Proposed Sale of part of Retention Pond lands in St. Boniface Industrial Park to Namasco Limited
File FI-2.4.5 (Vol. 17)

2. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department has received a request from Namasco Limited to purchase a parcel of City-owned land adjacent to their existing site in the St Boniface Industrial Park, for the purposes of its plant expansion project. Although the property is part of the St Boniface Industrial Park it is zoned "PR1" (Parks and Recreation District) and needs to be declared surplus to the City's requirements.

The Planning, Property and Development Department is in receipt of a communication from Namasco Limited indicating that it is in the process of awarding a design-build contract for the addition of a 30,000 square foot "steel coil" warehouse space to their existing facility at 140 Paquin Road in the St Boniface Industrial Park. Namasco Limited needs to improve its tractor-trailer shipping and receiving capabilities as well as its on-site storm water discharge control.

Namasco Limited has offered to purchase a 20-foot strip of the City-owned land adjacent to its property (outlined on Misc. Plan No. 11511).

Namasco Limited is a company based in Roswell, Georgia (USA). It owns the property at 140 Paquin Road in the St Boniface Industrial Park, shown and identified as the "Applicant's Property" on Misc. Plan No. 11511.

The Planning, Property and Development Department has advised the Riel Community Committee of this requested sale and is awaiting receipt of the Committee's recommendation.

The subject City property as shown on Misc. Plan No. 11511 is part of a retention pond site and is zoned PR-1 (Parks and Recreation District).

There have been no objections on the part of the Administration to the proposed sale. However, the Water and Waste Department provided the following comments with regard to the proposed sale of the subject City property:

> "We have no objections to the sale or lease of a 15 to 20 foot portion of this property, however, we request that the purchaser submit a lot grading plan (geodetic elevations) to us for our review. This plan should include both planned and existing ground elevations down the side slope to the retention basin. Our only concern is that they not compromise the slope stability."

The following is a summary of proposed terms of sale:

Purchaser:	Namasco Limited
Location:	East of and adjacent to 140 Paquin Road
Size:	Irregular 691.7 square meters / 7,445 square feet
Zoning:	"PR1" (Parks and Recreation District)
Price:	$12,305.00 (in accord with current pricing in the St Boniface Industrial Park)

Terms and Conditions:

In addition to the City's standard terms and conditions, the following special clauses will apply to the sale:

Clause 14
It is understood and agreed that the Purchaser is required to submit a lot grading plan (geodetic elevations) to the City for approval which includes both planned and existing ground elevations down the side slope to the retention basin.

Clause 15
It is understood and agreed that title to the property shown as "subject City property" on Misc. Plan No.11511 is to be consolidated with the title to lot 18 Block 6 Plan 13723.

Clause 16
It is understood and agreed that the Purchaser is responsible for all costs related to the creation of the subdivision and plan of survey.

Clause 17
The Purchaser is aware that the property is currently zoned PR-1 (Parks and Recreation District) and will require rezoning to MP-2 Industrial District and that the Purchaser will be responsible for rezoning the property and all of the related costs.

The Planning Property and Development Department supports this proposed sale for the following reasons:

1. The price is reflective of the City's current asking price for lands with trackage in the St Boniface Industrial Park ($72,000.00 per acre).
2. Namasco Limited's expansion project is a positive economic development project.
3. There will be an increase to the City's realty tax base.

In accordance with City Policy, the net sales proceeds from the sale of parkland in Community Committee areas are to be credited to the respective Community Committee Cash Dedication Reserve Fund.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes requires approval of at least two-thirds majority of the Members of Council.

The Standing Policy Committee on Property and Development recommends:

I. That the subject City property as shown on Misc. Plan No. 11511 be declared surplus to the City's requirements.

II. That the sale of the "subject City property" as shown on Misc. Plan No. 11511, to Namasco Limited for the price of $12,305.00, be approved, in accordance with the terms and conditions of the Offer to Purchase, and subject to the purchaser being responsible for submitting an application for subdivision and rezoning of the subject property, and being responsible for all of the costs related thereto.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.