Minute No. 192
Report - Standing Policy Committee on Property and Development – January 10, 2012

Item No. 5 Marketing of Land for Sale – North Perimeter Park

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That Recommendation 1 of the October 24, 2007 Council Decision on Item 14 of the Report of the Standing Policy Committee on Property and Development dated October 2, 2007, be amended by deleting the words "and held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing."

2. That pursuant to the Council Decision of December 14, 2011 (Minute 86), the Winnipeg Public Service commence marketing the subject City-owned property shown outlined on Misc. Plan No. 10929, for sale to the general public, with a condition of sale being subject to the City of Winnipeg and the Rural Municipality of West St. Paul finalizing a service sharing agreement.

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

Report - Standing Policy Committee on Property and Development – January 10, 2012

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted.

The motion for the adoption of the item was put.

Councillor Swandel called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Katz , Councillors Browaty, Fielding, Havixbeck, Sharma, Steen, Swandel, Vandal, Wyatt and Nordman. 10

Nay: Councillors Eadie, Gerbasi, Mayes, Orlikow and Smith. 5

and the motion for adoption of the item was declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2012, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Delete Recommendation 1. in its entirety and replace with the following:

  1. That Recommendation 1 of the October 24, 2007 Council Decision on Item 14 of the Report of the Standing Policy Committee on Property and Development dated October 2, 2007, be amended by deleting the words “and held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing.”

- Add the following new Recommendation 2. and renumber the remaining recommendations accordingly

Report - Standing Policy Committee on Property and Development – January 10, 2012

DECISION MAKING HISTORY (continued):

STANDING POLICY COMMITTEE RECOMMENDATION (continued):

2. That pursuant to the Council Decision of December 14, 2011, (Minute 86), the Winnipeg Public Service commence marketing the subject City-owned property shown outlined on Miscellaneous Plan No. 10929, for sale to the general public, with a condition of sale being subject to the City of Winnipeg and the Rural Municipality of West St. Paul finalizing a service sharing agreement,

and forwarded the matter to the Executive Policy Committee and Council.

On November 29, 2011, the Standing Policy Committee on Property and Development laid over the matter to January10, 2012.

On September 13, 2011, the Standing Policy Committee on Property and Development laid over the matter for up to 60 days.

On July 15, 2011, the Standing Policy Committee on Property and Development laid over the matter to its meeting on October 4, 2011.

On July 5, 2011, the Standing Policy Committee on Property and Development laid over the matter for 30 days.

On May 10, 2011, the Standing Policy Committee on Property and Development requested that the Winnipeg Public Service report back within 60 days with suggestions to market the City of Winnipeg owned lands located within the Rural Municipality of West St. Paul, subject to the approval of a service sharing agreement between the Municipality and the City of Winnipeg.

ADMINISTRATIVE REPORT

Title: **To seek Council Approval to Market for Sale – North Perimeter Park**

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 Council rescind a portion of its decision of October 24, 2007 in regard to the report of the Standing Policy Committee on Property and Development dated October 2, 2007 – *"Unsolicited Offers to Purchase City-owned Property located at the Northeast corner of the Perimeter Highway and Main Street"*.

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 May 10, 2011, the Standing Policy Committee on Property and Development requested the Winnipeg Public Service to report back within 60 days with suggestions to market the City of Winnipeg owned lands located within the Rural Municipality of West St. Paul shown outlined on the attached Misc. Plan No. 10929, subject to the approval of a service sharing agreement between the Municipality and the City of Winnipeg.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Winnipeg Public Service has received written assurance from the CAO acting on behalf of Council for the Rural Municipality of West St. Paul agreeing not to issue any

Development or Building Permits for the subject site (regardless of ownership) until a mutually acceptable servicing agreement is approved by West St. Paul and the City of Winnipeg.

- The Planning, Property and Development Department intends on marketing the subject City-owned property for sale to the general public with the understanding that no development can occur on the site in accordance with the foregoing.
- A portion of the Council decision of October 24, 2007 referring to the subject site being held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing will need to be rescinded.
- 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 regulatory or human resources implications associated with this report.

HISTORY

- On June 24, 1971, Council approved an exchange with the Province of Manitoba whereby the City received the subject property together with land south of the Perimeter Highway in exchange for 43.78 acres of City-owned land west of McPhillips Street at the Perimeter Highway.
- On April 18, 1993, Council declared the subject City property surplus to the City's requirements and authorized the sale of the subject property with the proceeds to be utilized towards the 1993 current estimates of the Parks and Recreation Department commitment for revenues.
- On March 23, 1994, Council upheld the recommendation of the then Committee on Finance and Administration that the property not be declared surplus to the City's needs and therefore not be available for sale.
- On June 7, 2001, the Standing Policy Committee on Property and Development instructed the Planning, Property and Development Department to withhold the subject property from sale until such time as a Capital Region Policy has been adopted by Council.
- On October 2, 2007, the Standing Policy Committee on Property and Development recommended to Council that the subject property be declared surplus to the City's requirements, and held in abeyance until such time as there is a joint plan which includes addressing the issues of servicing. Committee also rescinded its decision of June 7, 2001.
- On October 24, 2007, Council adopted the matter.

FINANCIAL IMPACT

Financial Impact Statement **Date:** June 16, 2011

Project Name:

To seek Council Approval to Market for Sale – North Perimeter Park

COMMENTS:

There are no financial implications associated with this recommendation.

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

CONSULTATION

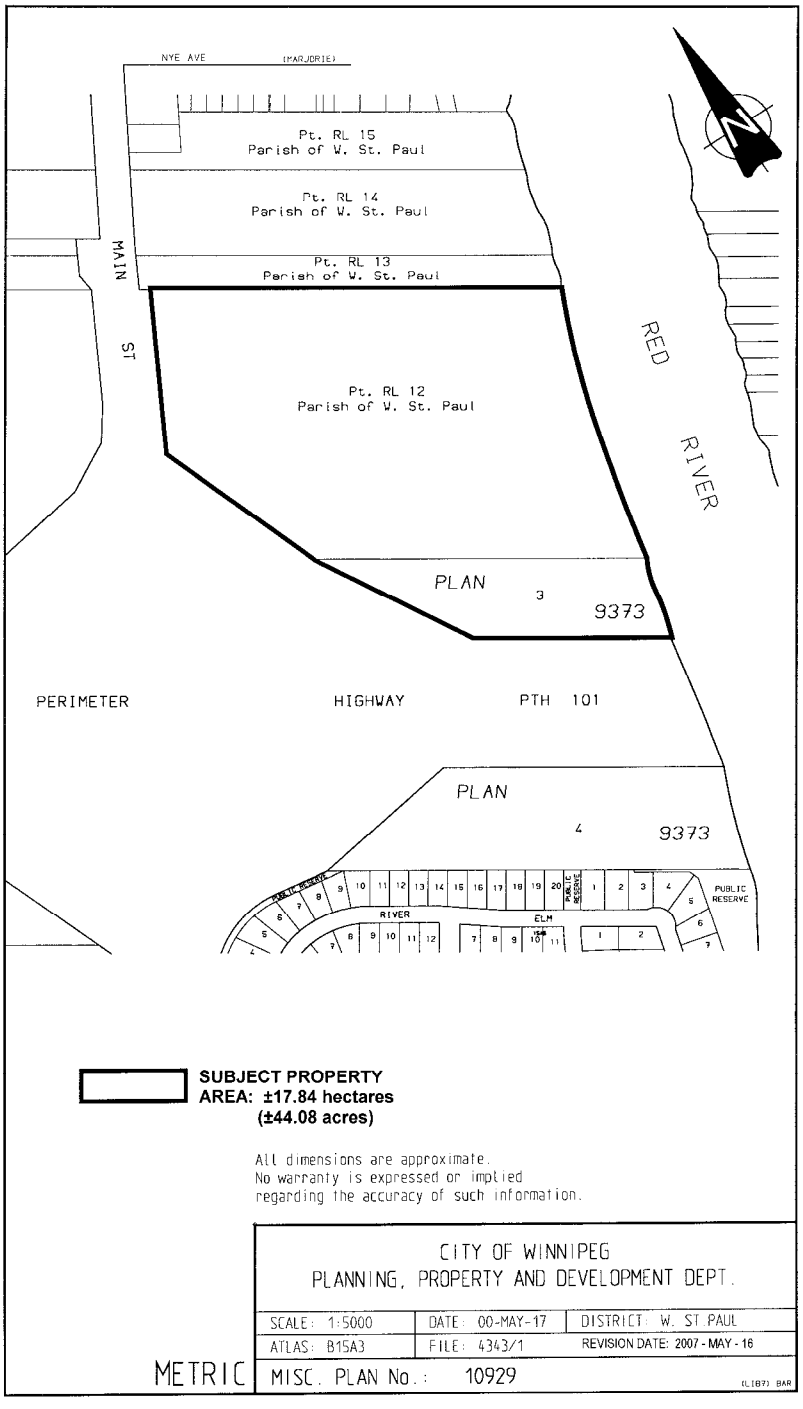
In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division	Real Estate
Prepared by:	John S. Zabudney
Date:	June 21, 2011
File No.	4343 (V2)

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NYE AVE (MARJORIE)
Pt. RL 15
Parish of W. St. Paul
Pt. RL 14
Parish of W. St. Paul
Pt. RL 13
Parish of W. St. Paul
Pt. RL 12
Parish of W. St. Paul
MAIN ST
RED RIVER
PLAN 3 9373
PERIMETER HIGHWAY PTH 101
PLAN 4 9373
RIVER
ELM
PUBLIC RESERVE
SUBJECT PROPERTY
AREA: ±17.84 hectares
(±44.08 acres)
All dimensions are approximate.
No warranty is expressed or implied
regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
SCALE: 1:5000
DATE: 00-MAY-17
DISTRICT: W. ST PAUL
ATLAS: B15A3
FILE: 4343/1
REVISION DATE: 2007 - MAY - 16
METRIC
MISC. PLAN No.: 10929