Agenda - Executive Policy Committee – December 4, 2013

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Report - Standing Policy Committee on Property and Development – December 3, 2013

Item No. 10 Declaration of Surplus Land - North of Scotia Street between Main Street and the Red River (Old Kildonan Ward)

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City-owned property North of Scotia Street between Main Street and the Red River, identified as "Subject City Property – Parcels C, H, & N, Plan 52275" on the attached Misc. Plan No. 14408/2, be declared surplus to the needs of the City.

2. That the sale of the "Subject City Property – Parcels C, H, & N, Plan 52275" to River Ridge 2 Facility Inc. for the purchase price of $1.00 be approved together with all other terms and conditions that the Director of Planning, Property and Development and the Director of Legal Services consider necessary to protect the interests of the City.

3. 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 – December 4, 2013

Report - Standing Policy Committee on Property and Development – December 3, 2013

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 3, 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.

ADMINISTRATIVE REPORT

Title: **To Obtain Council Approval to Declare City-owned Property, North of Scotia Street between Main Street and the Red River, Surplus to the Needs of the City and to be sold to the adjacent owner, River Ridge 2 Facility Inc.**

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 A/CAO

RECOMMENDATIONS

1. That the City-owned property North of Scotia Street between Main Street and the Red River, identified as “Subject City Property – Parcels C, H, & N, Plan 52275” on the attached Misc. Plan No. 14408/2, be declared surplus to the needs of the City.

2. That subject to the approval of recommendation # 1, that the sale of the “Subject City Property – Parcels C, H, & N, Plan 52275” to River Ridge 2 Facility Inc. for the purchase price of $1.00 be approved together with all other terms and conditions that the Director of Planning, Property and Development and the Director of Legal Services consider necessary to protect the interests of the City.

3. 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 City-owned property surplus to the needs of the City.

Standing Policy Committee on Property and Development approval is required to approve a sale to River Ridge 2 Facility Inc. for $1.00.

IMPLICATIONS OF THE RECOMMENDATIONS

Declaring the Subject City Property surplus and selling it to River Ridge 2 Facility Inc. will achieve the intent of the City to have the Developer dedicate the lands required by the City for the extension of Scotia Street to Ridgecrest Avenue, to the City at no cost.

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

On January 26, 2011 Geal Investments Ltd. and Gerald Doull McDonald received approval from Council for a subdivision and rezoning application DASZ 22/2010. Under this application, the Developer was required to transfer, to the City, at no cost, the lands shown as "Subject City Property – Parcels C, H, & N, Plan 52275" on Misc. Plan No. 14408/2 (attached), free and clear of all encumbrances, save for standard utility caveats. As information, the parcels were established essentially, as placeholders for the future extension of Scotia Street on the understanding that a future development application would establish the final Scotia Street alignment.

On September 27, 2012, River Ridge 2 Facility Inc. received Council approval for subdivision and rezoning application DASZ 13/2012. The administrative report for this application, however, failed to recommend that Parcels C, H, & N, Plan 52275 be declared surplus and sold to River Ridge 2 Facility Inc. for the purchase price of $1.00 as intended, to be consistent with the intent of the prior application DASZ 22/2010.

Amongst other things application DASZ 13/2012 requires the Developer to "provide and legally open, at no cost to the City, property free and clear of all encumbrances, required for the extension of the Scotia Street right-of-way to a width of 18.0 m from its existing terminus at the south limit of the Planned Area to Ridgecrest Avenue." The final Scotia Street alignment will be established to the west of Parcels C, H, & N, Plan 52275 shown as "Proposed Opening" on Misc. Plan No. 14408/2.

As Geal Investments Ltd. and Gerald Doull MacDonald originally dedicated Parcels C, H, & N, Plan 52275, at no cost, to the City in DASZ 22/2010, and River Ridge 2 Facility Inc. subsequently dedicated land for the new alignment westerly of the Scotia Street extension in DASZ 13/2012 at no cost to the City, the Department recommends that the "Subject City Property – Parcels C, H, & N, Plan 52275" that was originally transferred to the City, be sold to River Ridge Facility Inc. for $1.00.

Mr. Michael Fraser is the sole director of River Ridge 2 Facility Inc.

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

FINANCIAL IMPACT

Financial Impact Statement

Date: November 25, 2013

Project Name:

To Obtain Council Approval to Declare City-owned Property, North of Scotia Street between Main Street and the Red River, Surplus to the Needs of the City and to be sold to the adjacent owner, River Ridge 2 Facility Inc.

COMMENTS:

There are no material 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:	Leah Furedi
Date:	November 25, 2013
File No.	7307

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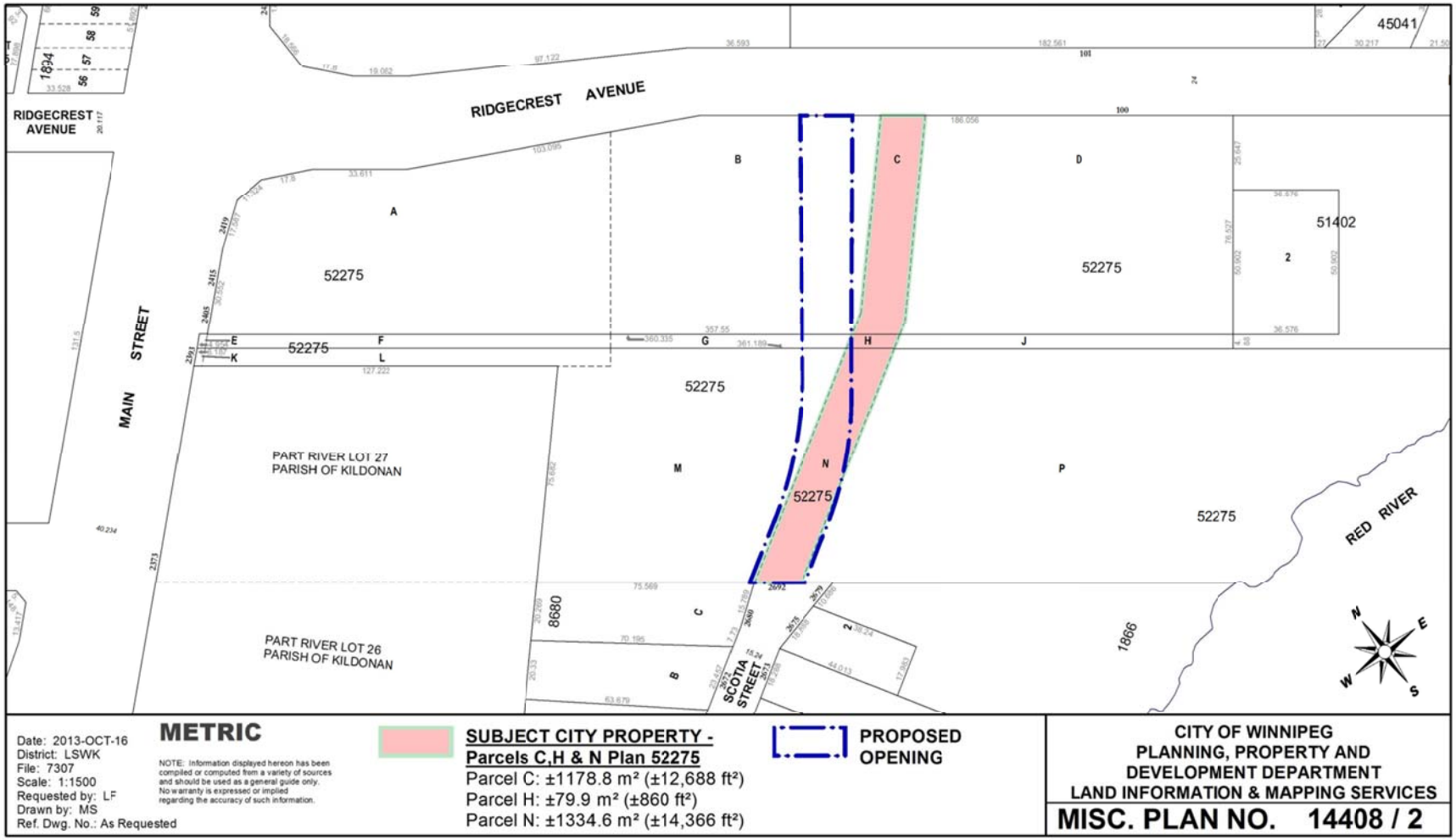

Date: 2013-OCT-16
District: LSWK
File: 7307
Scale: 1:1500
Requested by: LF
Drawn by: MS
Ref. Dwg. No.: As Requested

METRIC

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.

SUBJECT CITY PROPERTY - Parcels C,H & N Plan 52275
Parcel C: ±1178.8 m² (±12,688 ft²)
Parcel H: ±79.9 m² (±860 ft²)
Parcel N: ±1334.6 m² (±14,366 ft²)

PROPOSED OPENING

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

MISC. PLAN NO. 14408 / 2