Agenda – Council – November 21, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 28, 2019

Item No. 1 Declaration of Surplus Land – City-Owned Property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road (Charleswood-Tuxedo-Westwood Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 12, 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 following to Council:

1. That the City-owned property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road, identified as "Subject City Property" on Misc. Plan 7912/4, attached as Schedule A, 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 – October 28, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 12, 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 October 28, 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 Land – City-Owned Property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road

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. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road, identified as “Subject City Property” on Misc. Plan 7912/4, attached hereto as Schedule A, be declared surplus to the needs of the City.

If the Subject City Property is declared surplus by Council, it is the intention of the Public Service to sell the property to The Province of Manitoba in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road, identified as “Subject City Property” on Misc. Plan 7912/4, attached as Schedule A, 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 needs.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, environmental, financial, operational, human resource or other implications associated with 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.
The Public Service intends to sell the City-owned property to the Province of Manitoba ("Province") in accordance with the "Offers to Purchase City-Owned Property" policy as approved by Council on December 6, 2006. Pursuant to the policy, the Planning, Property and Development Department (the "Department") may act on unsolicited offers 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.

HISTORY/DISCUSSION

The Subject City Property is located within the West End Water Pollution Control Center property and is under the jurisdiction of the Water and Waste Department. The Subject City Property is outside the active footprint of the treatment plant and is currently leased as farmland.

The Public Service was approached by the Province on the possible acquisition of the Subject City Property which is required for the expansion of the service road along the west side of the Perimeter Highway 100, from Wilkes Avenue to Wyper Road. If declared surplus by Council, the Department intends to sell the Subject City Property to the Province of Manitoba in accordance with the "Offers to Purchase City-Owned Property" policy where a utility, company or government agency or body is seeking to acquire the property.

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 additional conditions in the Offer to Purchase agreement to protect existing infrastructure.

The Subject City Property is currently leased as farmland to a single tenant. The current lease agreement will be amended to exclude the Subject City Property.

Should the sale price of the Subject City Property be less than $500,000 when the appraised value is determined, the City's Chief Administrative Officer (CAO) may approve the sale, subject to the authority delegated by Council on January 28, 2009.

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

FINANCIAL IMPACT

Financial Impact Statement Date: September 24, 2019

Project Name:

Declaration of Surplus Land – City-Owned Property located west of the Perimeter Highway between Wilkes Avenue and Wyper Road

COMMENTS:

There are no financial implications associated with this report.

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"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

01-1b Key Directions for the Entire City

Key directions for connecting and expanding our sustainable transportation and infrastructure network: Create a safe, efficient and equitable transportation system for people, goods and services.

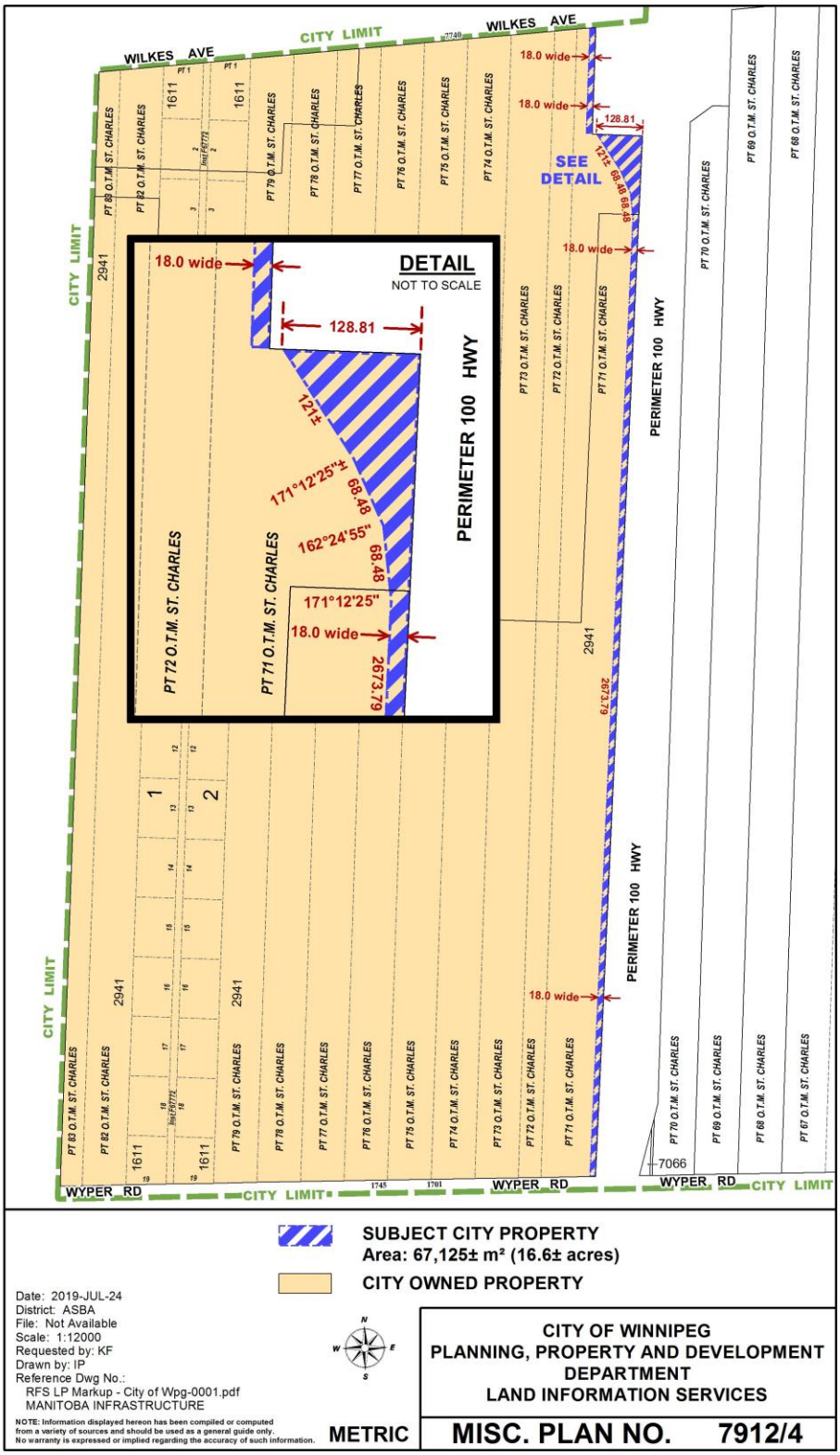
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Kim Fox, Senior Negotiator
Date: October 2, 2019
File No:

Attachments:

Schedule A – Misc. Plan 7912/4

Schedule A


WILKES AVE
CITY LIMIT
WILKES AVE
18.0 wide
18.0 wide
128.81
SEE DETAIL
121±
68.48
68.48
18.0 wide
DETAIL
NOT TO SCALE
18.0 wide
128.81
121±
171°12'25"±
68.48
162°24'55"
68.48
171°12'25"
18.0 wide
2673.79
PERIMETER 100 HWY
PT 72 O.T.M. ST. CHARLES
PT 71 O.T.M. ST. CHARLES
PT 79 O.T.M. ST. CHARLES
PT 78 O.T.M. ST. CHARLES
PT 77 O.T.M. ST. CHARLES
PT 76 O.T.M. ST. CHARLES
PT 75 O.T.M. ST. CHARLES
PT 74 O.T.M. ST. CHARLES
PT 73 O.T.M. ST. CHARLES
PT 70 O.T.M. ST. CHARLES
PT 69 O.T.M. ST. CHARLES
PT 68 O.T.M. ST. CHARLES
PT 67 O.T.M. ST. CHARLES
PT 83 O.T.M. ST. CHARLES
PT 82 O.T.M. ST. CHARLES
2941
1611
7740
7066
1745
1701
WYPER RD
CITY LIMIT
SUBJECT CITY PROPERTY
Area: 67,125± m² (16.6± acres)
CITY OWNED PROPERTY
Date: 2019-JUL-24
District: ASBA
File: Not Available
Scale: 1:12000
Requested by: KF
Drawn by: IP
Reference Dwg No.:
RFS LP Markup - City of Wpg-0001.pdf
MANITOBA INFRASTRUCTURE
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. 7912/4