Agenda – Council – September 25, 2013

Report – Standing Policy Committee on Property and Development – September 10, 2013

Item No. 18 Declaration of Surplus Land - 1567 Waverley Street (River Heights-Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 18, 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 portion of City-owned property at 1567 Waverley Street, identified as "SUBJECT CITY PROPERTY PARCEL B" on Misc. Plan No. 14222/2 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.

Report – Standing Policy Committee on Property and Development – September 10, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 18, 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 September 10, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg

ADMINISTRATIVE REPORT

Title: **To Obtain Council Approval to Declare a Portion of the City-owned Property at 1567 Waverley 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

RECOMMENDATIONS

1. That the portion of City-owned property at 1567 Waverley Street, identified as "SUBJECT CITY PROPERTY PARCEL B" on Misc. Plan No. 14222/2 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 a portion of the subject City-owned property surplus to the needs of the City.
- The Planning, Property and Development Department intends to sell the portion of the subject City-owned property to the adjoining owner at 5 Scurfield Boulevard for consolidation with their property.

IMPLICATIONS OF THE RECOMMENDATIONS

- There are no regulatory or human resources implications associated with this 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 was contacted by the adjoining owner of 5 Scurfield Boulevard, 2253062 Manitoba Ltd., in January of 2012. The adjoining owner inquired as to the possibility of purchasing a portion of the City-owned property at 1567 Waverley Street, for consolidation with their property.

- 2253062 Manitoba Ltd. has two shareholders: Antonio Spezzano and Scurfield Developments Inc. Scurfield Developments Inc. sole shareholder is Antonio Spezzano.

- The Fire Paramedic Service Department was contacted regarding the potential sale of a portion of 1567 Waverley Street which falls under their jurisdiction. The Fire Paramedic Service indicated they would be supportive of the portion of 1567 Waverley Street identified as “SUBJECT CITY PROPERTY PARCEL B” on Misc. Plan No. 14222/2, being sold to the adjoining owner of 5 Scurfield Boulevard for consolidation with their property.

- It was determined that the portion of the subject City property would not be considered a buildable lot on its own as it is not fronting onto an improved street and is affected by two Manitoba Hydro easements registered against title as instrument numbers 2785477/1 and 80-3003/1. This property is not considered buildable and could therefore not be sold on the open market, however can be sold to the adjoining owner at 5 Scurfield Boulevard for consolidation with their property.

- The subject City property has been circulated with all City departments, with no Civic use for the land being identified. The Department intends to sell that portion of the subject City property identified as “SUBJECT CITY PROPERTY PARCEL B” on Misc. Plan No. 14222/2 to the adjoining owner at 5 Scurfield Boulevard for consolidation with their property.

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

FINANCIAL IMPACT

Financial Impact Statement

Date: June 24, 2013

Project Name:

To Obtain Council Approval to Declare a Portion of the City-owned Property at 1567 Waverley Street 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

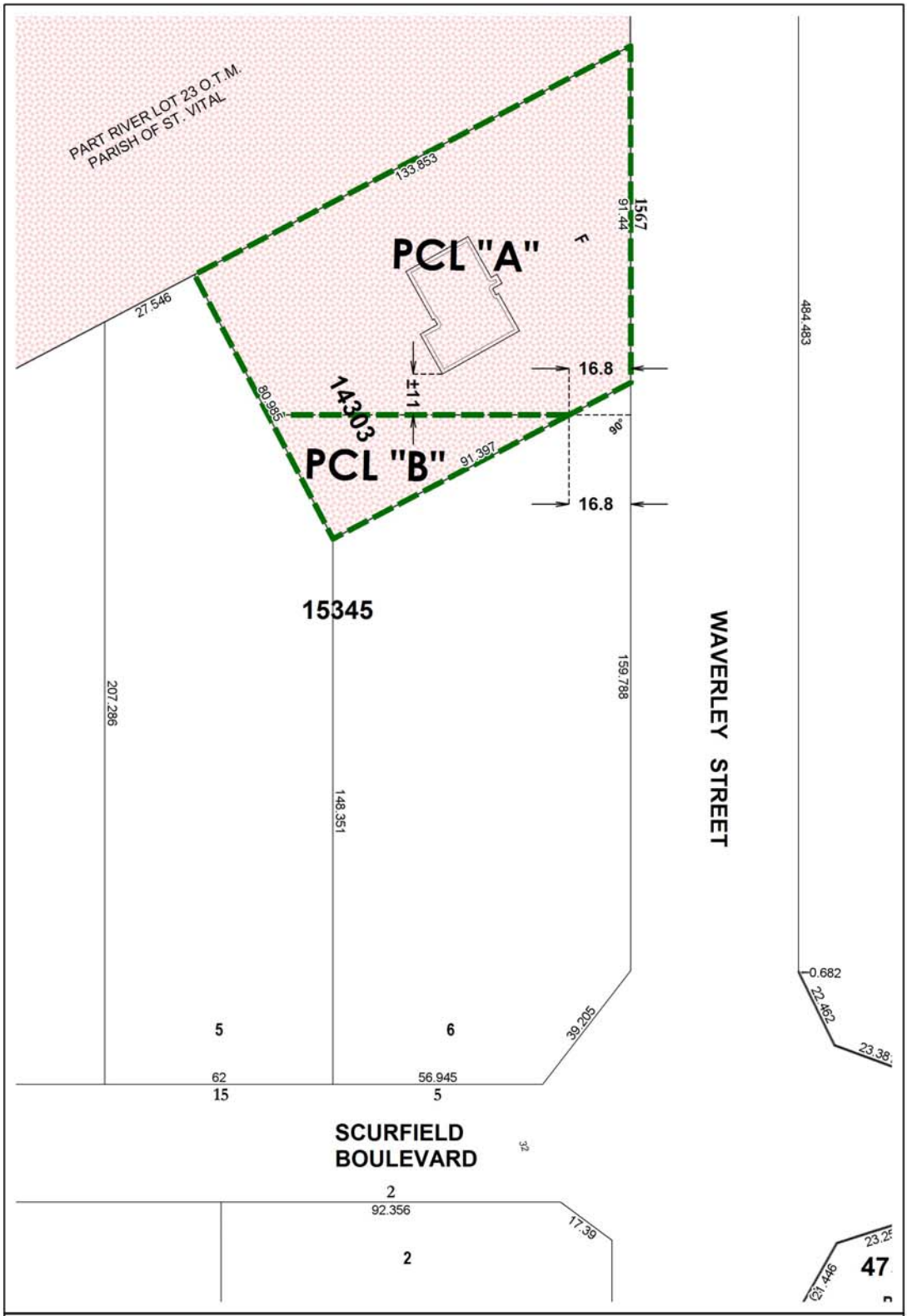
In preparing this report there was consultation with:

WFPS (Chief Reid Douglas)
Legal Services Department

SUBMITTED BY

Department	Planning, Property and Development Department
Division	Real Estate
Prepared by:	Elliott Hannam
Date:	August 23, 2013
File No.	4356

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PART RIVER LOT 23 O.T.M.
PARISH OF ST. VITAL
133.853
91.44
PCL "A"
27.546
484.483
16.8
±11
80.985
14303
PCL "B"
91.397
90°
16.8
15345
WAVERLEY STREET
207.286
148.351
159.788
0.682
22.462
23.38
5
6
39.205
62
15
56.945
5
SCURFIELD
BOULEVARD
32
2
92.356
17.39
2
23.25
23.446
47
METRIC
CITY OWNED PROPERTY
BUILDING OUTLINE
SUBJECT CITY PROPERTY
PARCEL "B" Area: ±1,374.5 m² (±14,795 ft²)
Date: 2013-APRIL-02
District: CC
File: 5095/1
Scale: 1:1250
Requested by: EH
Drawn by: MS
Reference Dwg.: n/a
N
W
E
S
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14222 / 2