Agenda - Executive Policy Committee – May 16, 2012

Report - Standing Policy Committee on Property and Development – May 8, 2012

Item No. 7 Declaration of Surplus Land - South of Beecher Avenue and East of Ferrier Street (Old Kildonan Ward)

STANDING COMMITTEE RECOMMENDATION:

On May 8, 2012, 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 south of Beecher Avenue and east of Ferrier Street, identified as "Subject City Property" on Misc. Plan No. 13191/2 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 – May 16, 2012

Report - Standing Policy Committee on Property and Development – May 8, 2012

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 8, 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.

Carried

ADMINISTRATIVE REPORT

Title: **To Seek Council Approval to Declare City-Owned Property, South of Beecher Avenue and East of Ferrier Street 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 south of Beecher Avenue and east of Ferrier Street, identified as "Subject City Property" on the attached Misc Plan No. 13191/2 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.

IMPLICATIONS OF THE RECOMMENDATIONS

The Planning, Property and Development Department intends to exchange the subject City-owned property, plus consideration of $1.00, for the lands required by Public Works for the future widening of McGregor Street, shown as "Global Homes Property" on Misc. Plan No. 13191/2, attached. This is in accordance with the Council approved *"Offers to Purchase City-Owned Property Policy"*, whereby the Department may act on unsolicited offers for City-owned property that involves an exchange of land, where the privately owned land is required by a City Department for public use, subject to the City land being declared surplus.

There are no regulatory or human resource implications associated with the report.

The City's standard terms and conditions of sale/land exchange 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 City Property" was acquired by the City from the Rural Municipality of Old Kildonan.

In 2009, Global Homes approached the Department expressing interest in exchanging the "Subject City Property" for the "Global Homes Property".

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

The Public Works Department advised that the land identified as "Global Homes Property" on Misc Plan No. 13191/2 will be required by the City at some future date for the extension of the McGregor Street right-of-way.

The City provided authorization to the applicant, Global Homes to include the "Subject City Property" in the DASZ 15/2011 application. DASZ 15/2011 was approved by Council on July 20, 2011.

The Planning, Property and Development Department negotiated terms and conditions of a land exchange wherein the "Subject City Property" be conveyed to 4713096 Manitoba Ltd. (Global Homes Ltd.) and the "Global Homes Property" be conveyed to the City for the full consideration of $1.00.

The proposed land exchange agreement is equitable and complies with the Council adopted policy concerning unsolicited offers insofar as the "Global Homes Property" is required by a City Department for public use.

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

The Winnipeg Public Service is recommending that the "Subject City Property" be declared surplus to the City's needs and that the "Subject City Property" be included in the land exchange agreement as negotiated.

FINANCIAL IMPACT

Financial Impact Statement Date: March 20, 2012

Project Name:

Approval to Declare City-Owned Property, South of Beecher Avenue and East of Ferrier Street Surplus to the Needs of the City

COMMENTS:

The recommendation contained in this report is that the City-owned property south of Beecher Avenue and east of Ferrier Street, identified as "Subject City Property" on the attached Misc Plan No. 13191/2 be declared surplus to the needs of the City. If approved, the property is to be exchanged lands required by Public Works for the future widening of McGregor Street, shown as "Global Homes Property" on Misc. Plan No. 13191/2, attached.

Other than the nominal consideration of $1.00, 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 & Development
Division	Real Estate
Prepared by:	Kim Koszman
Date:	March 22, 2012
File No.	8862

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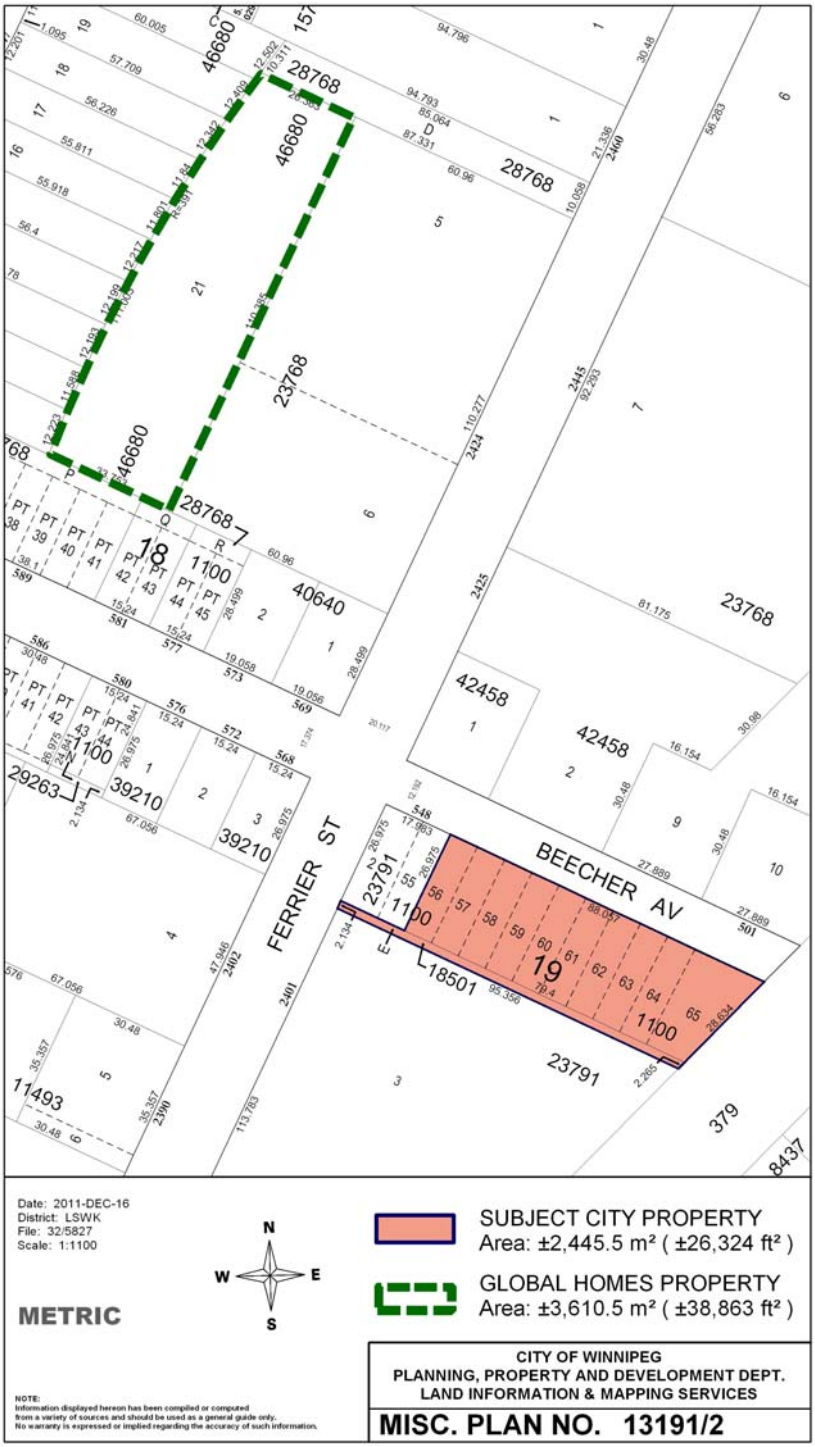
BEECHER AV
FERRIER ST
Date: 2011-DEC-16
District: LSWK
File: 32/5827
Scale: 1:1100
METRIC
N
W
E
S
SUBJECT CITY PROPERTY
Area: ±2,445.5 m² (±26,324 ft²)
GLOBAL HOMES PROPERTY
Area: ±3,610.5 m² (±38,863 ft²)
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and 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. 13191/2