Agenda – Council – April 29, 2015

Report – Standing Policy Committee on Property and Development – April 14, 2015

Item No. 6 Proposed Land Exchange - Rear of 97 Oak Forest Crescent for a Portion of the land Fronting Oak Forest Crescent (St. Charles Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development submitted the following to Council:

1. That the City owned property to the rear of 97 Oak Forest Crescent, identified as "PARCEL B" on the attached Misc. Plan No.14084 be declared surplus to the needs of the City.

2. That subject to the approval of Recommendation No. 1, the proposed land exchange of "PARCEL B" as shown on Misc. Plan No.14084 for "PARCEL A" as shown on Misc. Plan No. 14084 be approved for $1.00 in accordance with such terms and conditions as deemed necessary by the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor 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.

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.

Report – Standing Policy Committee on Property and Development – April 14, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2015, 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 April 14, 2015, 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 - City-Owned Land located to the Rear of 97 Oak Forest Crescent for a Portion of the land Fronting Oak Forest Crescent.**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	M. Pittet	M. Ruta	M. Jack A/CAO

RECOMMENDATIONS

1. That the City owned property to the rear of 97 Oak Forest Crescent, identified as "PARCEL B" on the attached Misc. Plan No.14084 be declared surplus to the needs of the City.

2. That subject to the approval of Recommendation No. 1, the proposed land exchange of "PARCEL B" as shown on Misc. Plan No.14084 for "PARCEL A" as shown on Misc. Plan No. 14084 be approved for $1.00 in accordance with such terms and conditions as deemed necessary by the Director of the Planning, Property and Development Department and the Director of Legal Services/City Solicitor 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 lands surplus.

Council approval is required to enter into a Land Exchange Agreement.

All sales and exchanges of property owned by the City and used for park or cemetery purposes 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

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 City acquired the larger parcel, Public Reserve G, from a Developer through dedication and is designated as public open space.

Recently, the owners of 97 Oak Forest Crescent expressed interest in exchanging a portion of their property, shown as "PARCEL A" for a portion of the public reserve shown as "PARCEL B", to square off the shape of their lot.

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

Parcels A and B are equal in size and value, based on an internal appraisal.

All the associated costs to subdivide and transfer the land will be borne by the Applicant.

The Parks and Open Space Division of the Public Works Department concurs with the intentions of the Department.

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

FINANCIAL IMPACT

Financial Impact Statement **Date:** March 20, 2015

Project Name:

Council Approval for a Proposed Land Exchange - City-Owned Land located to the Rear of 97 Oak Forest Crescent for a Portion of the land Fronting Oak Forest Crescent

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 as to legal issues

Parks and Open Space Division - Public Works Department

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Neil Gifford
Date: March 24, 2014
File No. 32/6686 (V4)

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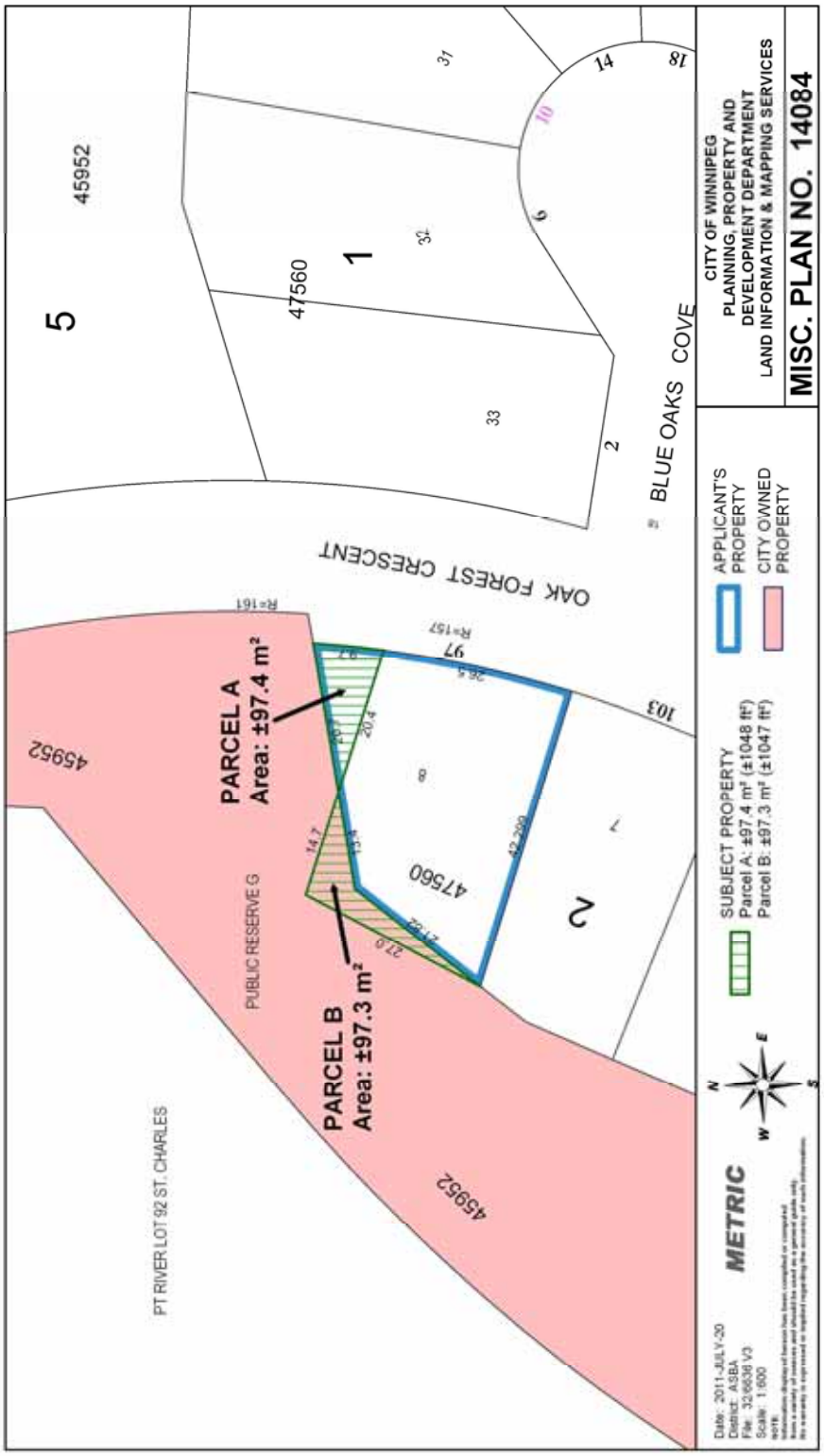

PARCEL A
Area: ±97.4 m²
PARCEL B
Area: ±97.3 m²
PUBLIC RESERVE G
PT RIVER LOT 92 ST. CHARLES
OAK FOREST CRESCENT
BLUE OAKS COVE
45952
47560
1
2
5
SUBJECT PROPERTY
Parcel A: ±97.4 m² (±1048 ft²)
Parcel B: ±97.3 m² (±1047 ft²)
APPLICANT'S PROPERTY
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14084