**Minute No. 41**
**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)**

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 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:

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 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,<br>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.

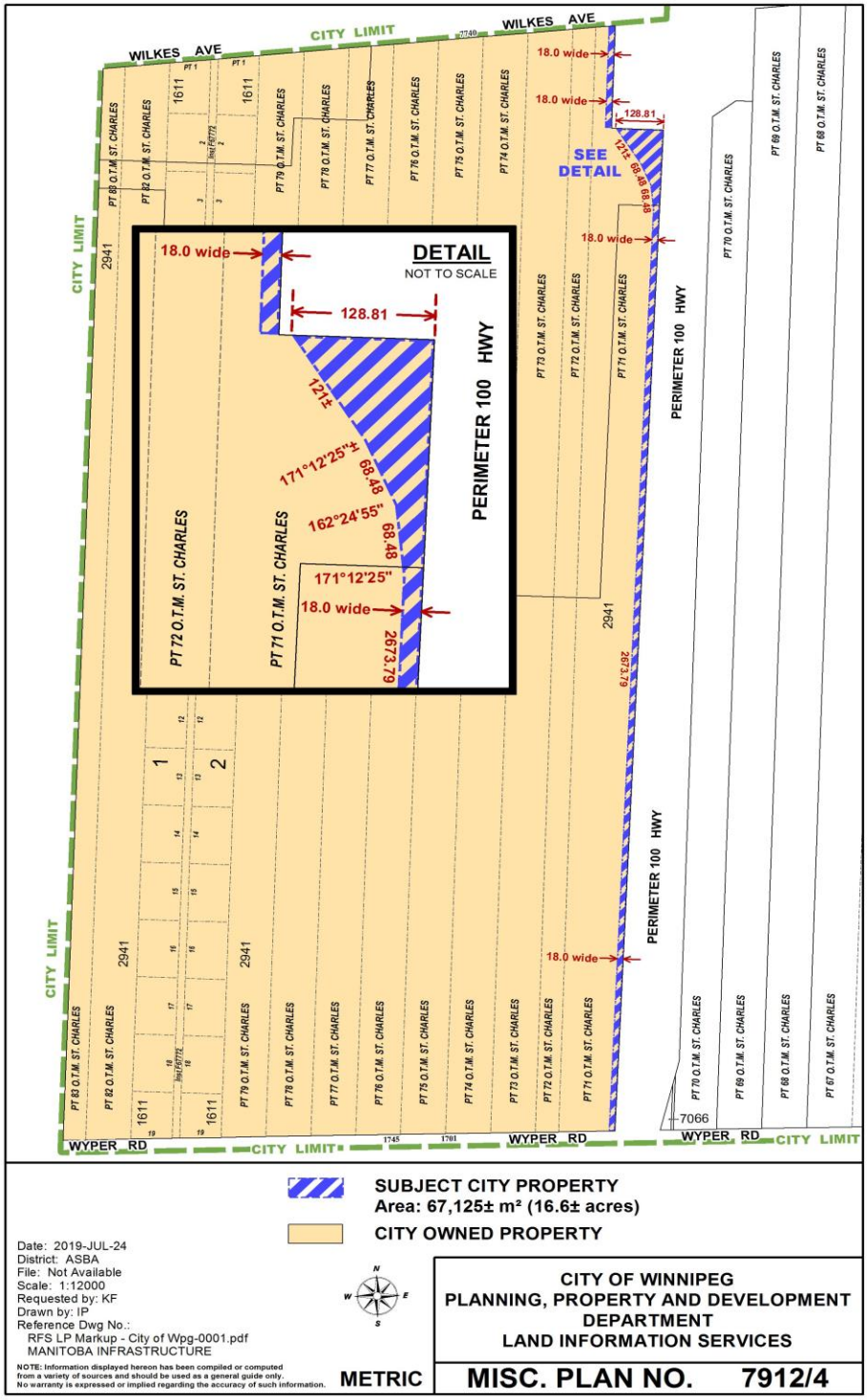
## SUBMITTED BY

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
18.0 wide
128.81
SEE DETAIL
DETAIL
NOT TO SCALE
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
WYPER RD
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
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METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 7912/4