Agenda – Council – February 22, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

Item No. 10 Declare City-owned Property at 834 Empress Street Surplus to the Needs of the City
(St. James-Brooklands-Weston Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 13, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the City-owned property located at 834 Empress Street, identified as "Subject City Property" on the attached Misc. Plan No. 10246/6 , 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 13, 2018, 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 February 2, 2018, 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 City-owned Property at 834 Empress Street 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
M. Pittet	J. Kiernan	n/a	D. McNeil

EXECUTIVE SUMMARY

The Public Service recommends that the Subject City Property, identified in Schedule 'A', attached, at 834 Empress Street be declared surplus to the needs of the City. If declared surplus, it is the intention of the Department to offer the Subject City Property for sale on the open market in accordance with the "Policy – Offers to Purchase City-owned Property".

RECOMMENDATIONS

1. That the City-owned property located at 834 Empress Street, identified as "Subject City Property" on the attached Misc. Plan No. 10246/6 , 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 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 declaration of surplus will allow the Public Service to market and sell the subject property through a public offering in accordance with the “Policy – Offers to Purchase City-owned property.”

HISTORY/DISCUSSION

The “Subject City Property”, shown on Misc. Plan 10246/6 (Subject City Property), originally formed part of the lands developed by the former Rural Municipality of St. James (the R.M.) (later the City of St. James) as an Industrial Area. Pursuant to a tri-party understanding outlined in the letter dated March 21, 1951 between the Canadian Northern Railway Company, the Canadian Pacific Railway Company and the R.M., the subject property was reserved by the City for a private spur line. The City then entered into an agreement with Bentall Construction Co. Ltd. on May 11, 1971, granting them an easement and right-of-way for the purposes of a spur track over and upon the lands. The railway trackage has since been removed and both railways have provided consent letters dated November 8, 1989 approving the sale of the spur line.

The Subject City Property is required to be declared surplus by Council prior to being offered for sale to the general public.

City Departments were canvassed to determine if they had any need or objection to declaring the Subject City Property surplus to the City’s needs. No Civic need was identified. The Urban Planning and Design Division identified that a Waterways Permit issued pursuant to the City of Winnipeg Waterway By-law No. 5888/92 may be required for development on the Subject City Property, as a portion of the property falls within the regulated area/adjacent to Omand's Creek.

In addition, Manitoba Hydro has indicated that they will require a 4-meter easement on the southerly limits of the property with the exception of the south-westerly limits where a larger area is required to cover existing facilities.

In accordance with City policy to sell buildable lots through a public offering, the Public Service intends to offer the Subject City Property on the open market.

The Ward Councillor was consulted and concurs with the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement Date: December 22, 2017

Project Name:

To Obtain Council Approval to Declare City-owned Property at 834 Empress Street 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
Public Works Department
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Polo Park neighbourhood is designated as a Mature Community under the Complete Communities Direction Strategy. Polices which are relevant to this application are as follows:

1. Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.

2. Support a mix of uses within buildings located on commercial streets.

3. Facilitate land assembly for infill developments.

The subject sale does not contravene OurWinnipeg or the Complete Communities Direction Strategy and generally aligns with their overall vision and key directions, as the sale of this lot will facilitate infill development of this vacant land on Empress Street.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate
Prepared by: Leah Furedi
Date: January 2, 2018
File No: 32/3372 & 32/3372 (V2)

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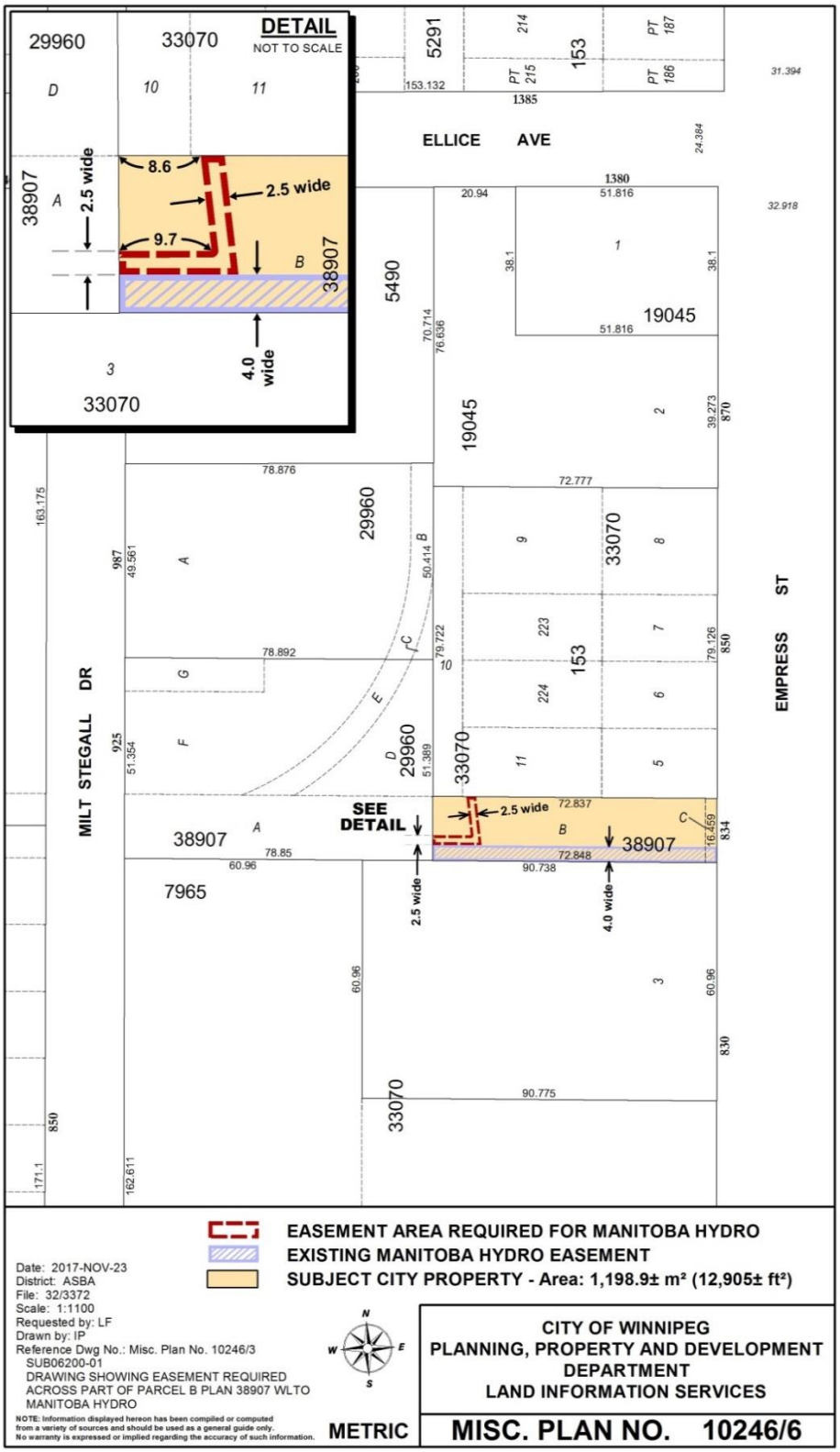
Attachments:

Schedule ‘A’ – Misc. Plan No. 10246/6

SCHEDULE ‘A’


DETAIL
NOT TO SCALE
29960
33070
38907
8.6
2.5 wide
9.7
4.0 wide
ELLICE AVE
MILT STEGALL DR
EMPRESS ST
SEE DETAIL
7965
19045
5490
5291
153
1385
1380
EASEMENT AREA REQUIRED FOR MANITOBA HYDRO
EXISTING MANITOBA HYDRO EASEMENT
SUBJECT CITY PROPERTY - Area: 1,198.9± m² (12,905± ft²)
Date: 2017-NOV-23
District: ASBA
File: 32/3372
Scale: 1:1100
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 10246/3
SUB06200-01
DRAWING SHOWING EASEMENT REQUIRED
ACROSS PART OF PARCEL B PLAN 38907 WLTO
MANITOBA HYDRO
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 10246/6