Agenda – Council – July 13, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 23 Declaration of Surplus Land – Property Located North of St. Matthews Avenue, between Roseberry Street and Marjorie Street

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the City-owned property, located north of St. Matthews, between Roseberry Street and Marjorie Street, identified as Subject City Property on the attached Misc. Plan No. 14955, 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, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Declare City-owned Property Located North of St. Matthews Avenue, between Roseberry Street and Marjorie Street Surplus to the Needs of the City**

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

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
J. Zabudney	J. Kiernan	N/A	M. Jack COO

RECOMMENDATIONS

1. That the City-owned property, located north of St. Matthews, between Roseberry Street and Marjorie Street, identified as Subject City Property on the attached Misc. Plan No. 14955, 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 Subject City Property surplus to the needs of the City.

EXECUTIVE SUMMARY

Declaring this Subject City Property surplus will enable the Department to commence negotiations with adjacent property owners who have expressed interest in purchasing portions of the Subject City Property.

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 Planning, Property and Development Department intends to sell portions of the City-owned property to the adjoining owners for consolidation with their holdings.

HISTORY/DISCUSSION

The Subject City Property was created by the former R.M. of St. James for use as a spur line to provide trackage to the industrial area south of Ellice Avenue. Since 1955, this property had been the subject of an agreement between the former R.M. of St. James and Canadian National Railway, providing easement rights for the railway's use and maintenance.

The spur line has been abandoned for some time. In 1998, Canadian National Railway released their interest in the abandoned spur line and provided written confirmation that it has no further interests in these properties and has no objection to the proposed sale. All tracks have been removed.

The owner of 575 Roseberry has expressed interest in acquiring the adjacent portion of the Subject City Property.

The Subject City Property was circulated to all City Departments and no Civic need was identified.

The Department intends to sell portions of the Subject City Property to each of the adjoining owners at; 575 Roseberry Street, 603 Roseberry Street, 560 Marjorie Street and 570 Marjorie Street, for consolidation with their current holdings.

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

FINANCIAL IMPACT

Financial Impact Statement Date: June 3, 2016

Project Name:

To Seek Council Approval to Declare City-owned Property Located North of St. Matthews Avenue, between Roseberry Street and Marjorie Street Surplus to the Needs of the City

COMMENTS:

There are no direct financial implications associated with this report.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Legal Services as to legal issues.

OURWINNIPEG POLICY ALIGNMENT

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

The subject lands are located within the General Manufacturing Policy Area under the Complete Communities Direction Strategy. Supporting Direction and Enabling Strategies include:

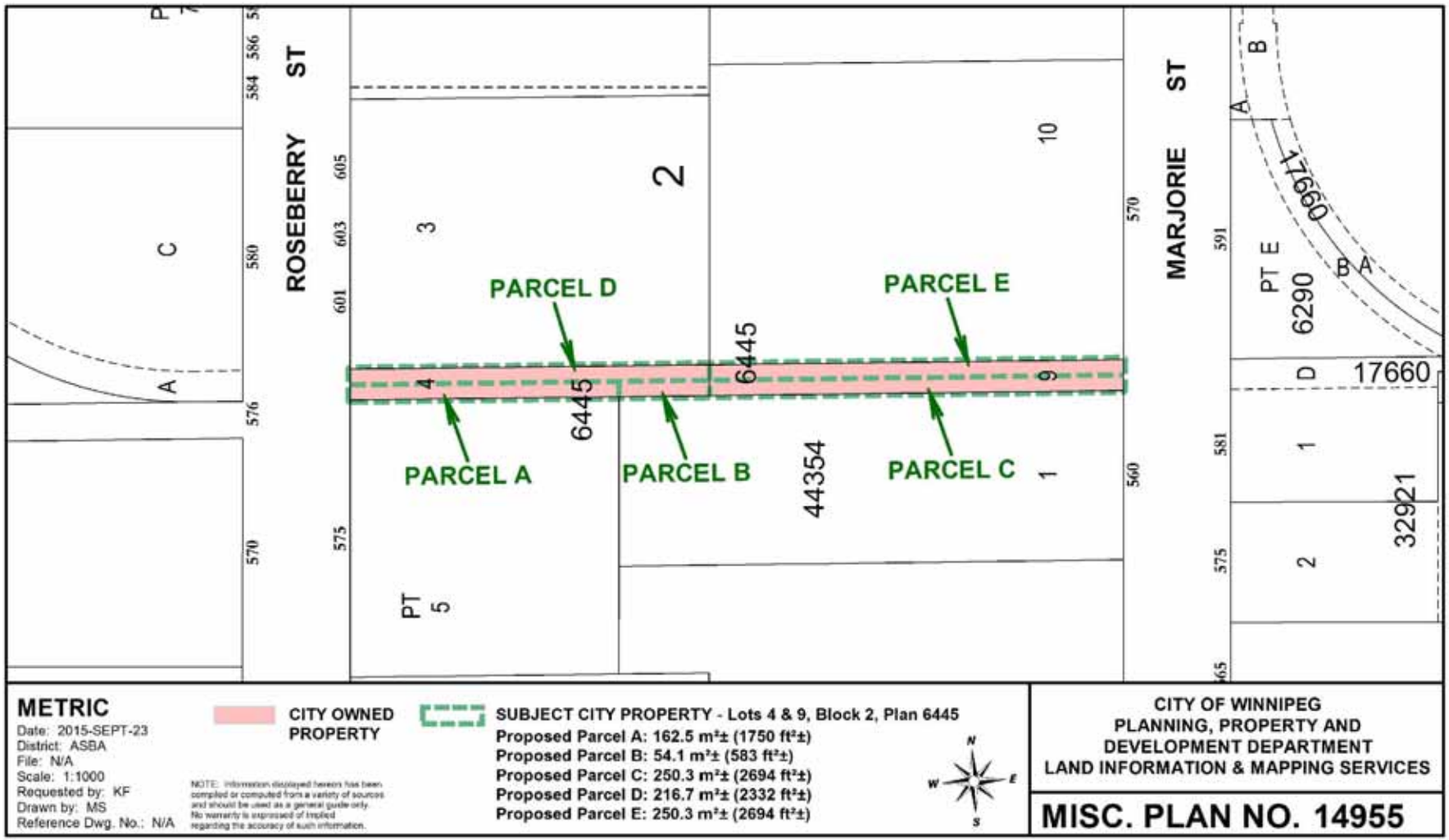
“Consider options to encourage development of under-utilized parcels and obsolete sites” (p.94).

“Maximize the economic development potential of existing and future employment lands” (p.96).

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate
Prepared by:	Neil Gifford, Real Estate Officer
Date:	June 6, 2016
File No.	8063

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ROSEBERRY ST
MARJORIE ST
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL E
6445
44354
17660
6290
32921
METRIC
Date: 2015-SEPT-23
District: ASBA
File: N/A
Scale: 1:1000
Requested by: KF
Drawn by: MS
Reference Dwg. No.: N/A
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY - Lots 4 & 9, Block 2, Plan 6445
Proposed Parcel A: 162.5 m²± (1750 ft²±)
Proposed Parcel B: 54.1 m²± (583 ft²±)
Proposed Parcel C: 250.3 m²± (2694 ft²±)
Proposed Parcel D: 216.7 m²± (2332 ft²±)
Proposed Parcel E: 250.3 m²± (2694 ft²±)
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14955