Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

Item No. 9 City-owned Remnant Properties Surplus to the City (River Heights – Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 27, 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 properties located; (1) west of 1236 Windermere Avenue; (2) east of 1302 Windermere Avenue; and (3) east of 1313 Somerville Avenue, identified on Miscellaneous Plans 15206/4, 15206/1, and 15026/2 (attached in Schedules "A" and "B") be declared surplus to the needs of the City.

2. That the proper officers of the City be authorized to all the things necessary to implement the intent of this recommendation.

Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 27, 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: City-owned Remnant Properties Surplus to 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
M. Pittet	J. Kiernan	n/a	D. McNeil

EXECUTIVE SUMMARY

This report requests that Council declare three City-owned remnant properties surplus to the needs of the City. This approval will enable the Public Service to sell the lands to the adjacent owners for consolidation with their current holdings.

RECOMMENDATIONS

1. That the City-owned properties located; (1) west of 1236 Windermere Avenue; (2) east of 1302 Windermere Avenue; and (3) east of 1313 Somerville Avenue, identified on Miscellaneous Plans 15206/4, 15206/1, and 15026/2 (attached in Schedules “A” and “B”) be declared surplus to the needs of the City.

2. That the proper officers of the City be authorized to all the things necessary to implement the intent of this recommendation.

REASON FOR THE REPORT

According to the “Policy for 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 Department to offer, for sale, to each adjacent owner the respective lands in accordance with Council approved policy.

HISTORY/DISCUSSION

These properties were acquired when the City purchased the land as part of the Daniel Street widening project in 1974. They remain as remnant parcels that were not required for the widening of Daniel Street. Subject to the properties being declared surplus, it is the intent of the Department to offer, for sale, the respective remnant City-owned land to each adjacent owner. The parcels are not buildable on their own and serve no civic purpose.

The subject properties are located in such a way as to require the residents to cross the City-owned land in order to access their property. To reduce risk and liability to the City, subject lands should be sold to adjacent owners.
The subject properties were circulated to all City Departments and no civic need was identified other than a sliver of the 1236 Windermere Avenue remnant, earmarked for future sidewalk (as identified on Miscellaneous Plan Number 15206/4 (Schedule “A”).

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

The sale of the City-owned properties would enable the adjacent properties owners to legalize their use of the City properties located adjacent to their properties. The City land would be sold to each adjacent owner in accordance with Council approved policy.

FINANCIAL IMPACT

Financial Impact Statement Date: October 16, 2017

Project Name:

To obtain Council approval to declare City-owned remnant properties:
(1) west of 1236 Windermere Avenue;
(2) east of 1302 Windermere Avenue; and
(3) east of 1313 Somerville Avenue; surplus to the needs of the City

COMMENTS:

There are no material 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

N/A

SUBMITTED BY

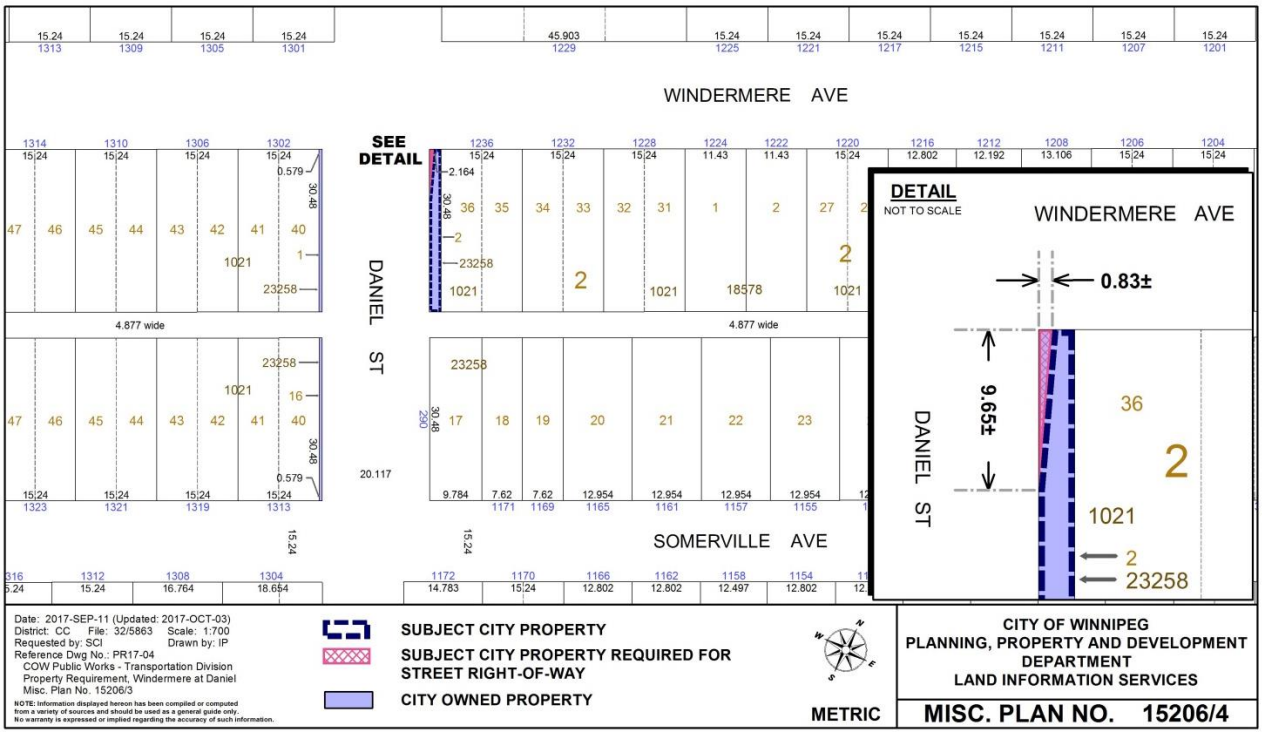
Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Simone Clayton, Real Estate Officer
Date: October 23, 2017
File No: 32/5863

O:\Report Directive\Real Estate\Sales\(sc) Declare Surplus – 1236_1302 Windermere Avenue and 1313 Somerville Avenue (32_5863) – October 17 2017

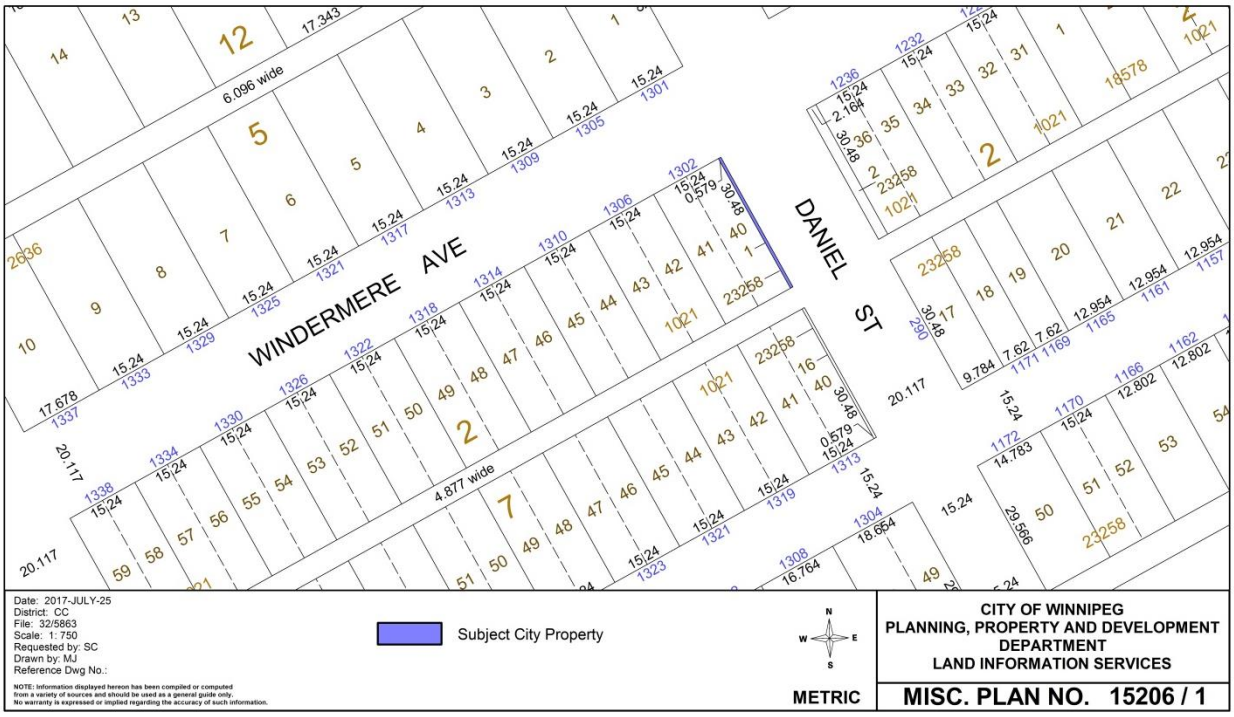
Attachments:

Schedule “A” – Miscellaneous Plan Number 15206/4
Schedule “B” – Miscellaneous Plan Numbers 15206/1 and 15206/2.

Schedule “A”


WINDERMERE AVE
SEE DETAIL
DANIEL ST
SOMERVILLE AVE
4.877 wide
4.877 wide
DETAIL
NOT TO SCALE
WINDERMERE AVE
0.83±
9.65±
DANIEL ST
36
2
1021
2
23258
Date: 2017-SEP-11 (Updated: 2017-OCT-03)
District: CC File: 32/5863 Scale: 1:700
Requested by: SCI Drawn by: IP
Reference Dwg No.: PR17-04
COW Public Works - Transportation Division
Property Requirement, Windermere at Daniel
Misc. Plan No. 15206/3
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
SUBJECT CITY PROPERTY REQUIRED FOR STREET RIGHT-OF-WAY
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15206/4

Schedule “B”


WINDERMERE AVE
DANIEL ST
4.877 wide
6.096 wide
Date: 2017-JULY-25
District: CC
File: 32/5863
Scale: 1: 750
Requested by: SC
Drawn by: MJ
Reference Dwg No.:
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
N
W
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S
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15206 / 1


WINDERMERE AVE
DANIEL ST
SOMERVILLE AVE
4.877 wide
Date: 2017-JULY-25
District: CC
File: 32/5863
Scale: 1: 750
Requested by: SC
Drawn by: MJ
Reference Dwg No.:
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
N
W
E
S
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15206 / 2