Minute No. 360
Report – Standing Policy Committee on Property and Development – April 10, 2012

Item No. 11 Declaration of Surplus Land - West of 14 Sammons Crescent (Charleswood-Tuxedo Ward)

COUNCIL DECISION:

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

1. That the City-owned property located to the west of 14 Sammons Crescent, identified as "Subject City Property" on Misc. Plan No. 14141, 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.

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 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 April 10, 2012, 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 City-owned Property to the West of 14 Sammons Crescent 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 City-owned property located to the west of 14 Sammons Crescent, identified as “Subject City Property” on Misc Plan No. 14141, 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 property to the adjoining owner in accordance with the delegated authority granted to the Director for the sale of small parcels to be used for residential purposes.

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 subject property forms part of a larger parcel, Pt Lot 5 Plan 20019, which was conveyed to the City under DA 37/85 as a control strip, to assist the City in endeavoring to recover the portion of the Developer's servicing costs.

The adjoining owner at 431 Haney Street recently expressed interest in acquiring the subject property.

The subject property was circulated to all City Departments and no Civic need was identified.

The Department intends to sell this property to the adjoining owner at 431 Haney Street for consolidation with its current holding and thereafter to be subdivided into two lots. A sketch of the proposed subdivision is attached. As a condition of the sale, the Department will require that the servicing agreement for the proposed subdivision provide for recovery of a portion of the Developer's servicing costs under DA 37/85.

The Ward Councillor was consulted and concurs with the intentions of the Department.

FINANCIAL IMPACT

Financial Impact Statement Date: March 20, 2012

Project Name:

Approval to Declare City-owned Property to the West of 14 Sammons Crescent Surplus to the Needs of the City

COMMENTS:

The recommendation contained in this report is that the City-owned property located to the west of 14 Sammons Crescent, identified as "Subject City Property" on Misc Plan No. 14141, be declared surplus to the needs of the City. If approved, the property is to be sold to the owner of the adjoining property for consolidation consolidation with its holdings.

There are no material 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:	Kim Koszman
Date:	March 21, 2012
File No.	5854/1

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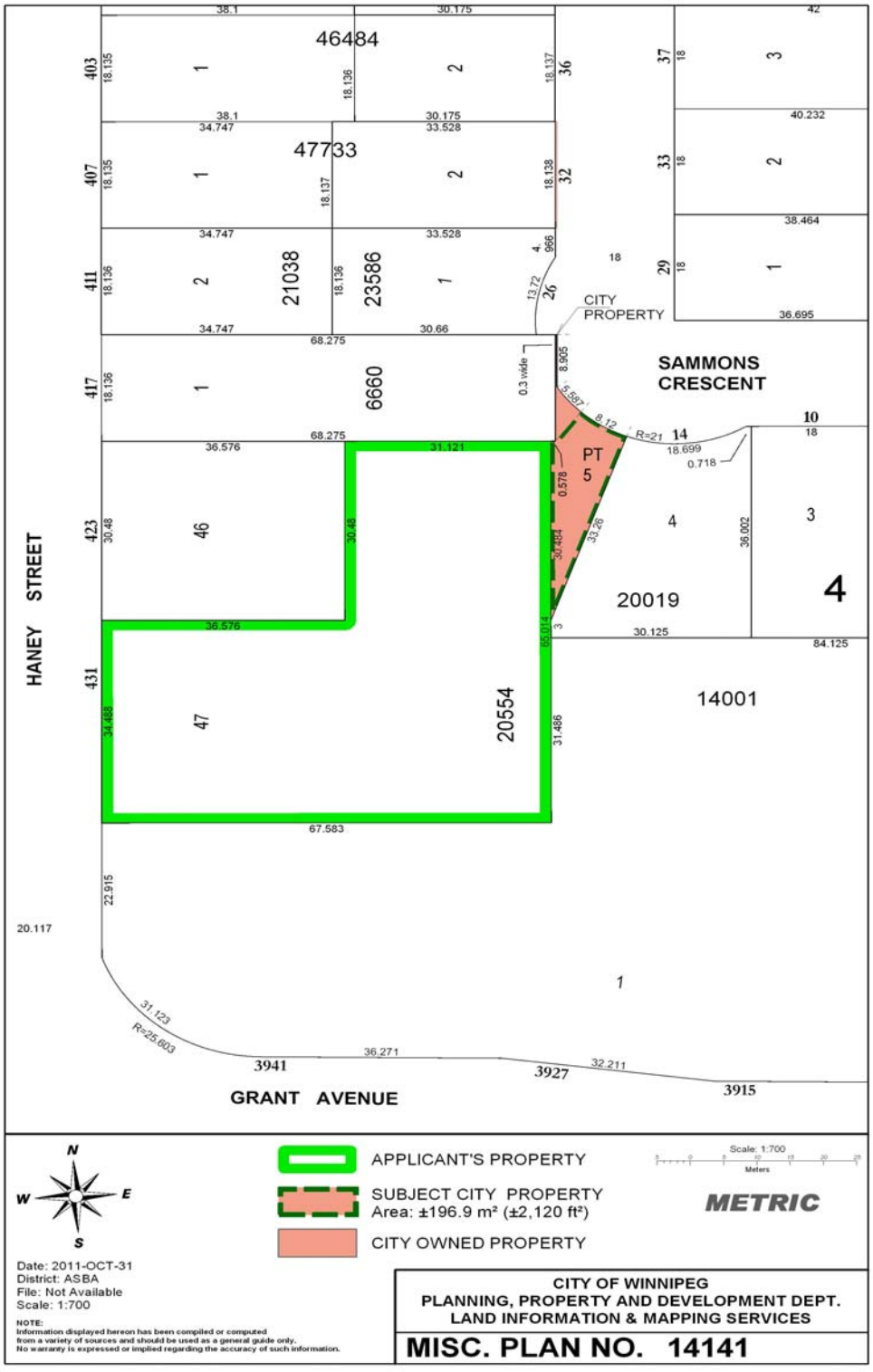
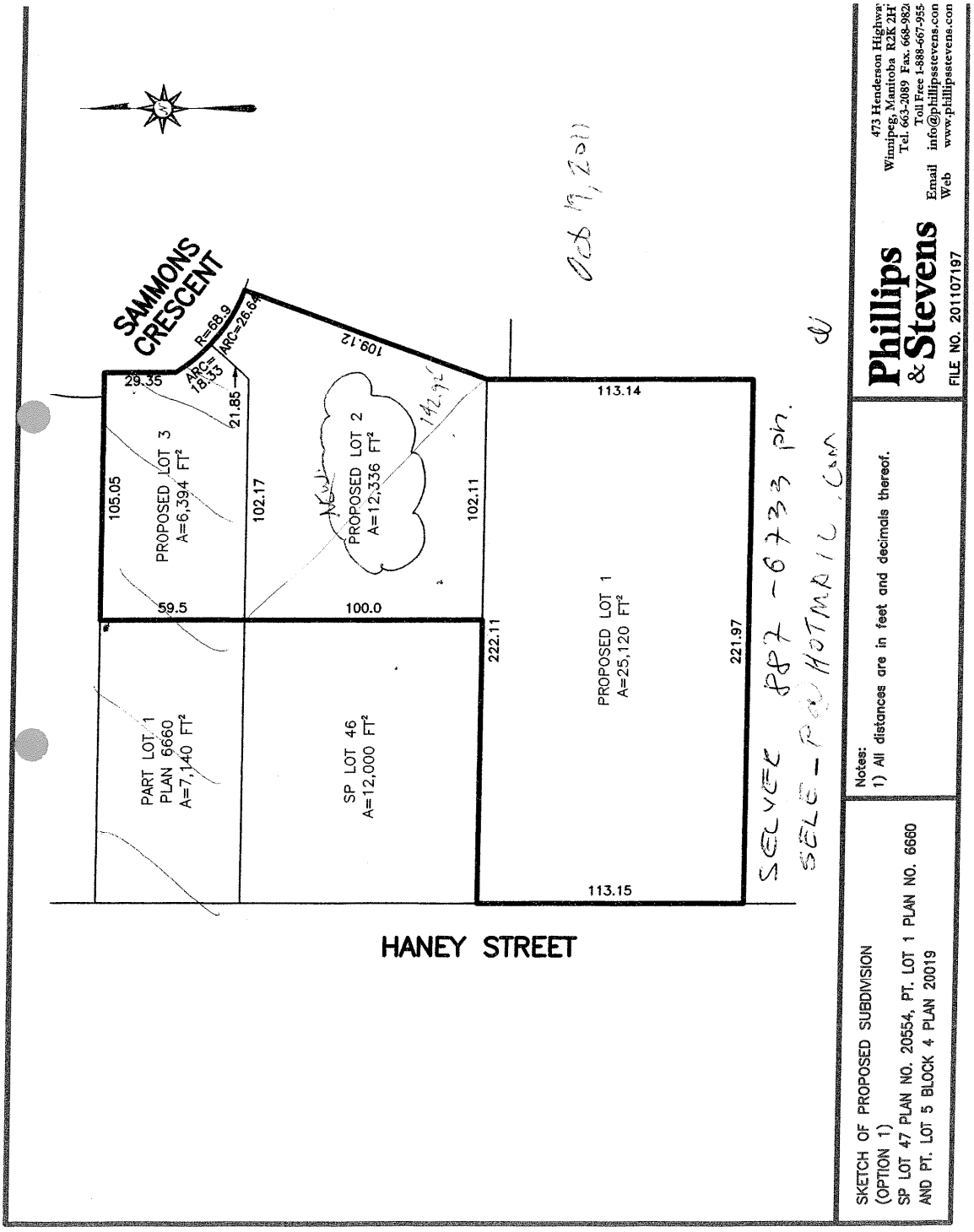

46484
47733
21038
23586
6660
20019
20554
14001
CITY PROPERTY
SAMMONS CRESCENT
HANEY STREET
GRANT AVENUE
PT 5
APPLICANT'S PROPERTY
SUBJECT CITY PROPERTY
Area: ±196.9 m² (±2,120 ft²)
CITY OWNED PROPERTY
Scale: 1:700
METRIC
Date: 2011-OCT-31
District: ASBA
File: Not Available
Scale: 1:700
NOTE:
Information 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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14141


SAMMONS CRESCENT
R=68.9
ARC=26.64
ARC=18.33
109.12
29.35
21.85
105.05
PROPOSED LOT 3
A=6,394 FT²
102.17
PROPOSED LOT 2
A=12,336 FT²
102.11
113.14
59.5
100.0
222.11
PROPOSED LOT 1
A=25,120 FT²
221.97
PART LOT 1
PLAN 6660
A=7,140 FT²
SP LOT 46
A=12,000 FT²
113.15
HANEY STREET
Oct 19, 2011
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Web www.phillipsstevens.com
Notes:
1) All distances are in feet and decimals thereof.
SKETCH OF PROPOSED SUBDIVISION
(OPTION 1)
SP LOT 47 PLAN NO. 20554, PT. LOT 1 PLAN NO. 6660
AND PT. LOT 5 BLOCK 4 PLAN 20019