Minute No. 378
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

Item No. 10 Declaration of Surplus - City-Owned Property located near Rue Des Trappistes between Brady Road and Waverley Street (St. Norbert – Seine River Ward)

COUNCIL DECISION:

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

1. That the City-owned property located near Rue Des Trappistes between Brady Road and Waverley Street, identified as "Subject City Property" on the attached Misc. Plan No. 8807/7, be declared surplus to the needs of the City.

2. That, subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve to the Solid Waste Utility of the Water and Waste Department.

3. 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 – May 27, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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 June 11, 2019, 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 May 27, 2019, 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: Declaration of Surplus - City-Owned Property located near Rue Des Trappistes between Brady Road and Waverley Street

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 City-owned property identified as “Subject City Property” on the attached Misc. Plan 8807/7 be declared surplus to the needs of the City.

Should Council declare the Subject City Property surplus, the Planning, Property and Development Department (the “Department) will sell the land to Manitoba Hydro in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located near Rue Des Trappistes between Brady Road and Waverley Street, identified as “Subject City Property” on the attached Misc. Plan No. 8807/7, be declared surplus to the needs of the City.

2. That, subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve to the Solid Waste Utility of the Water and Waste Department.

3. 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

The Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979 requires Council approval to declare land surplus to the City's requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, environmental, operational, human resource or other implications of this 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.
If the Subject City Property is declared surplus by Council, the Department will sell the land to Manitoba Hydro in accordance with the "Offers to Purchase City-Owned Property" policy as approved by Council on December 6, 2006. Pursuant to the policy, the Department may act on an unsolicited offer to purchase City-owned property where a utility, company or government agency or body is seeking to acquire the property. The price should reflect a valuation completed by an accredited appraiser.

It is anticipated that the sale price of the Subject City Property will be less than $500,000. As a result, the City's Chief Administrative Officer ("CAO") may approve the sale to subject to the authority delegated by Council on January 28, 2009.

It is recommended that the net proceeds from the sale of Subject City Property be transferred from the Land Operating Reserve to the Solid Waste Utility. The Solid Waste Utility will use the proceeds for future land acquisitions required to operate and manage the City's landfill sites.

HISTORY/DISCUSSION

The Subject City Property is located within the Brady Road Landfill and is currently under the jurisdiction of the Water and Waste Department. The Subject City Property is outside the active footprint of the dump and is currently leased as farmland.

The Public Service was approached by the adjoining owner, Manitoba Hydro, on the possible acquisition of the Subject City Property. The Subject City Property is required for the installation of new transmission towers as part of the Manitoba-Minnesota Transmission Project. Subject to the property being declared surplus by Council, the Department intends to sell the Subject City Property to Manitoba Hydro in accordance with the "Offers to Purchase City-Owned Property" policy.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Water and Waste Department indicated that they have no concerns regarding the sale, subject to the net proceeds of sale being directed back to the Solid Waste Utility.

The Subject City Property is currently leased as farmland to a single tenant with two active lease agreements, each with a 30-day cancellation clause. Cancellation notice must be served between June 1 and August 31. The leases will be amended to exclude the Subject City Property.

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

FINANCIAL IMPACT

Financial Impact Statement **Date:** May 9, 2019

Project Name:

Declaration of Surplus - City-Owned Property located near Rue Des Trappistes between Brady Road and Waverley Street

COMMENTS:

There are no direct financial implications associated with declaring a property surplus to the City's needs.

"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
Water and Waste Department

OURWINNIPEG POLICY ALIGNMENT

N/A

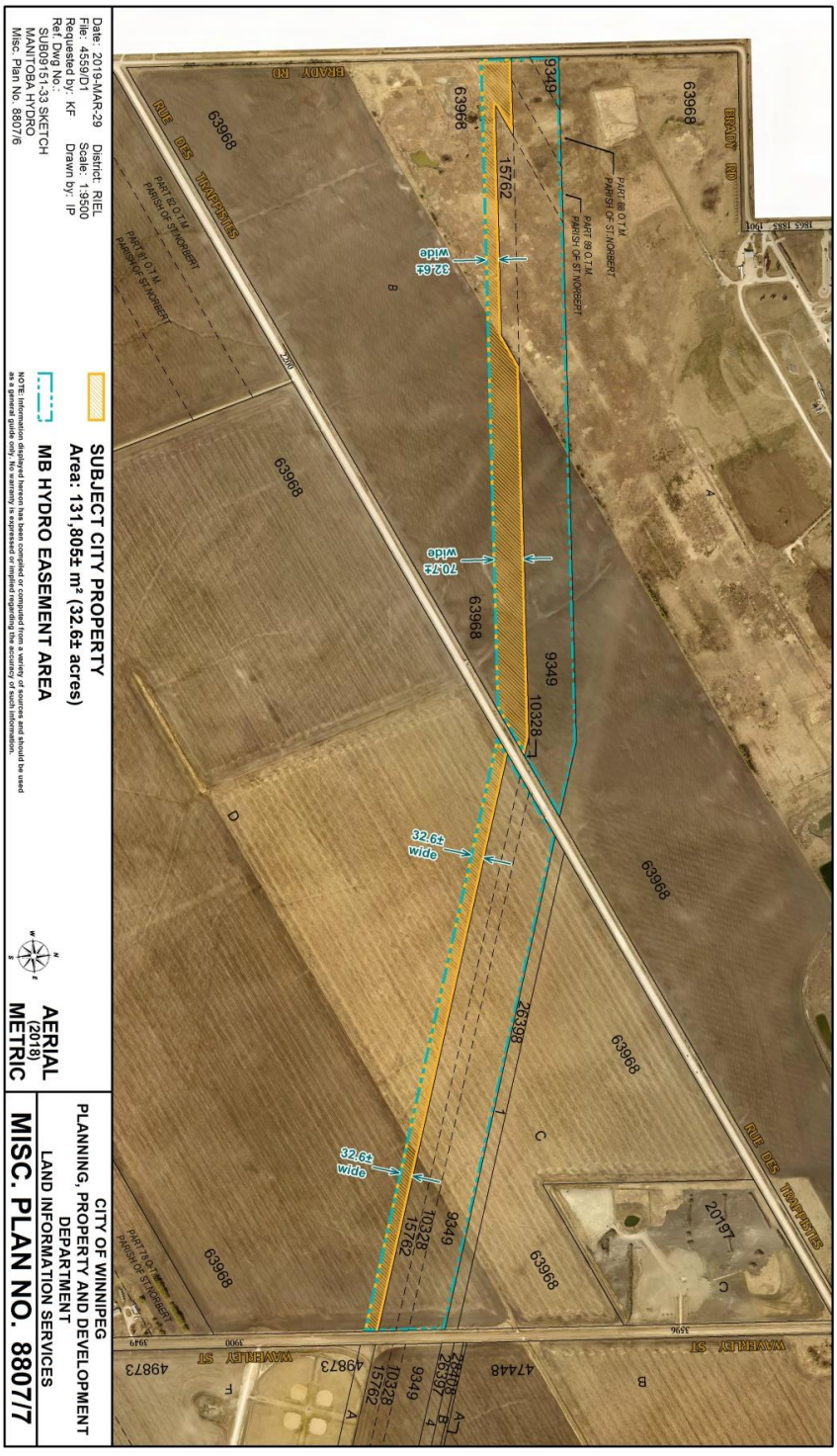
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Kim Fox, Senior Negotiator
Date: May 9, 2019

Attachments:

Schedule A – Misc. Plan 8807/7

Schedule A


Date: 2019-MAR-29
File: 4559/D1
Requested by: KF
Ref. Dwg No.:
SUB09151-33 SKETCH
MANITOBA HYDRO
Misc. Plan No. 8807/6
District: RIEL
Scale: 1:9500
Drawn by: IP
SUBJECT CITY PROPERTY
Area: 131,805± m² (32.6± acres)
MB HYDRO EASEMENT AREA
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.
AERIAL
(2018)
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 8807/7
BRADY RD
RUE DES TRAPPISTES
WAVERLEY ST
PART 88 O.T.M. PARISH OF ST. NORBERT
PART 89 O.T.M. PARISH OF ST. NORBERT
PART 82 O.T.M. PARISH OF ST. NORBERT
PART 81 O.T.M. PARISH OF ST. NORBERT
PART 78 O.T.M. PARISH OF ST. NORBERT
32.6± wide
70.7± wide
32.6± wide
32.6± wide
63968
9349
15762
10328
26398
20197
47448
49873
28408
26397
3900
3396
3949
1901
1885
1865