Agenda – Council – September 24, 2014

Report – Standing Policy Committee on Property and Development – September 16, 2014

Item No. 12 Proposed Land Exchange of lands owned by St. John Council For Manitoba Inc. with City owned land east of St. John Ambulance Way (St. James-Brooklands Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 17, 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 City owned property on the Eastside of St. John Ambulance Way, shown as "Subject City Property" on the attached 14108/6 be declared surplus to the City's requirements.

2. That approval be given for the exchange of the "City Owned Land: Parcel C and D" as shown cross hatched on Misc. Plan No. 14108/7 for lands owned by St. John Council for Manitoba Inc. shown as "Proposed Acquisition: Parcels A & B" on Misc. Plan 14108/7, in accordance with the terms and conditions of the attached Land Exchange Agreement.

3. 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 16, 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 Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 16, 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: **Proposed Land Exchange of lands owned by St. John Council For Manitoba Inc. with City owned land east of St. John Ambulance Way.**

Critical Path: **Standing Policy Committee on Property and Development**
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	S. Dueck *Acting Director*	n/a	M. Jack A/CAO

RECOMMENDATIONS

1. That the City owned property on the Eastside of St. John Ambulance Way, shown as "Subject City Property" on the attached 14108/6 be declared surplus to the City's requirements.

2. That subject to the approval of Recommendation No. 1, approval be given for the exchange of the "City Owned Land: Parcel C and D" as shown cross hatched on Misc. Plan No. 14108/7 for lands owned by St. John Council for Manitoba Inc. shown as "Proposed Acquisition: Parcels A & B" on Misc. Plan 14108/7, in accordance with the terms and conditions of the attached Land Exchange Agreement.

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 enter into a Land Exchange Agreement and to declare City-owned property surplus to the City's requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory or human resource implications associated with the 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.

HISTORY

St. John Council for Manitoba Inc. expressed interest in acquiring Parcels C & D on the attached Misc. Plan No. 14108/7, for consolidation with their adjacent holding at 1 St. John Ambulance Way for the purpose of constructing a 3 story office building of approximately 21,020 sq. ft.

The City owned property consists of Parcel C, which is a closed lane that was declared surplus by Council on March 20, 2013, and Parcel D, which forms part of the residual lands left over from a 1959 Council approved lane diversion project.

Parcel D was circulated to all City Departments and no Civic need was identified.

The Department intends to exchange those City lands shown as “City Owned Land: Parcels C & D” on Misc. Plan No. 14108/7 with lands owned by St. John Council for Manitoba Inc. shown as “Proposed Acquisition: Parcels A & B), for $1.00. Parcels A & B will be opened as Right of Way.

An easement requirement of 10.0 meters within Parcels C & D has been identified by the Water and Waste Department. Manitoba Hydro requires an easement for existing hydro poles along the east boundary of Parcel C. The Purchaser is agreeable to take title subject to these easements. Ownership of an existing 300mm catch basin and lead within the lands being sold will be handed over to the Purchaser at the time of sale.

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

The Department is seeking approval of the Terms and Conditions of a land exchange as negotiated with St. John Council for Manitoba Inc.

FINANCIAL IMPACT

Financial Impact Statement Date: August 12, 2014

Project Name:

Proposed Land Exchange of lands owned by St. John Council For Manitoba Inc. with City owned land east of St. John Ambulance Way.

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:

Legal Services Department

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Michelle Granger, RPA
Date: August 12, 2014
File No. 29/387 (V2)

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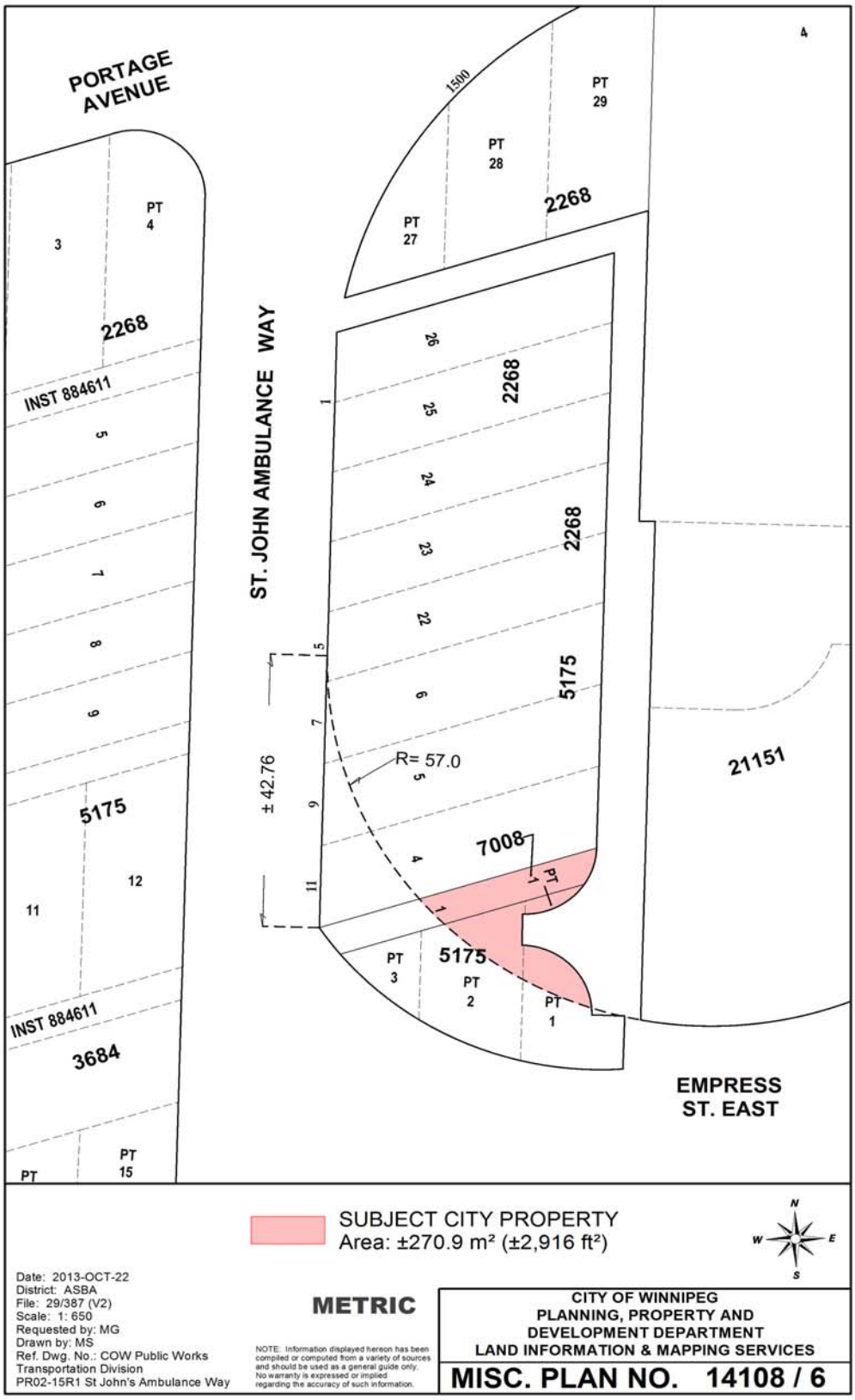
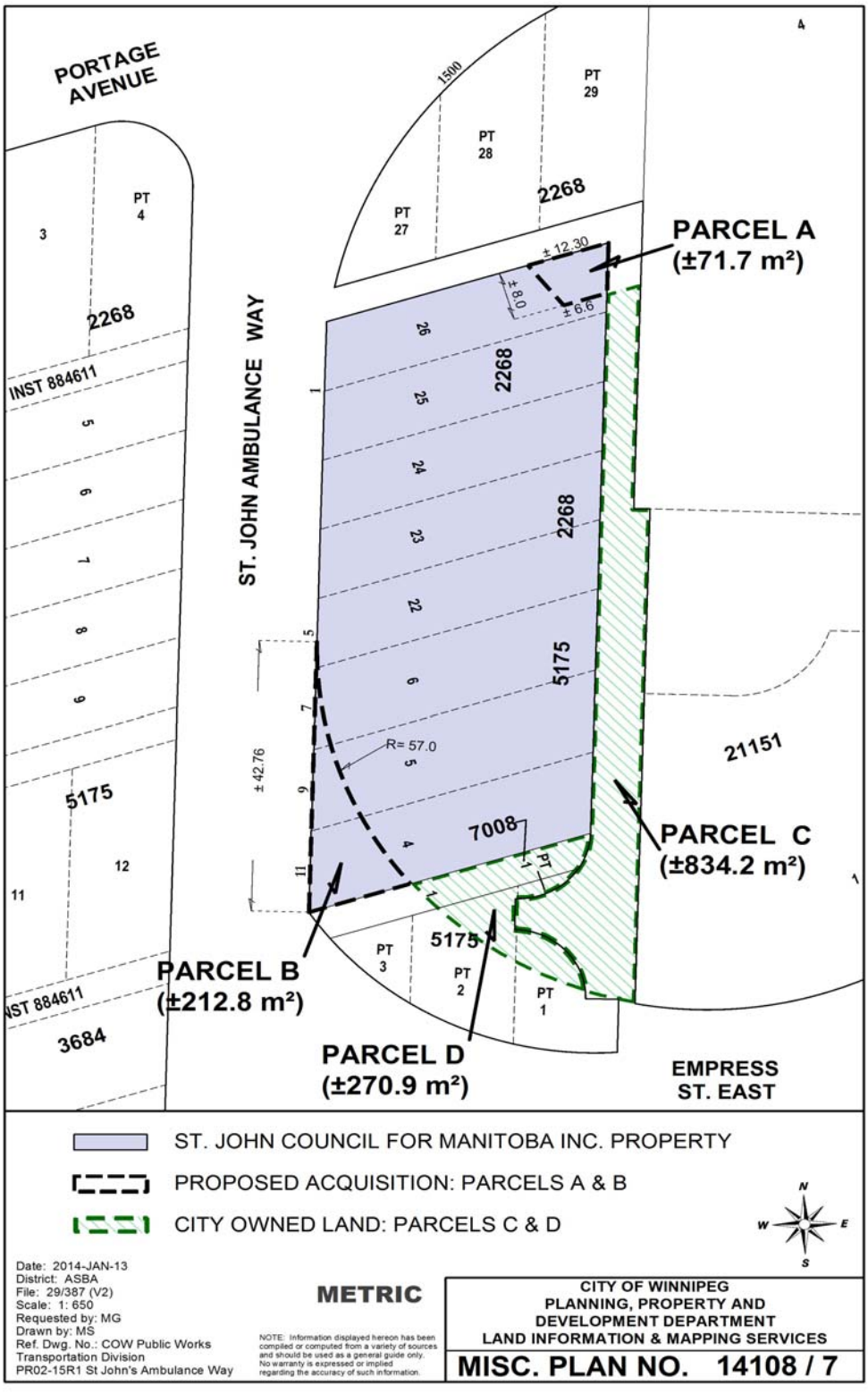

PORTAGE AVENUE
ST. JOHN AMBULANCE WAY
EMPRESS ST. EAST
1500
PT 29
PT 28
PT 27
2268
PT 4
3
INST 884611
5
6
7
8
9
5175
12
11
INST 884611
3684
PT 15
PT
26
25
24
23
22
6
5
4
1
2268
2268
5175
7008
PT 1
5175
PT 3
PT 2
PT 1
R= 57.0
± 42.76
21151
SUBJECT CITY PROPERTY
Area: ±270.9 m² (±2,916 ft²)
N
W
E
S
Date: 2013-OCT-22
District: ASBA
File: 29/387 (V2)
Scale: 1: 650
Requested by: MG
Drawn by: MS
Ref. Dwg. No.: COW Public Works
Transportation Division
PR02-15R1 St John's Ambulance Way
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.
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14108 / 6


PORTAGE AVENUE
ST. JOHN AMBULANCE WAY
EMPRESS ST. EAST
PARCEL A (±71.7 m²)
PARCEL B (±212.8 m²)
PARCEL C (±834.2 m²)
PARCEL D (±270.9 m²)
PT 4
PT 29
PT 28
PT 27
PT 3
PT 2
PT 1
2268
5175
7008
21151
3684
INST 884611
± 12.30
± 8.0
± 6.6
± 42.76
R= 57.0
1500
ST. JOHN COUNCIL FOR MANITOBA INC. PROPERTY
PROPOSED ACQUISITION: PARCELS A & B
CITY OWNED LAND: PARCELS C & D
N
W
E
S
Date: 2014-JAN-13
District: ASBA
File: 29/387 (V2)
Scale: 1: 650
Requested by: MG
Drawn by: MS
Ref. Dwg. No.: COW Public Works Transportation Division PR02-15R1 St John's Ambulance Way
METRIC
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14108 / 7