Agenda – Executive Policy Committee – January 18, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

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. 14 Declaration of Surplus Land – Property Adjacent and to the South of 624 Balmoral Street (Daniel McIntyre Ward)

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the City-owned property located to the south of 624 Balmoral Street, identified as "Proposed Subject City Property" on the attached Misc. Plan No. 14687/2, 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.

Agenda – Executive Policy Committee – January 18, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2017, 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 Declare the City Owned Property Adjacent and to the South of 624 Balmoral Street (identified as "Proposed Subject City Property" on attached Misc. Plan No. 14687/2) 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
J. Zabudney	J. Kiernan	n/a	D. McNeil

EXECUTIVE SUMMARY

Declaring the City-owned property identified as "Proposed Subject City Property" on the attached Misc. Plan No. 14687/2 surplus will enable the Department to offer the property for sale on the open market.

RECOMMENDATIONS

1. That the City-owned property located to the south of 624 Balmoral Street, identified as "Proposed Subject City Property" on the attached Misc. Plan No. 14687/2, 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 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 Planning, Property and Development Department intends to sell the City-owned property on the open market as per City Policy.

HISTORY/DISCUSSION

The “Proposed Subject City Property” was acquired by the City through expropriation proceeding back in February 1965 for the development of Cumberland Avenue. The “Proposed Subject City Property” is the residual land remaining after the right-of-way was established.

The “Proposed Subject City Property” was circulated to all Civic Departments. No civic use was identified.

The Public Works Department advised that the City is to retain the property shown as “City Land Retained for Future Road Works Area: 32.4± m^2 (349± ft^2)” on the attached Misc. Plan No. 14687/2 for roadway improvements.

In addition, Urban Planning and Parks have identified this property as falling under the boundaries of the Spence Neighbourhood Community Plan 2011-2016, which identifies an objective around “increasing access to green space.” Furthermore, they explain that the Cumberland Corridor exists as a series of small green spaces that were created when Notre Dame Avenue was split into two one way streets. Urban Planning proposes splitting the City owned parcel to create a rectangular lot to support options for infill development, as well as, retaining the southerly triangular portion to provide a buffer of green space to not disrupt the existing pedestrian desire lines, and to maintain the consistent pattern of triangular parcels of green space that align Cumberland. The proposal from Urban Planning and Parks is to retain the property shown as “City Land Retained” on the attached Misc. Plan No. 14687/2 as existing green space, with the potential for development as a future biking and walkway corridor.

Real Estate intends on offering the “Proposed Subject City Property” for sale on the open market.

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

FINANCIAL IMPACT

Financial Impact Statement Date: November 18, 2016

Project Name:

To Obtain Council Approval to Declare the City Owned Property Adjacent and to the South of 624 Balmoral Street (identified as "Proposed Subject City Property" on attached Misc. Plan No. 14687/2) Surplus to the Needs of the City

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

Ward Councillor
Legal Services, as to legal issues.

OURWINNIPEG POLICY ALIGNMENT

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

This area of the Spence neighbourhood is identified under OurWinnipeg as an Area of Stability and falls under the Mature Communities classification. Supporting Direction and Enabling Strategies include:

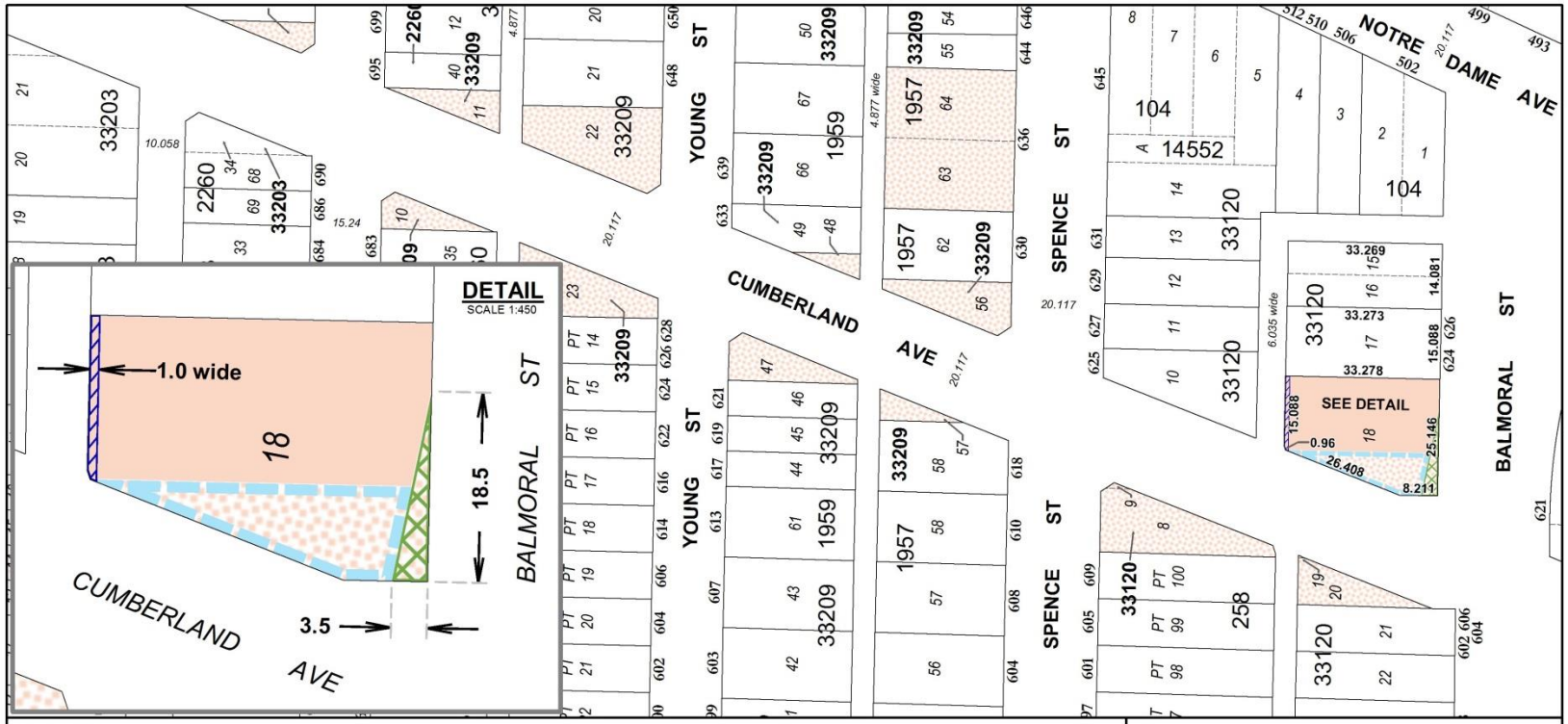
Complete Communities
Areas of Stability
Direction 1: Support the Completion of Areas of Stability
"Ensuring that existing public open spaces meet the neighbourhood's current and future requirements."

"Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments."

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Real Estate Officer/LeahFuredi
Date: November 22, 2016
File No.: 4221/7

o:\reports directive\real estate\sales\(lf) report to declare surplus - city-owned property adjacent and to the south of 624 balmoral st - lot 18 plan 33120.docx



METRIC

Date: 2016-MAR-03
District: CC
File: 4221/7
Scale: 1:1000
Requested by: LF
Drawn by: IP
Reference Dwg No.: As directed

N W E S

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.

PROPOSED SUBJECT CITY PROPERTY - Available for sale
Area: 523.4± m² (5,634± ft²)

HYDRO EASEMENT - 1.0m
Area: 15.9± m² (172± ft²)

CITY LAND RETAINED FOR FUTURE ROAD WORKS
Area: 32.4± m² (349± ft²)

CITY LAND RETAINED

CITY OWNED PROPERTY

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

MISC. PLAN NO. 14687 / 2