Agenda - Executive Policy Committee – December 3, 2014

Report - Standing Policy Committee on Property and Development – November 25, 2014

Item No. 18 Sale of City-owned Property Adjacent to 66 Mansfield Crescent, shown as 'Subject City Property' on Misc. Plan No. 14479 (St. Norbert Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 25, 2014, 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 sale of the "Subject City Property" shown outlined on Misc. Plan No. 14479, attached, to the adjoining owner, for the purchase price of $2,000.00 be approved in accordance with the terms and conditions of the Offer to Purchase dated June 2, 2014, and upon such additional terms and conditions that the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor consider necessary to protect the interests 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

Pursuant to Section 205(2) of The City of Winnipeg Charter, disposal of land owned or acquired by the City for park or cemetery purposes requires approval by two-thirds of all Members of Council.

Agenda - Executive Policy Committee – December 3, 2014

Report - Standing Policy Committee on Property and Development – November 25, 2014

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 25, 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 of the Sale of City-owned Property Adjacent to 66 Mansfield Crescent, shown as 'Subject City Property' on Misc. Plan No. 14479**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	B. Thorgrimson	M. Ruta	D. Joshi A/CAO

RECOMMENDATIONS

1. That the sale of the "Subject City Property" shown outlined on Misc. Plan No. 14479, attached, to the adjoining owner, for the purchase price of $2,000.00 be approved in accordance with the terms and conditions of the Offer to Purchase dated June 2, 2014, and upon such additional terms and conditions that the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor consider necessary to protect the interests 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

- The Planning, Property and Development Department is in receipt of an Offer to Purchase for the "Subject City Property" shown outlined on Misc. Plan No. 14479, attached.
- All sales of property designated or acquired for park or cemetery purposes, including those previously declared surplus, require approval of at least two-thirds of the members of Council pursuant to Section 205(2) of The City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Planning, Property and Development Department intends to sell the subject City-owned property for consolidation to the adjoining owner at 66 Mansfield Crescent in accordance with the delegated authority granted to the Director of the Planning, Property and Development Department for the sale of City Property to an adjacent existing owner when the property in

question is not developable on its own.

- The recommended sale of the subject City-owned property is in accordance with the City's *"Offers to Purchase City-owned Property Policy"*. The City property is to be sold to an adjacent owner and is not developable on its own.

- 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 regulatory or human resources implications associated with this report.

- There are no direct financial implications associated with this recommendation.

HISTORY

The City acquired this parcel of land as dedication from a new subdivision along Mansfield Crescent prior to 1983.

At its meeting October 11, 1984 the Board of Commissioners concurred in a recommendation that the dedicated land be declared surplus to the Parks and Recreation requirements and that funds from the sale of the subject property be deposited into the St. Boniface -St. Vital Community Land Dedication Reserve Account.

The land was divided into eight parcels, with the intent to sell each parcel to the adjoining owner. To date, seven of the eight adjoining owners on Mansfield Crescent have purchased the City-owned properties adjacent to theirs.

The adjoining owner at 66 Mansfield Crescent recently expressed interest in acquiring the subject property.

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

The Department supports and recommends approval of the proposed sale of the subject City-Owned property for the following reasons:

- The Ward Councillor was consulted and concurs with the intentions of the Department.
- The sale will eliminate the liability of the City associated with ownership of a vacant parcel of land.
- The City property will be consolidated with the property at 66 Mansfield Crescent.
- The proposed sale price is justified by an internal appraisal report.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 6, 2014

Project Name: **First Year of Program** **2014**

Approval of the Sale of City-owned Property Adjacent to 66 Mansfield Crescent, shown as 'Subject City Property' on Misc. Plan No. 14479

	2014	2015	2016	2017	2018
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 200	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	2,000	-	-	-	-
Net Cost/(Benefit)	$ (1,800)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(1,800)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Revenue consists of the $2,000 sale price while direct costs represent the allocation of 5% of gross proceeds to both the Enhanced Land Marketing Program and the Historical Buildings Program. Net proceeds of $1,800 will be credited to the Land Dedication Reserve Fund, Riel Community Committee's account.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

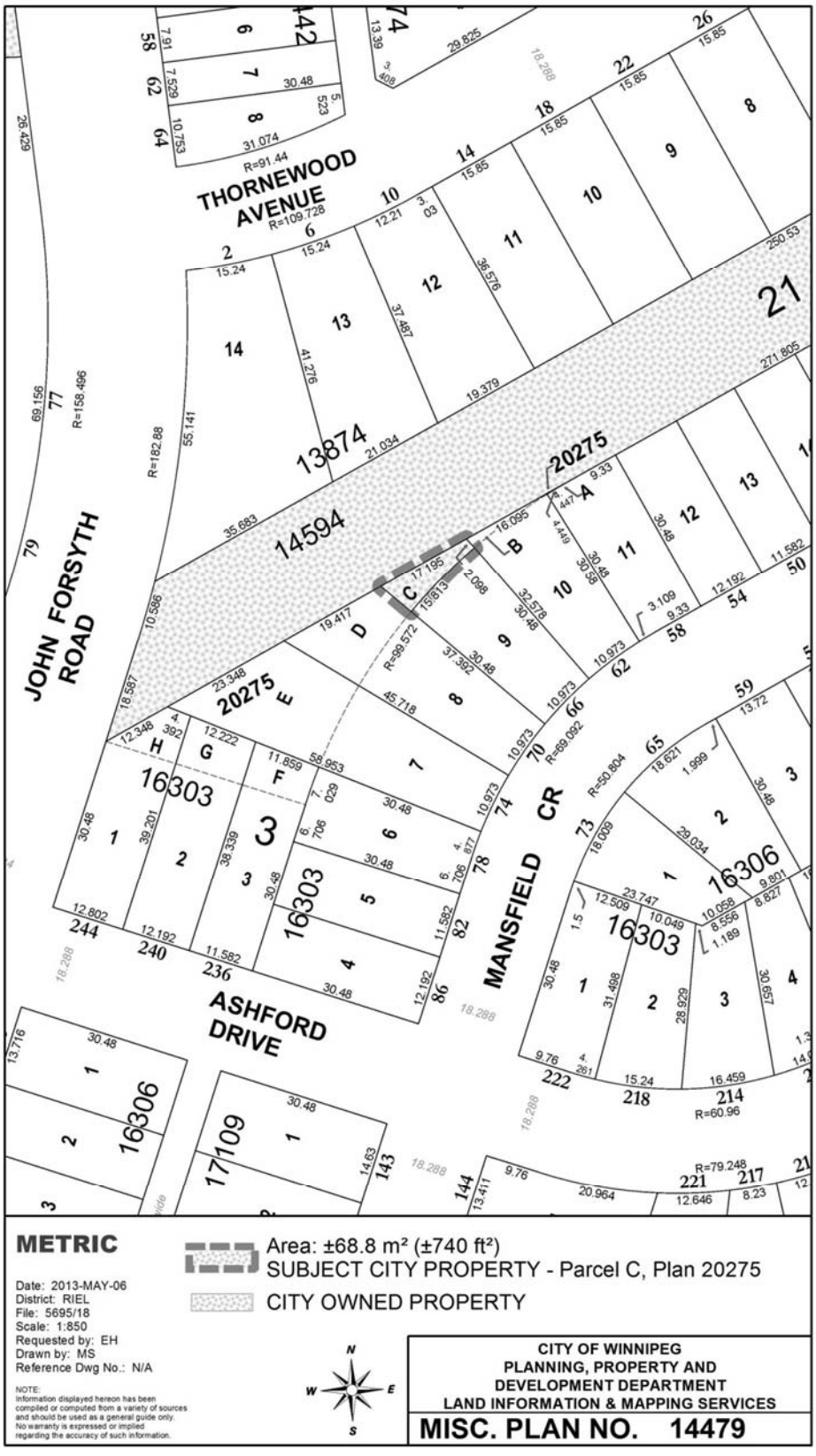
In preparing this report there was consultation with:

Parks, Waterways and Community Initiatives Division.
Legal Services Department as to legal issues.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Neil Gifford
Date: October 3, 2014
File No. SV 5695/18

o:\reports directive\real estate\sales\(ng) report to approve sale of lot adjacent 66 mansfield cres .docx


THORNEWOOD AVENUE
JOHN FORSYTH ROAD
MANSFIELD CR
ASHFORD DRIVE
13874
14594
20275
16303
16306
17109
R=91.44
R=109.728
R=158.496
R=182.88
R=99.572
R=59.092
R=50.804
R=60.96
R=79.248
METRIC
Date: 2013-MAY-06
District: RIEL
File: 5695/18
Scale: 1:850
Requested by: EH
Drawn by: MS
Reference Dwg No.: N/A
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.
Area: ±68.8 m² (±740 ft²)
SUBJECT CITY PROPERTY - Parcel C, Plan 20275
CITY OWNED PROPERTY
N
W
E
S
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14479