Agenda – Council – January 29, 2014

Report – Standing Policy Committee on Property and Development – January 14, 2014

Item No. 17 Declaration of Surplus Land - between 301 and 303 Victoria Crescent and between 55 and 63 Victoria Crescent (St. Vital Ward)

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2014, 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 subject City-owned property between 301 and 303 Victoria Crescent and between 55 and 63 Victoria Crescent, identified as "Subject City Property" on Misc Plan No. 14459/2 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 – January 14, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2014, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 14, 2014, 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 City-owned Property between 301 and 303 Victoria Crescent and between 55 and 63 Victoria Crescent 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 A/CAO

RECOMMENDATIONS

1. That the subject City-owned property between 301 and 303 Victoria Crescent and between 55 and 63 Victoria Crescent, identified as “Subject City Property” on Misc Plan No. 14459/2 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.

The Planning, Property and Development Department intends to sell the subject City-owned property to the adjoining owners for consolidation with their current holdings, in accordance with the delegated authority granted to the Director for the sale of small parcels to be used for residential purposes.

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 subject City property is a former right-of-way which was closed through by-law no. 5196/89.

The intent, at that time, was for the City to retain ownership of the closed right-of-way and adjacent 15' strip for a future buildable lot. A buildable lot was not created due to inadequate servicing.

Servicing issues in the area remain. The Department is of the opinion that no new building sites should be created at this time due to lack of servicing. The subject City property is deemed unbuildable due to the lack of services in the area, an inadequate lot size and easements affecting the land.

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

Recently, the adjoining owner at 301 Victoria Crescent expressed interest in acquiring a portion of the subject City property for consolidation with their current holding. The Department intends to approach the remaining adjoining owners to sell a portion of the subject City property for consolidation with their current holdings, subject to subdivision in accordance with the appropriate zoning.

The property owners at 55 and 63 Victoria Crescent are currently using the adjoining subject City property for access to their properties. Any sale to the owners of 55 and 63 Victoria Crescent will be subject to a cross access agreement.

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

FINANCIAL IMPACT

Financial Impact Statement

Date: November 29, 2013

Project Name:

Approval to Declare City-owned Property between 301 and 303 Victoria Crescent and between 55 and 63 Victoria Crescent Surplus to the Needs of the

COMMENTS:

There are no financial implications associated with the recommendations 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
Date:	November 28, 2013
File No.	32/5741 (V2)

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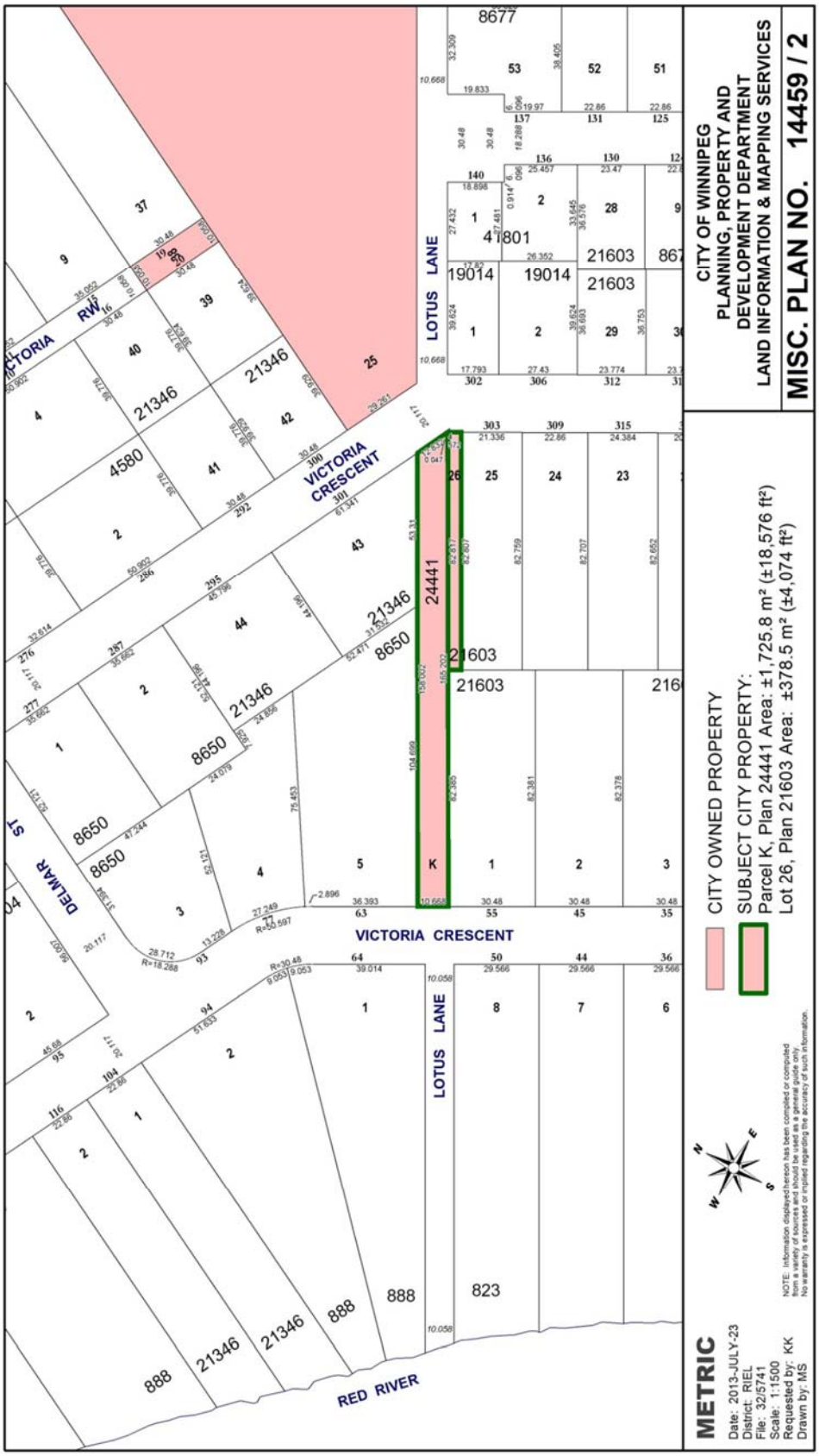
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14459 / 2
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY:
Parcel K, Plan 24441 Area: ±1,725.8 m² (±18,576 ft²)
Lot 26, Plan 21603 Area: ±378.5 m² (±4,074 ft²)
METRIC
Date: 2013-JULY-23
District: RIEL
File: 32/5741
Scale: 1:1500
Requested by: KK
Drawn by: MS
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VICTORIA CRESCENT
LOTUS LANE
DELMAR ST
RED RIVER
24441
21603
19014
21346
8650
4580
8677
888
823