Minute No. 329
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

Item No. 12 **Declaration of Surplus Land – 124 Bournais Drive and 1687 Dugald Road**
(St. Boniface Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That the City-owned property legally described as Parcels "A", "B", and "C", Plan 14838 WLTO in RL 120 Parish of St Boniface and In Lot "A" Roman Catholic Mission Property and identified as "Subject City Property" on the attached Misc. Plan No. 14851/2, 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.

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DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 19, 2017, 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 April 11, 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: Declare City-Owned Property located adjacent to 124 Bournais Drive and 1687 Dugald Road 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	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

This report requests that Council declare the City-owned property located adjacent to 124 Bournais Drive and 1687 Dugald Road as surplus. This approval will enable the Public Service to sell a portion of the property to each of the adjoining owners.

RECOMMENDATIONS

1. That the City-owned property legally described as Parcels “A”, “B”, and “C”, Plan 14838 WLTO
   In RL 120 Parish of St Boniface and In Lot “A” Roman Catholic Mission Property and identified as “Subject City Property” on the attached Misc. Plan No. 14851/2, 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 the City-owned property surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Public Service intends to sell the subject City-owned property to the two adjoining owners in accordance with the delegated authority granted to the Director of Planning, Property and Development for the sale of small parcels that are not developable on their own (e.g. location, size, remnant parcel).
- There are no regulatory or human resource implications associated with this report.
- There are no direct financial implications associated with this recommendation.
- 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.

HISTORY/DISCUSSION

The subject City-owned property was a part of the former Mission Street right-of-way, legally closed in 1979 (approx.). The City-owned property is encumbered by a pipeline easement.

The Department was approached by the owner of 124 Bournais Drive on the possible acquisition of the subject property.

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

Subject to the property being declared surplus by Council, the Department intends to sell the subject City property to each of the adjoining owners, Parcel A & B to the owner of 124 Bournais Drive and Parcel C to the owner of 1687 Dugald Road, for consolidation with their current holdings.

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

FINANCIAL IMPACT

Financial Impact Statement **Date:** **March 16, 2017**

Project Name:

Approval to Declare the City-Owned Property located adjacent to 124 Bournais Drive and 1687 Dugald Road identified as "Subject City Property" on the attached Misc. Plan No. 14851/2 surplus to the needs of the City

COMMENTS:

There are no direct financial implications associated with declaring the subject property surplus to the needs of the City. The Department intends to sell the subject City property, for gross proceeds of +/- $91,000, to the two adjoining owners in accordance with the delegated authority granted to the Director of Planning, Property and Development for the sale of small parcels that are not developable on their own (e.g. location, size, remnant parcel).

"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.
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

- Under the Complete Communities Direction Strategy the proposed development is within the Employment Lands - Manufacturing Specific Area. A policy guiding development within the Manufacturing Specific Area is:
  -Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.
- The proposed use of the site is compatible with the adjoining industrial type uses and is supported by OurWinnipeg and the Complete Communities Direction Strategy policies.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Nikola Vujadin
Date: March 16, 2017
File No: 5933
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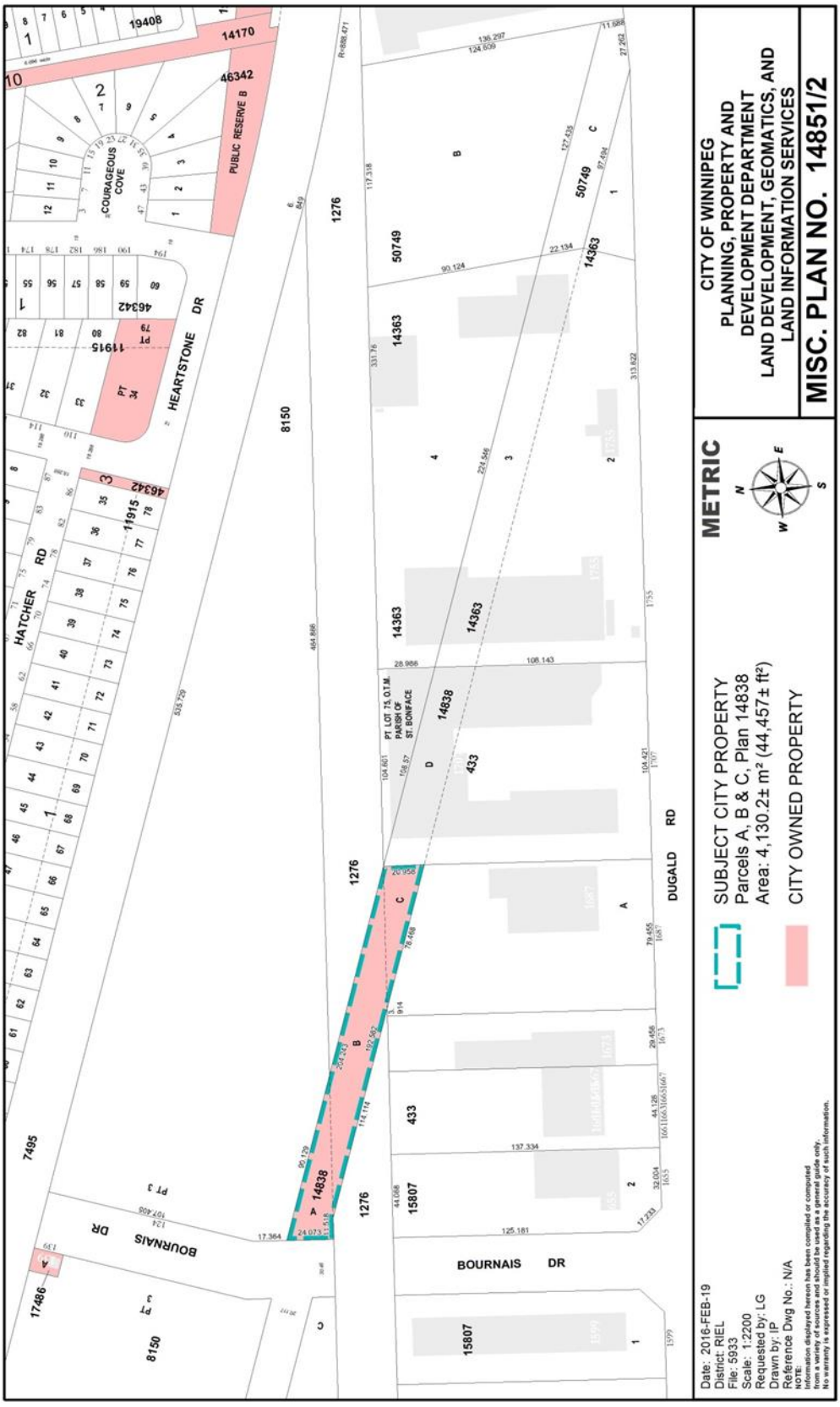
Attachments: Misc. Plan 14851/2


CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT, GEOMATICS, AND
LAND INFORMATION SERVICES
MISC. PLAN NO. 14851/2
METRIC
SUBJECT CITY PROPERTY
Parcels A, B & C, Plan 14838
Area: 4,130.2± m² (44,457± ft²)
CITY OWNED PROPERTY
Date: 2016-FEB-19
District: RIEL
File: 5933
Scale: 1:2200
Requested by: LG
Drawn by: IP
Reference Dwg No.: N/A
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.
HEARTSTONE DR
HATCHER RD
DUGALD RD
BOURNAIS DR
COURAGEOUS COVE
PUBLIC RESERVE B
PT LOT 75, O.T.M.
PARISH OF
ST. BONIFACE