Agenda - Council – September 24, 2014

Report - Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – September 8, 2014

Item No. 3 To Obtain Council Approval of a Land Exchange – City-owned Property located behind 211 Main Street for the Privately-owned frontage property located at 211 Main Street (Fort Rouge-East Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 17, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and submits the following to Council:

1. That the land exchange of City-owned property located behind 211 Main Street for the privately-owned frontage property located at 211 Main Street be approved in accordance with the terms and conditions of the Offer to Purchase dated June 2, 2014.

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 Downtown Development, Heritage and Riverbank Management – September 8, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2014, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management 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 of a Land Exchange – City-owned Property located behind 211 Main Street for the Privately-owned frontage property located at 211 Main Street**

Critical Path: **Standing Policy Committee on Downtown Development, Heritage and Riverbank Management**
EPC
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	B. Thorgrimson	n/a	M. Jack A/CAO

RECOMMENDATIONS

1. That the proposed land exchange of City-owned property located behind 211 Main Street for the privately-owned frontage property located at 211 Main Street be approved in accordance with the terms and conditions of the Offer to Purchase dated June 2, 2014.
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

The Planning, Property and Development Department has concluded its negotiations with the present owner of 211 Main Street ("Just for the Halibut Holdings Ltd.") for a land exchange of City-owned property located behind 211 Main Street, for the Privately-owned frontage property located at 211 Main Street. Council approval is required for the proposed exchange.

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.

HISTORY

In 1987, the Manager of Transportation, Research and Development advised that once construction of railway underpasses as part of the York/St. Mary extension to the Provencher Bridge was completed, vehicular access to the subject lane will become physically impossible. The Streets and Transportation Department therefore proposed that the public lane east of Main Street between York Avenue and the proposed extension of St. Mary Avenue be closed.

It was also intended that the lane, once closed, could be made available for land exchange to acquire lands necessary for widening Main Street on the east side between York and St. Mary Avenues.

On June 19, 1991 Council adopted the recommendation to close the public lane east of Main Street between York Avenue and the proposed extension of St. Mary Avenue.

The City attempted to negotiate a land exchange with the previous owner of 211 Main Street in 1991 and again in 1997 but a proposed agreement was not be completed.

On April 18, 2013 Just for the Halibut Ltd. approached the City requesting to do a land exchange with the City. The City would acquire the frontage along 211 Main Street and the City would transfer Parcels A to D as shown on the attached Misc. Plan 14514, to Just for the Halibut Ltd. for a negotiated price of $1.00 and both parties sharing the survey costs. The subject City-owned property was declared surplus by Council on January 25, 2012.

The Public Works Department supports the proposed exchange and has agreed to share the survey costs.

The Department supports the proposed exchange of lands for the following reasons:

- The Ward Councillor is supportive of the proposed exchange of lands.
- The City will acquire the frontage portion of 211Main Street for a future widening of Main Street.
- The sale will eliminate the liability for the City associated with holding this property.
- The acquisition of the frontage portion of 211 Main Street at this time eliminates the risk of a more expensive cost to acquire the land at a later date i.e. through expropriation.

FINANCIAL IMPACT

Financial Impact Statemer Date: **Date:** August 15, 2014

Project Name:

To Obtain Council Approval of a Land Exchange – City-owned Property located behind 211 Main Street for the Privately-owned frontage property located at 211 Main Street

COMMENTS:

The financial consideration involved in the proposed land exchange is a nominal $1. Further, the City's portion of the anticipated surveying costs are not materail. As such, there are no financial implicaitons associated with this report.

"Original Signed By
Mike McGinn, CA
Manager of Finance

CONSULTATION

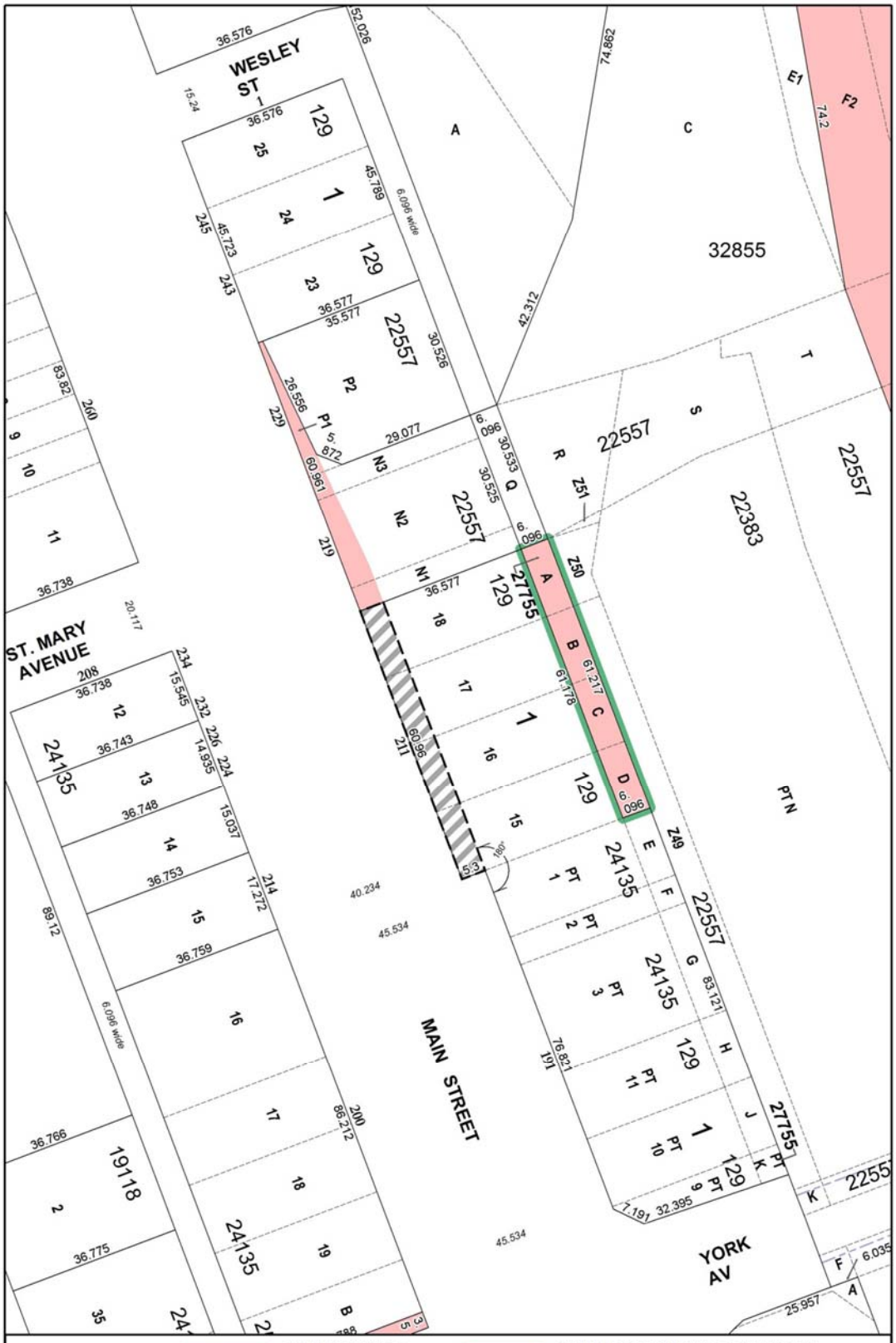
In preparing this report there was consultation with:

Legal Services Department as to legal issues.
Public Works Department

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Joedi Pruden
Date:	August 27, 2014
File No.	7509/1 V.3

o:\reports directive\real estate\sales\(jp)211 main exchange.dot.docx


WESLEY ST
MAIN STREET
ST. MARY AVENUE
YORK AV
32855
22557
22383
24135
27755
19118
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY
Area: ±373.1 m² (±4,016 ft²)
PROPOSED ACQUISITION
Area: ±323.1 m² (±3,478 ft²)
METRIC
Date: 2013-JUNE-26
District: CC
File: 7509/1 V2
Scale: 1:900
Requested by: JP
Drawn by: MS
Reference Dwg No.: As Requested by
Transportation Facilities Planning Engineer
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.
N
W
E
S
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14514