Agenda – Council – July 23, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

Item No. 3 Declaration of Surplus Land – City-Owned Property Located East of Plessis Road and South of Dugald Road

STANDING COMMITTEE RECOMMENDATION:

On July 15, 2020, 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 east of Plessis Road and south of Dugald Road, identified as "Subject City Property" on Misc. Plan 15584/3, 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 – July 13, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2020, 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 July 13, 2020, 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.

Councillor Nason, Transcona Ward, submitted a communication dated July 13, 2020 on behalf of Russ Wyatt, with respect to the matter.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – City-Owned Property Located East of Plessis Road and south of Dugald 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 east of Plessis Road and south of Dugald Road, identified as “Subject City Property” on Misc. Plan 15584/3, 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 adjoining owner in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located east of Plessis Road and south of Dugald Road, identified as “Subject City Property” on Misc. Plan 15584/3, 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, operational, human resources 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.

If the Recommendations of this report are approved, the Public Service intends to sell the Subject City Property to the adjoining owner in accordance with the "Offers to Purchase City-Owned Property" Policy approved by Council on December 6, 2006. Pursuant to the policy, the Planning, Property and Development Department may act on unsolicited offers to purchase City-owned property from an adjacent existing owner when the property is not developable on its own.

HISTORY/DISCUSSION

The Subject City Property was acquired as part of a larger parcel in 2001 in order to make improvements to the existing drainage ditches as part of the South Transcona Land Drainage Project- Stormwater Retention Basin and Local Drainage Project. This project was completed to alleviate flooding in the south Transcona area.

The Subject City Property is located outside the City Limits in the Rural Municipality of Springfield (i.e. the property is not within any City wards).

The Public Service was approached by the adjoining owner on the possible acquisition of the Subject City Property in order to provide access to their proposed 82 lot industrial subdivision east of Plessis Road. It is the intention of the Purchaser to open the Subject City Property as right of way.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Water and Waste Department indicated that they had no concerns regarding the sale provided the Subject City Property is opened as right of way and the ditch flow is maintained by the placement of adequate pipe under the approaches. Additional terms and conditions will be inserted into the Offer to Purchase and Ancillary Agreements, as deemed necessary by the City Solicitor/Director of Legal Services, to protect the interests of the City and existing infrastructure.

Should the sale price of the Subject City Property be less than $500,000, the City's Chief Administrative Officer may approve the sale, subject to the authority delegated by Council on January 28, 2009 (Minute No. 163 "Delegation of Authority for Real Property Transactions"). The current appraised value is $4,500.

FINANCIAL IMPACT

Financial Impact Statement Date: June 5, 2020

Project Name:

Declaration of Surplus Land – City-Owned Property Located East of Plessis Road and south of Dugald Road

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Jun 5, 2020
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Water and Waste Department
Legal Services (as to legal issues)

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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

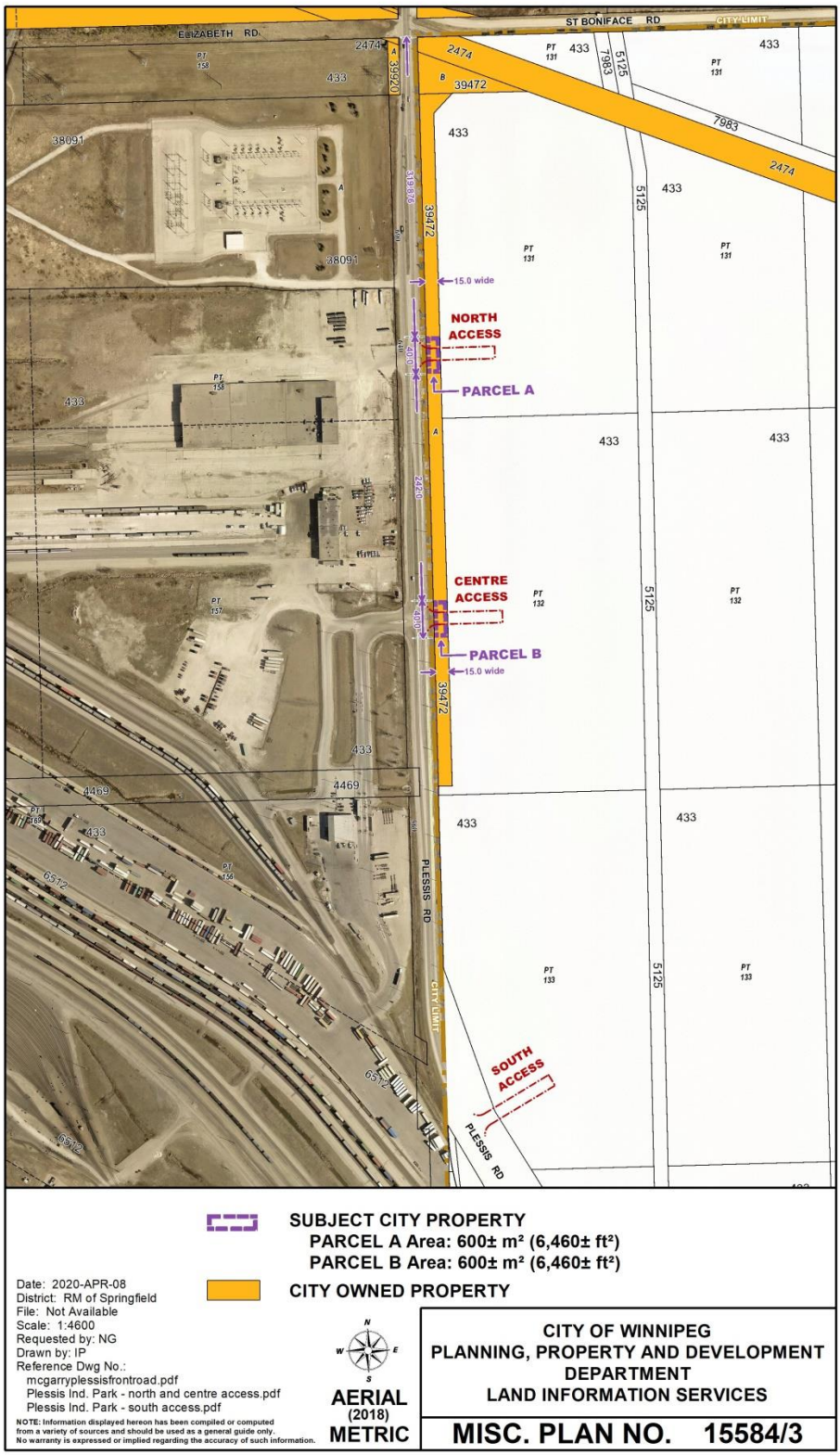
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Neil Gifford, Real Estate Officer
Date: June 8, 2020

Attachments:
Schedule A – Misc. Plan 15584/3

Schedule A



ELIZABETH RD
ST BONIFACE RD
CITY LIMIT
PLESSIS RD
NORTH ACCESS
PARCEL A
CENTRE ACCESS
PARCEL B
SOUTH ACCESS
15.0 wide
SUBJECT CITY PROPERTY
PARCEL A Area: 600± m² (6,460± ft²)
PARCEL B Area: 600± m² (6,460± ft²)
CITY OWNED PROPERTY
Date: 2020-APR-08
District: RM of Springfield
File: Not Available
Scale: 1:4600
Requested by: NG
Drawn by: IP
Reference Dwg No.:
mcgarryplessisfrontroad.pdf
Plessis Ind. Park - north and centre access.pdf
Plessis Ind. Park - south access.pdf
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. 15584/3