**Agenda – Council – September 27, 2012**

**Report – Standing Policy Committee on Property and Development – September 11, 2012**

**Item No. 13 Declaration of Surplus Land - Property located on the Northwest corner of Bison Drive and the CNR Letellier Line (St. Norbert Ward)**

STANDING COMMITTEE RECOMMENDATION:

On September 19, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the subject City-owned property located on the Northwest corner of Bison Drive and the CNR Letellier Line, shown on Misc Plan No. 10145/17 as "Subject City Property" 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 – September 11, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 19, 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 September 11, 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 Seek Council Approval to Declare the City-owned property located on the Northwest corner of Bison Drive and the CNR Letellier Line, 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 on the Northwest corner of Bison Drive and the CNR Letellier Line, shown on Misc Plan No. 10145/17 as “Subject City Property” 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 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 Council approved “Offers to Purchase City-Owned Property Policy”, whereby the Department may act on unsolicited offers for City-owned property from an adjacent owner when the property in question is not developable on its own.

## 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 City acquired the subject property prior to Unicity. The City's intended use for the subject property was for a future Park & Ride location in conjunction with the Southwest Transit Corridor. Transit and the Streets and Transportation Divisions of the Public Works Department have since reviewed their requirements and deem the subject property surplus to their needs.

Recently, the subject property was circulated to all City Departments and no Civic need was identified.

The adjacent property owner has expressed interest in purchasing the subject property. It is the intent of the Planning, Property and Development Department to offer the subject property and the area shown as "Proposed Closing" on Misc Plan No. 10145/17 to the adjoining owner for consolidation with their current holding, in accordance with the City's standard terms and conditions of sale, and upon such additional terms and conditions that the Director of the Planning, Property and Development Department and the Director of Legal Services and City Solicitor consider necessary to protect the interests of the City.

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

## FINANCIAL IMPACT

## Financial Impact Statement Date: August 21, 2012

## Project Name:

**Council Approval to Declare the City-owned property located on the Northwest corner of Bison Drive and the CNR Letellier Line Surplus to the Needs of the City**

**COMMENTS:**

The recmmendations contained in this report include that the subject City-owned property located on the Northwest corner of Bison Drive and the CNR Letellier Line, shown on Misc Plan No. 10145/17 as "Subject City Property" be declared surplus to the needs of the City.

The Department intends to sell the subject City Property to the adjoining owner 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 from an adjacent owner when the property in question is not developable on its own. The net proceeds of disposition, if any, will be credited to the Land Operating Reserve Fund.

There are no direct financial implications associated with the recommendations contained in this report.

*"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, Real Estate Officer |
| Date: | August 21, 2012 |
| File No. | 32/5894 |

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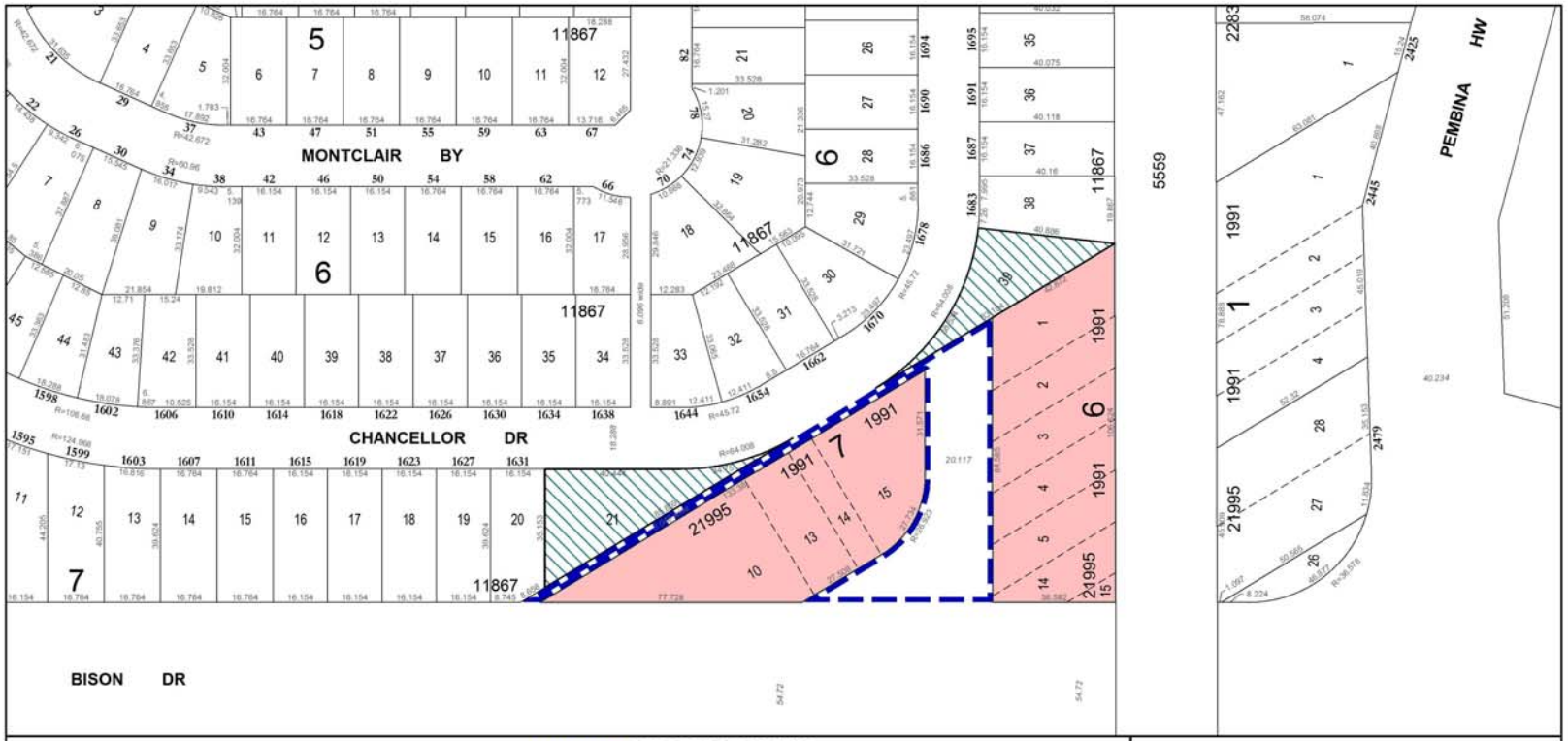


Date: 2012-MAY-23
District: RIEL
File: 32/5894
Scale: 1:1400

**METRIC**

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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.

PROPOSED CLOSING
Area: ±2,440.0 m² (±26,264 ft²)

SUBJECT CITY PROPERTY
Area: ±6,995.6 m² (±75,300 ft²)

QUALICO PROPERTY
Area: ±1,838.5 m² (±19,789 ft²)

**CITY OF WINNIPEG**
**PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT**
**LAND INFORMATION & MAPPING SERVICES**

# MISC. PLAN NO. 10145/17