Agenda – Executive Policy Committee – September 21, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 10 Acquisition – 500 Peguis Street (Transcona Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 20, 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 following to Council:

1. That the acquisition of a portion of 500 Peguis Street, identified as "Proposed Acquisition", on the attached Misc. Plan No. 14767/1, owned by The Manitoba Hydro-Electric Board, at a purchase price of $1,453.00 plus G.S.T. and ancillary costs and that is in accordance with the terms and conditions set out in the attached Schedule "A" be approved.

2. That the City enter into, execute and deliver an agreement of purchase and sale with The Manitoba Hydro-Electric Board that is in accordance with Recommendation 1.

3. That the City enter into, execute and deliver such other ancillary agreements determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing.

4. That the Director of Planning, Property and Development be authorized to negotiate and approve the terms and conditions of the agreement of purchase and sale and any ancillary agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services 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.

Agenda – Executive Policy Committee – September 21, 2016

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 20, 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: To Obtain Council Approval to Acquire a portion of 500 Peguis Street for Street Improvements

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	J. Kiernan	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

Negotiations for the acquisition of lands with the owner of 500 Peguis Street are now complete. Approval of the purchase by Council will enable the construction of an Active Transportation Pathway.

RECOMMENDATIONS

1. That the proposed acquisition of a portion of 500 Peguis Street, identified as “Proposed Acquisition”, on the attached Misc. Plan No. 14767/1, owned by The Manitoba Hydro-Electric Board, at a purchase price of $1,453.00 plus G.S.T. and ancillary costs and that is in accordance with the terms and conditions set out in the attached Schedule “A” be approved.

2. That the City enter into, execute and deliver an agreement of purchase and sale with The Manitoba Hydro-Electric Board that is in accordance with Recommendation 1.

3. That the City enter into, execute and deliver such other ancillary agreements determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing.

4. That the Director of Planning, Property and Development be authorized to negotiate and approve the terms and conditions of the agreement of purchase and sale and any ancillary agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services 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 for the acquisition of property which is not identified in a Council approved program or project.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, environmental or human resource implications associated with this report. Acquisition of the lands will allow the construction of the Active Transportation Pathway to be completed.

HISTORY/DISCUSSION

The Public Works Department requested that the Real Estate Division of the Planning, Property and Development Department negotiate the acquisition of the easterly 0.91 meters of the property limit of 500 Peguis Street, as shown on the attached Misc. Plan No. 14767/1 as "Proposed Acquisition," for the construction of an Active Transportation Pathway.

On February 24, 2016, Council approved the street opening shown on Misc. Plan No. 14767/2, under DAO 9/2015.

The Department has concluded its negotiations with the owner, The Manitoba Hydro-Electric Board, in accordance with the terms and conditions in Schedule "A" attached.

The acquisition of the land is required to be completed so that the by-law to effect the street opening in accordance with Misc. Plan No. 14767/2 can be submitted to Council for approval.

The Public Works Department supports the acquisition as negotiated and has advised that adequate funding is available under capital project number 1834000210 - PROPERTY.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 24, 2016

Project Name:

Approval to Acquire a portion of 500 Pequis Street for Street Improvements

First Year of Program **2016**

	2016	2017	2018	2019	2020
Capital					
Capital Expenditures Required	$ 1,500	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ 1,500	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ 1,500	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ 1,500	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ 1,500				
Total Additional Debt Required	$ 1,500				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	47	-	-	-	-
Net Cost/(Benefit)	$ (47)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(47)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the $1,453 acquisition cost + short-term financing and corporate admin fees of $47. The latter amount is offset by an equal recovery in the current budget of the Corporate Finance Department.

"Original signed by"

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

Public Works Department
Legal Services, as to legal issues

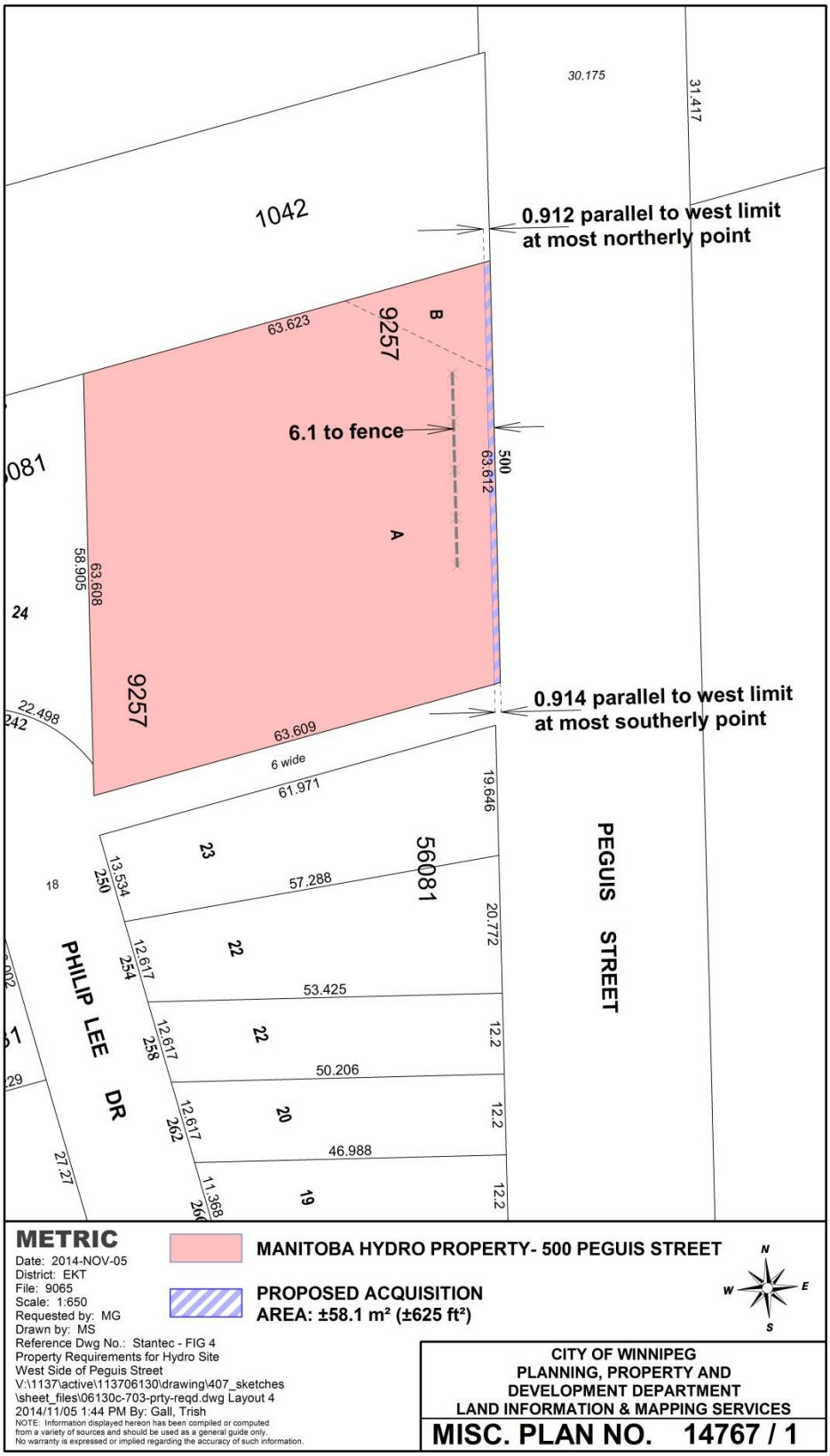
OURWINNIPEG POLICY ALIGNMENT

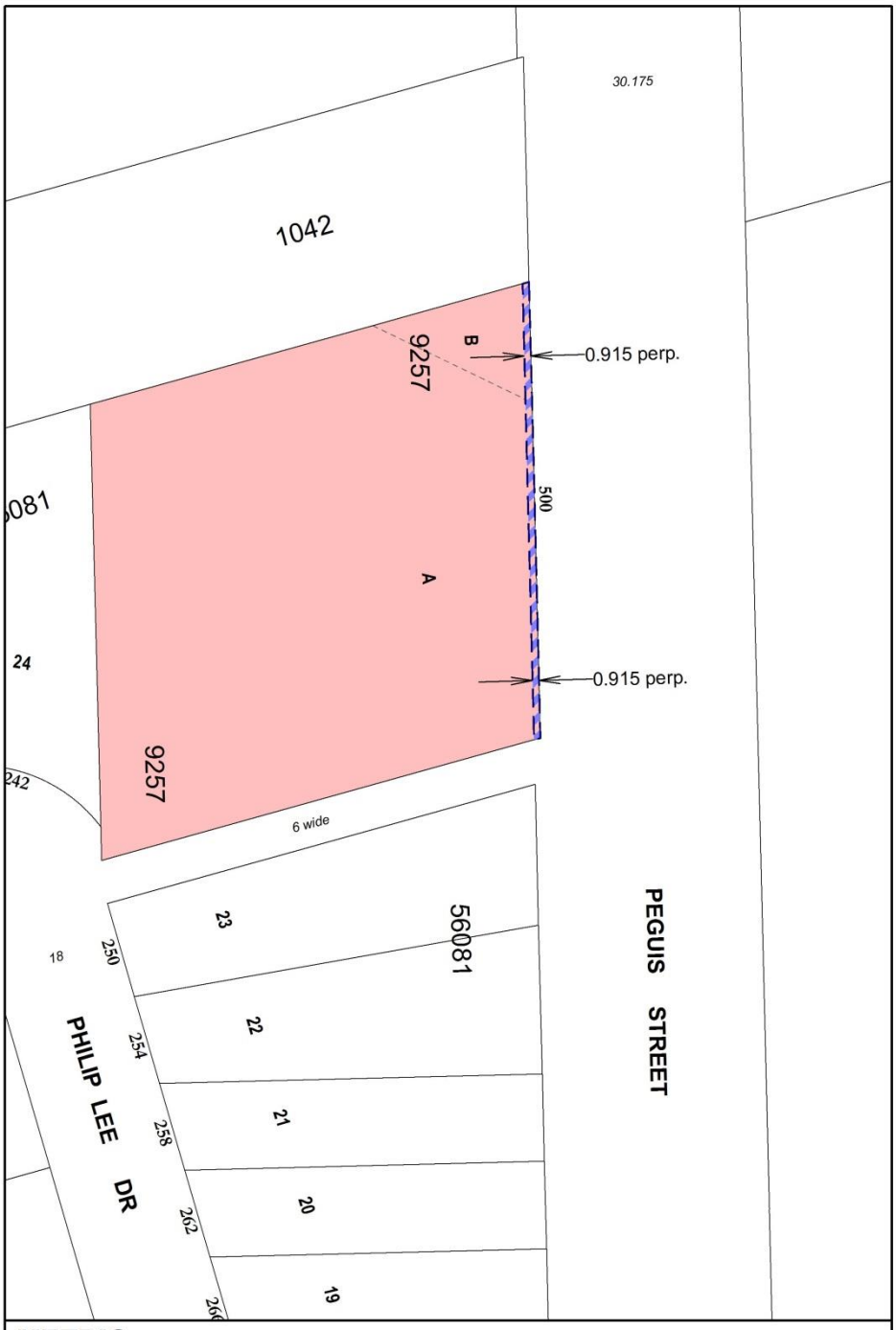
01-1 City Building
Connect and Expand Our Sustianable Transportation and Infrastructure Networks

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Barry Lucyk, Supervisor of Sales & Acquisitions
Date: August 25, 2016
File No. 9065

o:\reports directive\real estate\acquisition\(bl) 500 peguis road widening.docx


30.175
31.417
1042
0.912 parallel to west limit
at most northerly point
63.623
9257
B
6.1 to fence
500
63.612
A
58.905
63.608
24
9257
22.498
63.609
0.914 parallel to west limit
at most southerly point
6 wide
61.971
19.646
23
56081
PEGUIS STREET
18
13.534
250
57.288
20.772
22
12.617
254
53.425
PHILIP LEE DR
12.617
258
22
12.2
50.206
12.617
262
20
12.2
46.988
27.27
11.368
19
12.2
METRIC
Date: 2014-NOV-05
District: EKT
File: 9065
Scale: 1:650
Requested by: MG
Drawn by: MS
Reference Dwg No.: Stantec - FIG 4
Property Requirements for Hydro Site
West Side of Peguis Street
V:\1137\active\113706130\drawing\407_sketches
\sheet_files\06130c-703-prty-reqd.dwg Layout 4
2014/11/05 1:44 PM By: Gall, Trish
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.
MANITOBA HYDRO PROPERTY- 500 PEGUIS STREET
PROPOSED ACQUISITION
AREA: ±58.1 m² (±625 ft²)
N
W
E
S
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14767 / 1


30.175
1042
9257
B
0.915 perp.
500
A
0.915 perp.
9257
6 wide
PEGUIS STREET
56081
23
22
21
20
19
18
250
254
258
262
PHILIP LEE DR
24
METRIC
MANITOBA HYDRO PROPERTY- 500 PEGUIS STREET
PROPOSED OPENING - DAO 9/2015
N
W
E
S
Date: 2015-DEC-06
District: EKT
File: 9065
Scale: 1:650
Requested by: MG
Drawn by: MS
Reference Dwg No.: DAO 9/2015
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CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14767 / 2

SCHEDULE “A”

1. Land Size 58.1m2
2. Purchase price of $1,453.00 plus gst.
3. City to pay for all costs of any surveys, consents, authorizations, discharges of encumbrances and plans to effect the registration of the Plan of Peguis Street.