Agenda – Executive Policy Committee – March 15, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

Item No. 9 Declaration of Surplus Land – 2154 St. Mary's Road and 34 Van Hull Way

STANDING COMMITTEE RECOMMENDATION:

On March 7, 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 following to Council:

1. That the City-owned property located at 2154 St. Mary's Road and 34 Van Hull Way, identified as "Subject City Property" on the attached Misc. Plan No. 8324/7, 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 – March 15, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 7, 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: Approval to Declare the City-Owned Property located at 2154 St. Mary's Road and 34 Van Hull Way (identified as "Subject City Property" on the attached Misc. Plan No. 8324/7) 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

The Public Service is recommending to Council that 2154 St. Mary's Road and 34 Van Hull Way be declared surplus to the needs of the City. If the property is declared surplus by Council, it will enable the Public Service to market the property for sale.

RECOMMENDATIONS

1. That the City-owned property located at 2154 St. Mary's Road and 34 Van Hull Way, identified as "Subject City Property" on the attached Misc. Plan No. 8324/7, 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

According to the "Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties", Council approval is necessary to declare land surplus to the City's requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial, regulatory, environmental, operational or human resource implications of this report.

The declaration of surplus will enable the Public Service to market the land through a public offering in accordance with the "Policy – Offers to Purchase City-Owned Property".

HISTORY/DISCUSSION

On October 3, 1989, the Committee on Finance and Administration approved the acquisition of the Subject City Property, which was purchased from the adjacent developer. The approved acquisition was larger than the property identified on Misc. Plan 8324/7, as part of the land was acquired for transportation purposes and subsequently opened as Warde Avenue.

An additional portion of the Subject City Property (i.e. its current configuration) was acquired in 1993 to facilitate the completion of DASSF 594/90. The adjacent developer acquired City land in order to complete a Plan of Subdivision, and in exchange, provided to the City “Parcel A” and Block 2 in “Parcel B” on Misc. Plan 8324/7.

The Subject City Property is currently zoned R1-M and is under the jurisdiction of the Planning, Property and Development Department. The property has been undeveloped since 1993.

As shown on Misc. Plan 8324/7, the property contains MTS and Manitoba Hydro easements, as well as a building/servicing restriction. The building/servicing restriction relates to developer obligations from the original conditions imposed in DASSF 594/90.

The property was circulated to all City Departments and no civic need was identified. The Ward Councillor was consulted and concurs with the intentions of the Public Service.

If the Subject City Property is declared surplus to the needs of the City by Council, it is the intention of the Public Service to sell Parcel A and Parcel B independent of one another. Parcel B will be marketed first, through an Expression of Interest (“EOI”). The EOI will allow the Public Service to evaluate the responses based on site constraints (e.g. proximity to residential development) and recommend to the Standing Policy Committee the proposal which represents the best use and value to the City.

Parcel A will be sold through an Offer to Purchase on the open market, subsequent to the sale of Parcel B.

FINANCIAL IMPACT

Financial Impact Statement Date: February 2, 2017

Project Name:

Approval to Declare the City-Owned Property located at 2154 St. Mary's Road and 34 Van Hull Way (identified as "Subject City Property" on the attached Misc. Plan No. 8324/7) surplus to the needs of the City

COMMENTS:

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

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

CONSULTATION

This Report has been prepared in consultation with:

Legal Services as to legal issues

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Areas of Stability - Recent Communities* policy area within Complete Communities Direction Strategy. Recent Communities can accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure. When new development occurs in Recent Communities, it should be contextually suitable recognizing the existing form and character of its location. Supporting Direction and Enabling Strategies for Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Support a mix of commercial services and employment uses that serve the local community.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, semi-detached homes, townhomes.
- Support a mix of commercial services and employment uses that serve the local community.

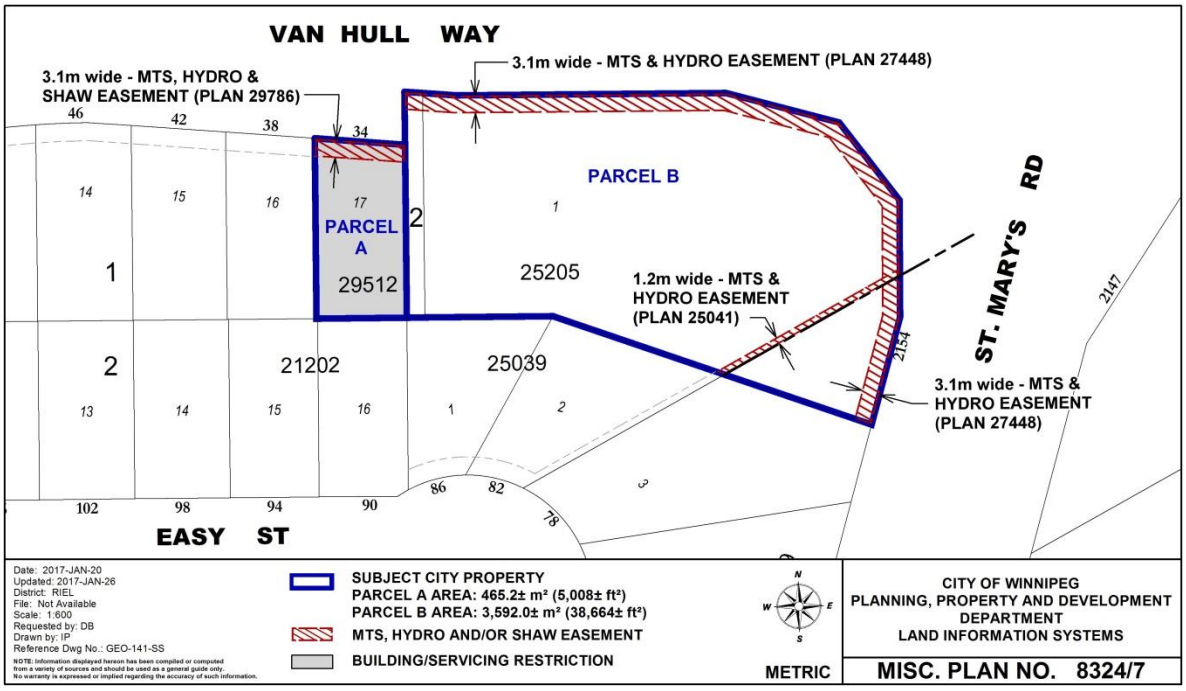
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Gord Chappell
Date: February 3, 2017
File No: 6943/A V2
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Attachments:

Schedule "A" - Misc. Plan 8324/7

Schedule “A”


VAN HULL WAY
3.1m wide - MTS, HYDRO & SHAW EASEMENT (PLAN 29786)
3.1m wide - MTS & HYDRO EASEMENT (PLAN 27448)
PARCEL A
29512
PARCEL B
25205
1.2m wide - MTS & HYDRO EASEMENT (PLAN 25041)
3.1m wide - MTS & HYDRO EASEMENT (PLAN 27448)
ST. MARY'S RD
21202
25039
EASY ST
Date: 2017-JAN-20
Updated: 2017-JAN-26
District: RIEL
File: Not Available
Scale: 1:600
Requested by: DB
Drawn by: IP
Reference Dwg No.: GEO-141-SS
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 A AREA: 465.2± m² (5,008± ft²)
PARCEL B AREA: 3,592.0± m² (38,664± ft²)
MTS, HYDRO AND/OR SHAW EASEMENT
BUILDING/SERVICING RESTRICTION
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SYSTEMS
MISC. PLAN NO. 8324/7