Agenda – Council – April 24, 2013

Report – Standing Policy Committee on Property and Development – April 9, 2013

Item No. 7 Declaration of Surplus Land - South of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard (Charleswood-Tuxedo Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 17, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the following to Council:

1. That the City-owned property located south of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard, shown as Parcel "A" and Parcel "B" on the attached Misc. Plan No. 14397, 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.

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 – April 9, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 17, 2013, 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 9, 2013, 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.

Mark Cohoe, Bike to the Future, submitted a presentation dated April 9, 2013, in opposition to the Declaration of Surplus Land - South of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard

ADMINISTRATIVE REPORT

Title: **To Obtain Council Approval to Declare the City Owned Property located south of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard, shown as Parcel "A" and Parcel "B" on the attached Misc. Plan 14397, 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	J. Ferrier, Acting CFO	D Joshi COO

RECOMMENDATIONS

1. That the City-owned property located south of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard, shown as Parcel "A" and Parcel "B" on the attached Misc. Plan No. 14397, 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.
- Approval of at least two third of the members of Council is required to declare property designated as or acquired for Park purposes as surplus to the City's requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory or human resource implications with this report.

- There are no direct financial implications associated with this recommendation.

- 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.

- The Planning, Property and Development Department intends to sell a portion of Parcel "A" to each of the adjoining property owners (St. Paul's High School and The Pembina Trails School Division) for consolidation with their existing property.

- The Planning, Property and Development Department intends to market Parcel "B" for sale through a public offering.

HISTORY

- Parcel "A" as shown on Misc. Plan No. 14397 was formerly part of Bower Boulevard, which was closed on October 31st, 1990 by By-Law #5534/90. Parcel "B" as shown on Misc. Plan No. 14397 is Public Reserve.

- In September 2012, St. Paul's High School contacted the Department, inquiring to lease a portion of the land shown as Parcel "A" on Misc. Plan No. 14397, for fenced storage of topsoil, yard supplies, etc. in conjunction with the maintenance of their adjacent property.

- The Department advised instead that it would support the sale of a portion of Parcel "A" as shown on Misc. Plan No. 14397/1 to each of the adjacent owners, for consolidation each with their existing property. The two adjoining property owners were contacted by the Department and have indicated their interest in purchasing ½ of the Parcel "A" for consolidation with their existing property.

- Parcel "A" was circulated to all City Departments and no Civic need was identified. Water and Waste Department advises it requires an easement over the northerly 20 metres of Parcel A for a catch basin and fire hydrant.

- Parcel "B" was circulated to all City Departments and no Civic need was identified. The Area Planner advised support of very low density detached bungalow development with access only off Shaftesbury Boulevard. Water and Waste advises that sewer and water services would need to come from Bard Place, and a feasibility study would be required by the developer. Also, any changes to the existing grading would require submission and approval of a lot grading plan to Water and Waste.

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

FINANCIAL IMPACT

Financial Impact Statement Date:

Project Name:

Approval to Declare the City Owned Property located south of Bower Boulevard, south of Grant Avenue and east of Shaftesbury Boulevard, shown as Parcel "A" and Parcel "B" on the attached Misc. Plan 14397, Surplus to the needs of the City

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

In preparing this report there was consultation with:

Water and Waste Department, Engineering Division

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Michelle Granger, RPA
Date: March 19, 2013
File No. 4823/E (V3)

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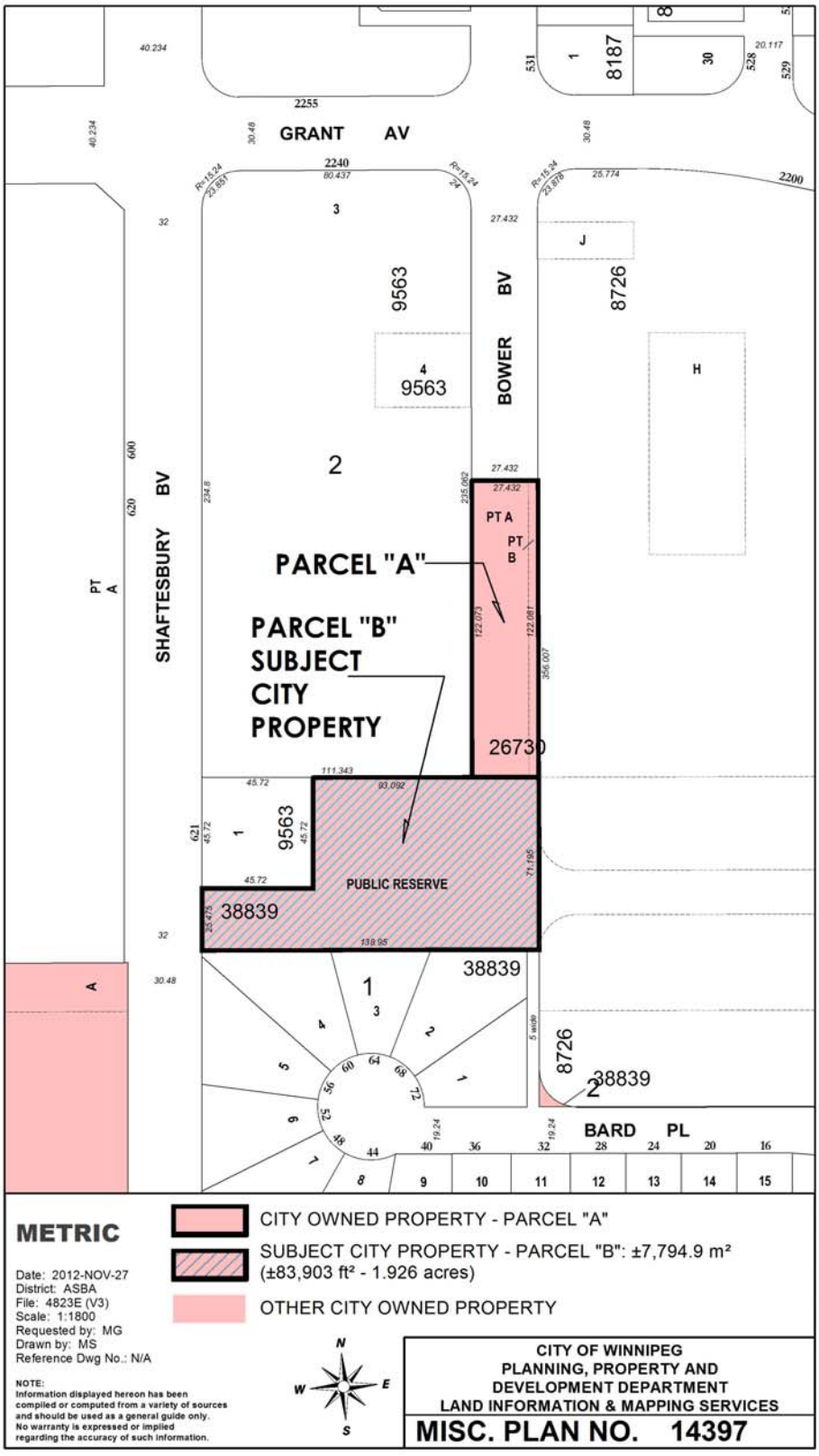
GRANT AV
BOWER BV
SHAFTESBURY BV
BARD PL
PARCEL "A"
PARCEL "B"
SUBJECT
CITY
PROPERTY
PUBLIC RESERVE
PT A
PT B
9563
8726
8187
26730
38839
METRIC
CITY OWNED PROPERTY - PARCEL "A"
SUBJECT CITY PROPERTY - PARCEL "B": ±7,794.9 m²
(±83,903 ft² - 1.926 acres)
OTHER CITY OWNED PROPERTY
Date: 2012-NOV-27
District: ASBA
File: 4823E (V3)
Scale: 1:1800
Requested by: MG
Drawn by: MS
Reference Dwg No.: N/A
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 DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14397