as a public hearing depending upon the intensity of the proposed development.

No other Civic need was identified.

The highest and best use of the subject City-owned property would be for redevelopment of the property to a commercial use. This would involve the demolition of the existing improvements and a rezoning from park to a commercial designation. The cost of demolition would be deducted from the sale proceeds.

The Department is therefore, recommending that the subject City-owned property be declared surplus to the needs of the City. Subject to Council declaring the property surplus, the Department intends on marketing the subject City-owned property to the general public. The net sale proceeds would be reinvested into the Community Centre Investment Fund component of the infrastructure program.

FINANCIAL IMPACT

Financial Impact Statement Date: October 17, 2011

Project Name:

Approval to Declare the City-owned Property located at 2080 Ness Avenue (Silver Heights Community Club), Surplus to the needs of the City

COMMENTS:

The recommendation contained in this report is that the City-owned property located at 2080 Ness Avenue (Silver Heights Community Centre) shown outlined on Misc. Plan No. 12803 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

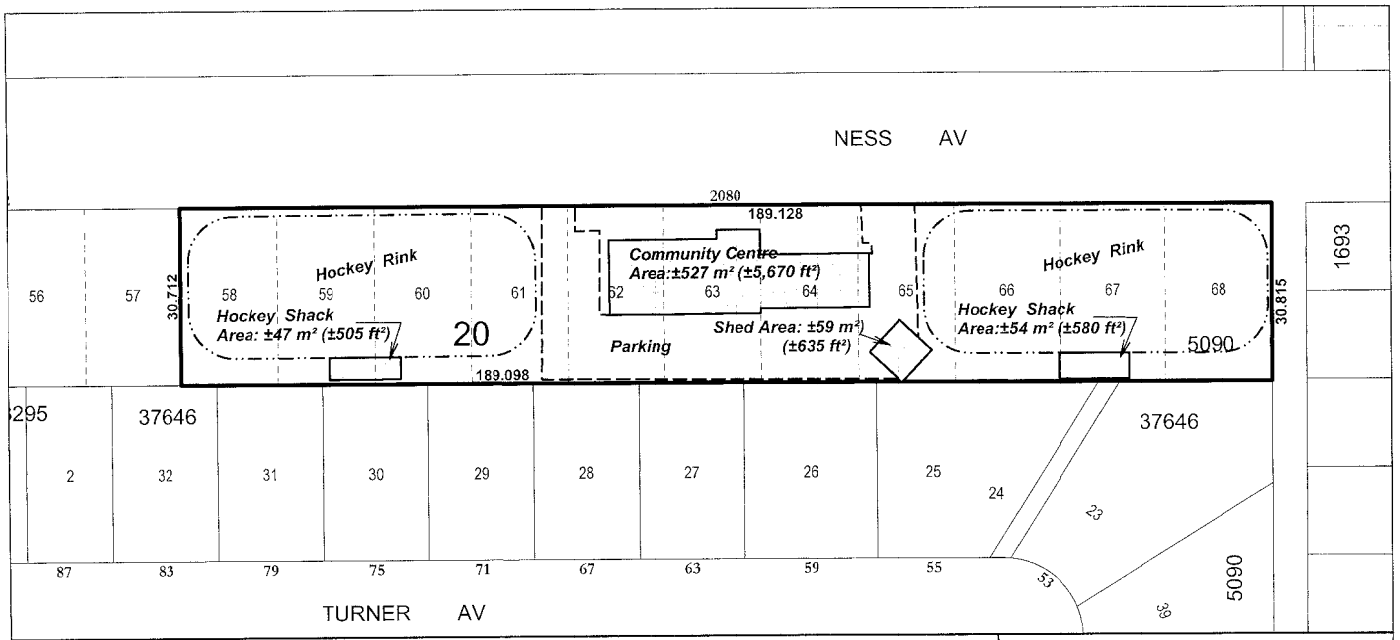
CONSULTATION

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:	October 18, 2011
File No.	8595


NESS AV
2080
189.128
Hockey Rink
Community Centre
Area:±527 m² (±5,670 ft²)
Hockey Rink
56
57
58
59
60
61
62
63
64
65
66
67
68
30.712
30.815
Hockey Shack
Area: ±47 m² (±505 ft²)
20
Parking
Shed Area: ±59 m²
(±635 ft²)
Hockey Shack
Area:±54 m² (±580 ft²)
5090
189.098
1693
295
37646
37646
2
32
31
30
29
28
27
26
25
24
23
87
83
79
75
71
67
63
59
55
53
39
5090
TURNER AV
N
W
E
S
Date: 2006-FEB-15
District: ASBA
File: 8595
Scale: 1:750
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.
2080 Ness Avenue - Silver Heights Community Centre
Property Area: ±5,818.4 m² (±1.438 acres)
Building Outlines
Total Area: ±687 m² (±7,395 ft²)
Miscellaneous Features
Parking
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12803