Minute No. 451
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

Item No. 4 Declaration of Surplus City-owned Property located at 127 Vesel Avenue (Transcona 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 at 127 Vesel Avenue, identified as "Subject City Property" on the attached Misc. Plan No. 10247/4, 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 – June 24, 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 July 9, 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 June 24, 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 at 127 Vesel Avenue

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	M. Jack, Acting CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property identified as "Subject City Property" on the attached Misc. Plan No. 10247/4 (Schedule A) be declared surplus to the needs of the City. If the property is declared surplus by Council, it is the intention of the Public Service to demolish the single family home. Once a Secondary Plan is adopted for South Transcona, it is anticipated that the Public Service will market the City's holding.

RECOMMENDATIONS

1. That the City-owned property located at 127 Vesel Avenue, identified as "Subject City Property" on the attached Misc. Plan No. 10247/4, 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

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 associated with this report.

The declaration of surplus will enable the Department to market the land in the future through a public offering in accordance with the "Policy – Offers to Purchase City-Owned Property". 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 Recommendations of this report are approved, the Public Service will apply to demolish the Subject City Property and fund the cost of demolition out of the Land Operating Reserve. The structures on the Subject City Property will be demolished in accordance with the Development Procedures By-Law No. 160/2011.

HISTORY/DISCUSSION

The City owns a large land holding in South Transcona, between Rennie Avenue and Murdock Road on the south side of Dugald Road (the "Subject Area"). Much of the Subject Area has been owned by the City for decades and requires a secondary plan for development.

In June 1998, one of the few private land owners in the Subject Area proposed a land exchange with the City. The owner offered to sell 127 Vesel Avenue in exchange for two City lots.

In July 1998, the Public Service advised the owner of the May 2, 1973 Council Order which provides that no further City-owned land be sold in the area until there is a development plan for servicing and/or subdivision.

In September 1998, the owner's agent indicated a willingness to sell 127 Vesel Avenue to the City and Council subsequently approved the acquisition on November 25, 1998.

The Subject City Property has been in use as a rental property for the past twenty years and is managed by Winnipeg Housing Renewal Corporation. The Subject City Property is now beyond its useful life and requires demolition.

Once a Secondary Plan is adopted for the Subject Area, it is anticipated that the Public Service will market the City's holding.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Ward Councillor was consulted with the intentions of the Department.

FINANCIAL IMPACT

Financial Impact Statement Date: June 6, 2019

Project Name:

Declaration of Surplus City-owned Property located at 127 Vesel Avenue

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 Department (as to legal issues)
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Rural and Agricultural Areas* policy area within Complete Communities Direction Strategy. Rural Agricultural Areas are large tracts of undeveloped land that currently support a mix of agricultural and rural residential uses within city limits. Currently, these lands are not viable for development to an urban standard.

Our Rural Agricultural lands will be maintained as large parcels for agricultural production and compatible uses. Preventing the fragmentation of these lands allows for a well-planned, organized and efficient approach to their development for agricultural and other low intensity uses.

The establishment of new residential properties will be considered in areas covered by an applicable statutory plan that allows for their creation.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Real Estate and Land Development
Prepared by:	Tyler Miller
Date:	June 12, 2019

Attachments:
Schedule A – Misc. Plan No. 10247/4

SCHEDULE A


DUGALD ROAD
FULLER AVENUE
DENVER AVENUE
VESEL AVENUE
COPELAND STREET
SUBJECT CITY PROPERTY - 127 VESEL AVENUE
Area: 491.0± m² (5,285± ft²)
CITY OWNED PROPERTY
Date: 2018-APR-19
District: EKT
File: 32/5813
Scale: 1:1400
Requested by: TM
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 10247/3
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AERIAL METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 10247/4