Agenda – Council – April 29, 2015

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

Item No. 8 Declaration of Surplus Land - South of 1240 Sherwin Road (St. James-Brooklands-Weston 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 located to the south of 1240 Sherwin Road, identified as "Subject City Property" on the attached Misc. Plan No. 10969/11, 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 – 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: **To Obtain Council Approval to Declare City-owned Property to the South of 1240 Sherwin Road Surplus to the Needs of the City**

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

AUTHORIZATION

Author	Department Head	A/CFO	A/CAO
J. Zabudney	J. Kiernan A/Director	G. Chartier	M. Jack

RECOMMENDATIONS

1. That the City-owned property located to the south of 1240 Sherwin Road, identified as “Subject City Property” on the attached Misc. Plan No. 10969/11, 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 City-owned property surplus to the needs of the City.

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.

The City plans to sell the City-owned property, shown as “Subject City Property” on the attached Misc. Plan No. 10969/11, to the owner of 1240 Sherwin Road, for consolidation with their current holdings.

HISTORY

On August 30, 2001, the Canadian Pacific Railway sent a letter to the Real Estate Division advising that they no longer required the use of this land and that the spur track had been removed.

The adjoining owner at 1240 Sherwin Road, 5316759 Manitoba Ltd., recently expressed interest in acquiring the “Subject City Property - Parcel B, Plan 42684” on Misc. Plan 10969/11.

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

A letter was then forwarded to the remaining neighbouring property owner (Pensionfund Realty Ltd.) located at 1216 Sherwin Road, inquiring if they were interested in purchasing their half of the “Subject City Property – Parcel B” on Misc. Plan 10969/9. On Friday, March 13th, the City received written confirmation that the property owners at 1216 Sherwin Road were not interested in acquiring their ½ portion of the subject parcel.

The Department intends to sell the “Subject City Property”, identified on Misc. Plan 10969/11 to the adjoining owner at 1240 Sherwin Road, for consolidation with their current holding.

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

FINANCIAL IMPACT

Financial Impact Statement Date: April 1, 2015

Project Name:

To Obtain Council Approval to Declare City-owned Property to the South of 1240 Sherwin Road Surplus to the Needs of the City

COMMENTS:

There are no material financial implications associated with the recommendations contained in 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.

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Leah Furedi
Date:	April 1st, 2015
File No.	8171 (V2)

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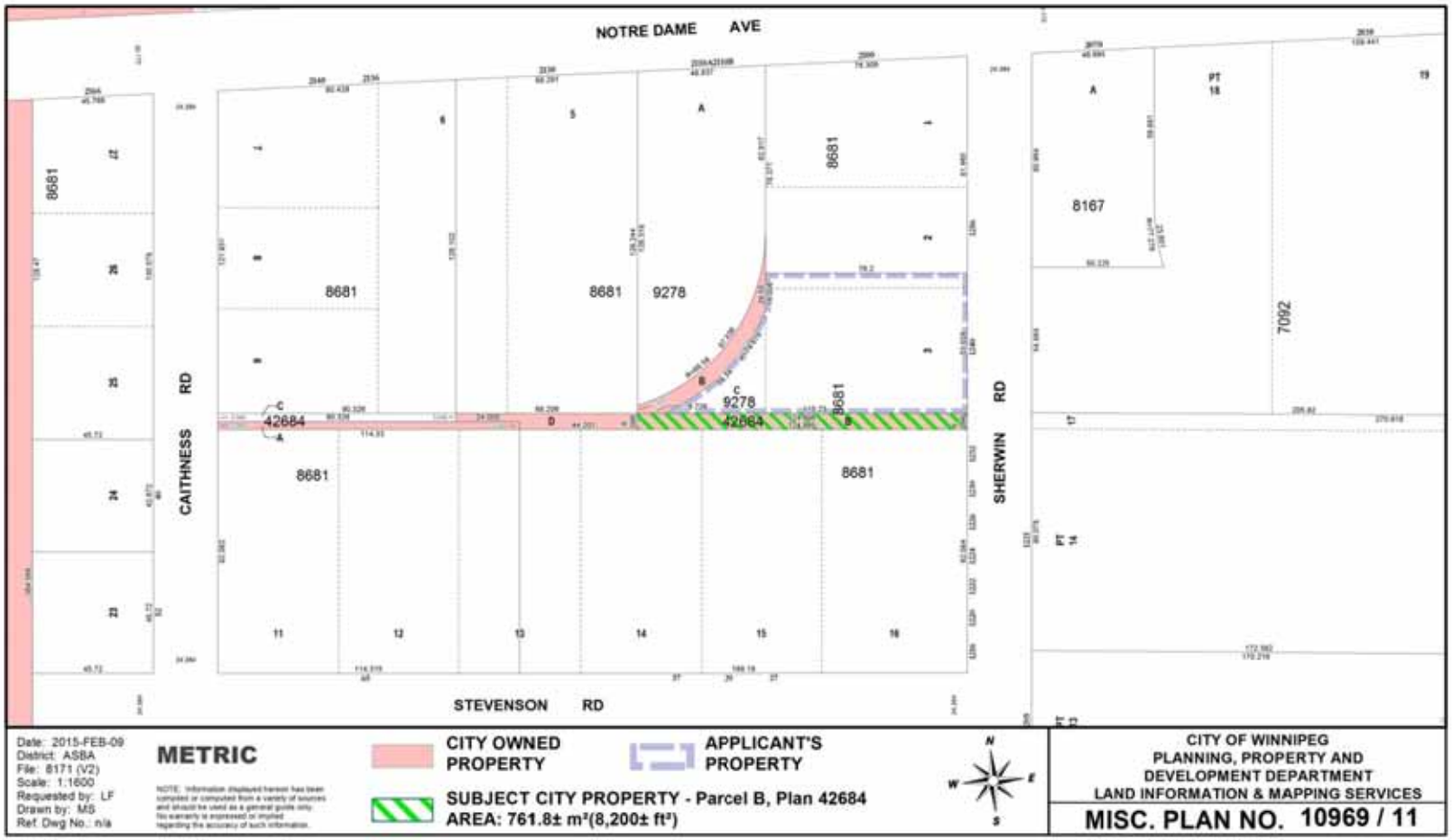


Date: 2015-FEB-09
District: ASBA
File: 6171 (V2)
Scale: 1:1600
Requested by: LF
Drawn by: MS
Ref. Dwg No.: n/a

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 OWNED PROPERTY

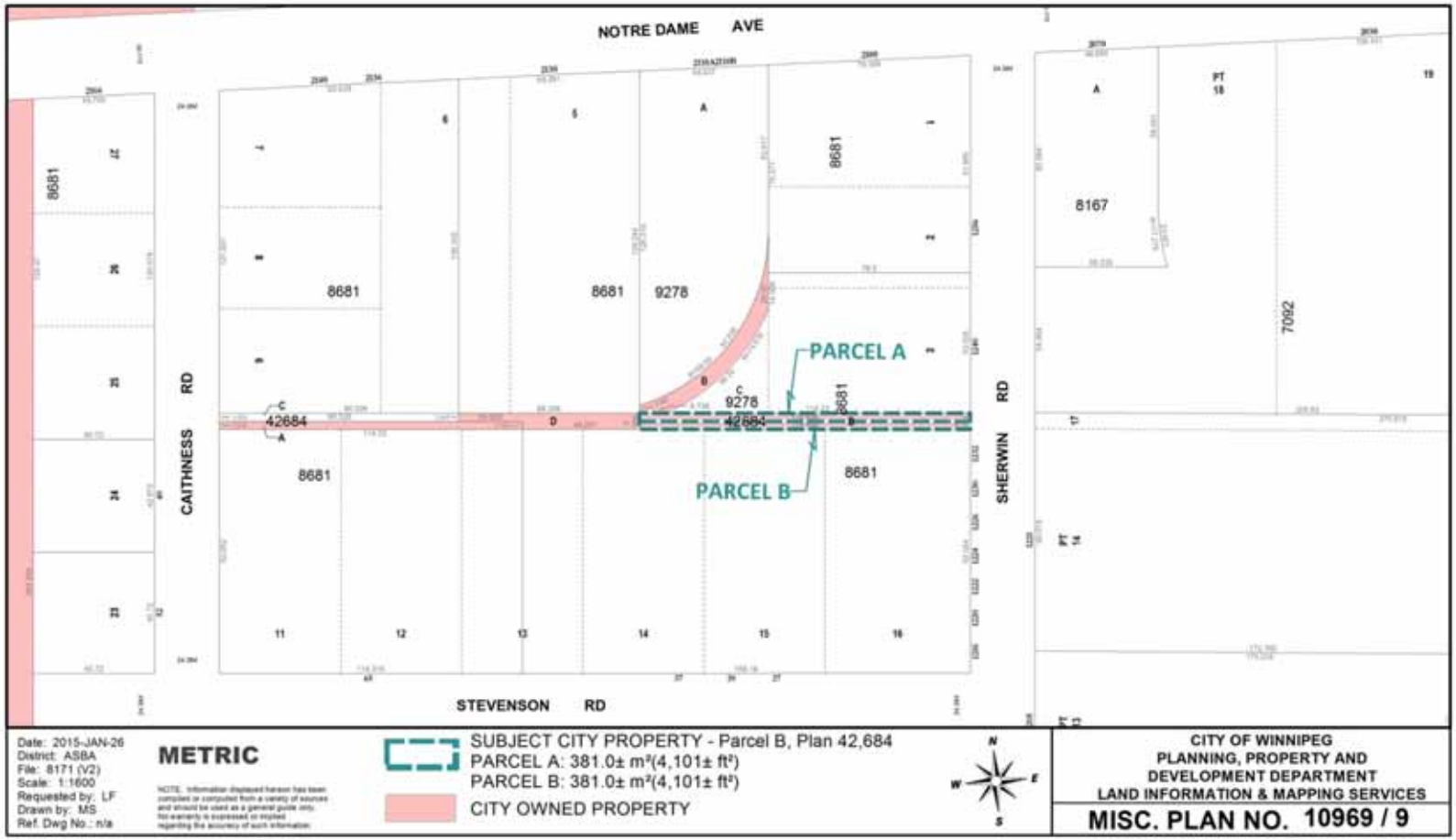
APPLICANT'S PROPERTY

SUBJECT CITY PROPERTY - Parcel B, Plan 42684
AREA: 761.8± m²(8,200± ft²)

N W E S

CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 10969 / 11


NOTRE DAME AVE
CAITHNESS RD
SHERWIN RD
STEVENSON RD
8681
8167
7092
9278
42684
PARCEL A
PARCEL B
PT 15
PT 14
PT 13
Date: 2015-JAN-26
District: ASBA
File: 8171 (V2)
Scale: 1:1600
Requested by: LF
Drawn by: MS
Ref. Dwg No.: n/a
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.
SUBJECT CITY PROPERTY - Parcel B, Plan 42,684
PARCEL A: 381.0± m²(4,101± ft²)
PARCEL B: 381.0± m²(4,101± ft²)
CITY OWNED PROPERTY
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CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 10969 / 9