Agenda - Executive Policy Committee - May 12, 2004

Report - Standing Policy Committee on Property and Development - April 27, 2004

Item No. 2 Land to be Declared Surplus - Remnants from the Charleswood Bridge Project
File FI-2.4(31)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the administrative recommendation and recommends to Council:

1. That the lands adjacent to the Charleswood Bridge Noise Attenuation Wall, shown as Parcels “A”,“B”, “D-G”, “J” “K”, “L” and Moray Street on Misc. Plan No. 12192, be declared surplus to the City’s requirements.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda - Executive Policy Committee - May 12, 2004

Report - Standing Policy Committee on Property and Development - April 27, 2004

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 27, 2004, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: Land to be Declared Surplus – Remnants from the Charleswood Bridge Project
Assinibone Community
St. James Ward

For submission to: Standing Policy Committee on Property & Development

Original report signed by: Director of Planning, Property and Development

Report date: March 18, 2004

Recommendation(s):

That City Council declare the lands adjacent the Charleswood Bridge Noise Attenuation Wall shown as Parcels "A","B", "D-G", "J" "K", "L" and Moray Street as shown on Misc. Plan No. 12192 to be surplus to the City's requirements.

REPORT SUMMARY

Key Issues:
The parcels of land are remnants remaining from the Charleswood Bridge Project. They are shown as Parcels "A" "B", "D-G", "J" and "K" "L" and "Moray Street" on Misc. Plan No. 12192 (Schedule A).

The St. James/Assiniboia Community Committee approved the closing of Assiniboine Crescent shown as Parcel's "A", "L" and "Moray Street" on Misc. Plan No. 12192 on February 10, 2004.

The Planning, Property and Development Department is requesting that Council declare the lands to be surplus to the City's requirements.

The Department intends to offer the parcels to adjacent property owners for consolidation with their properties.

The Department supports the required street closing and land conveyance as it will eliminate long-term property management and liability issues associated with ownership of remnant parcels.

With future consolidation, the tax base will be increased by the additional assessed value of the parcels, which are not currently assessed.

Implications of the Recommendation(s):

General implications:

- [X] None
- [ ] For the organization overall and/or for other departments
- [ ] **For the community and/or organizations external to the City of Winnipeg**
- [ ] **Involves a multi-year contract**

Comment(s):

Policy implications:

- [X] **No**
- [ ] **Yes**

Comment(s):

Environmental implications:

- [X] **No**
- [ ] **Yes**

Comment(s):

Human resources implications:

- [X] **No**
- [ ] **Yes**

Comment(s):

Financial implications:

- [X] Within approved current and/or capital budget
- [ ] Current and/or capital budget adjustment required

Comment(s):
No financial impact

REASON FOR THE REPORT:

Council is authorized to declare lands surplus and approve the standard terms and conditions for the sale of land.

It is the responsibility of the Real Estate Division to recommend that lands be declared surplus and to negotiate the terms and conditions of sale.

HISTORY:

The expropriation of lands for the Charleswood Bridge Project and the subsequent construction of the Noise Attenuation Wall left parcels of land isolated between the wall and residential properties, shown on the attached Misc. Plan No. 12192, as Parcels "B", "D-G", "J" and "K".

The project also eliminated a portion of Assiniboine Crescent, leaving Parcels "A", "L", and a small triangle of Moray Street, shown shaded on Misc. Plan No 12192, as surplus parcels of public street, legally open but no longer required for thoroughfare. On February 10, 2004, the St. James, Community Committee, approved the closing of the road right-of-way remnants. This report is en route for Council approval.

The Planning, Property and Development Department recommends that Council declare the above-noted lands to be surplus.

DISCUSSION:

The best use of the sites behind the Charleswood Bridge Noise Attenuation Wall is considered to be consolidation with the adjacent residential properties. The sites, which are a maintenance problem for the City, are physically already incorporated into the adjoining holdings.
If the lands are legally consolidated with adjacent lands, easements will be created, if necessary, to provide access to underground utilities and for the maintenance of the Noise Attenuation Wall.

It is proposed that parcels "D", "L" and the small area of land shown as "Moray Street", on Misc. Plan 12192 be consolidated with the City-owned property at 2589 Assiniboine Crescent which is intended for future sale.

The walkway between parcels "A" and "L", shown as "H" on Misc. Plan 12192, will remain open as right-of-way for pedestrian traffic.

Details regarding an expropriation settlement claim on one of the parcels being declared surplus are being provided in a separate report.

The following chart provides details to identify each remnant parcel, land area, the address of the adjacent property.

Parcel	Parcel Size (square feet)	Adjoining Address
A & B	10,559	2584 Assiniboine Crescent
D	400	2589 Assiniboine Crescent
E	486	155 Lake Street
F	533	157 Lake Street
G	360	159 Lake Street
J	6,553	2558 Assiniboine Crescent
K	1,949	2557 Pinewood Drive
L	2,708	2589 Assiniboine Crescent
Moray Street	55	2589 Assiniboine Crescent

The location, configuration, access and sound attenuation wall cause the sites to be unmarketable as separate entities. The Real Estate Division intends to offer these lands to the adjoining property owners while retaining easement rights over the land for maintenance of the wall. The proceeds from the sale of the lands are expected to be nominal.

The Department is of the opinion that consolidation of the above-noted surplus lands with adjoining parcels is in the best interest of the City as it will eliminate future maintenance of the land and expand the City's tax base. For this reason, the Department is recommending that the lands be declared surplus to the City's requirements.

Financial Impact Statement

Date: 9-Mar-04

COMMENTS:

There is no financial impact to the delaration of properties as surplus to the City's needs.

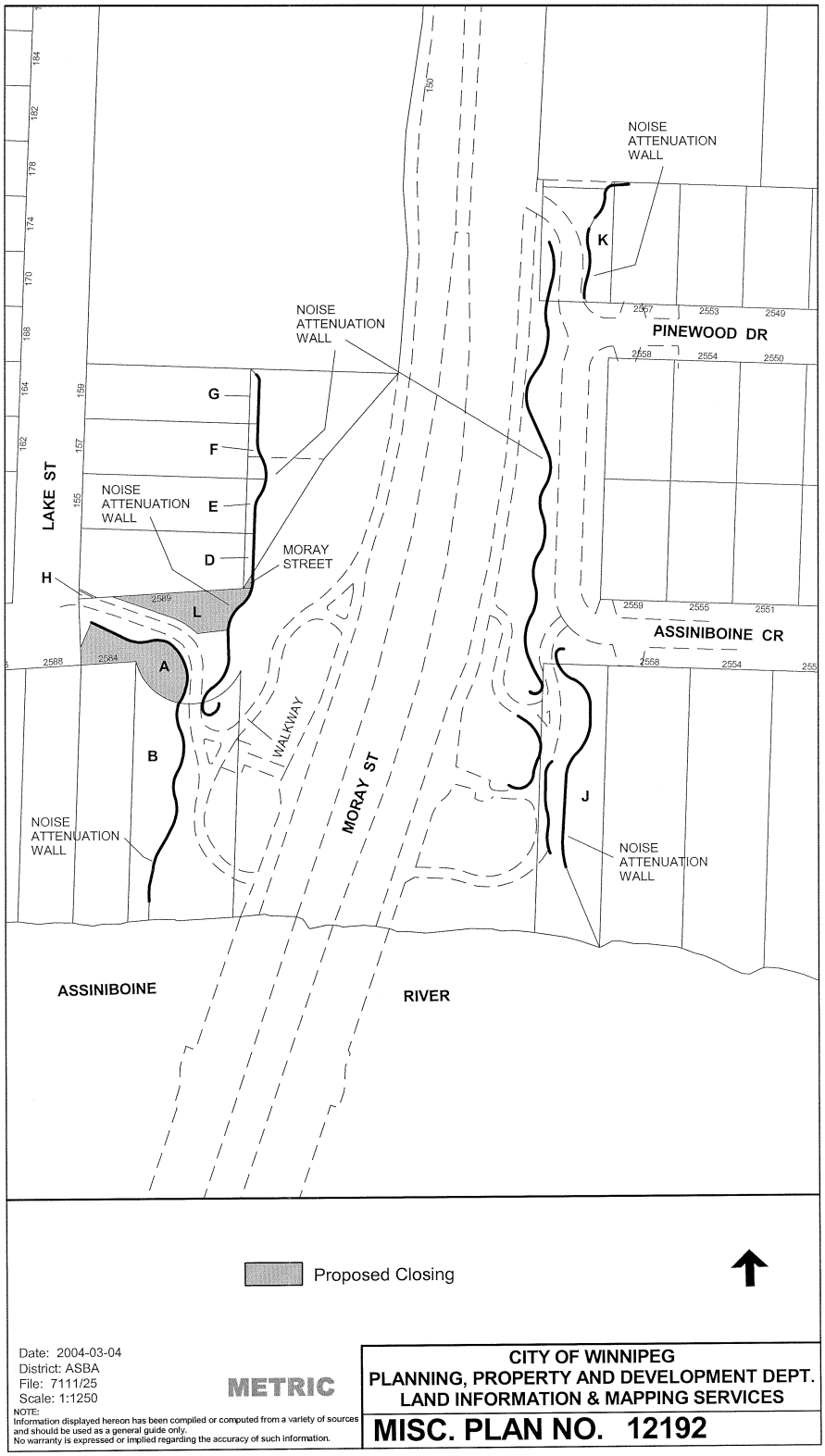
Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

This report submitted by:

Planning, Property and Development Department
Division: Real Estate Division
Prepared by: P.R. Gregg
PPD File #: 7111/23, 24, 25, 26, 29, 30 & 31

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NOISE ATTENUATION WALL
K
PINEWOOD DR
NOISE ATTENUATION WALL
G
F
LAKE ST
NOISE ATTENUATION WALL
E
D
MORAY STREET
H
L
A
ASSINIBOINE CR
WALKWAY
MORAY ST
B
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NOISE ATTENUATION WALL
NOISE ATTENUATION WALL
ASSINIBOINE
RIVER
Proposed Closing
Date: 2004-03-04
District: ASBA
File: 7111/25
Scale: 1:1250
METRIC
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12192