Agenda – Executive Policy Committee – July 14, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 6, 2021

Item No. 7 Declaration of Surplus Land – Various Land Parcels North of Grierson Avenue
(St. Norbert – Seine River Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City-owned property located north of Grierson Avenue, identified as "Subject City Property" on Misc. Plan 15725, attached hereto 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.

Agenda – Executive Policy Committee – July 14, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 6, 2021

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 6, 2021, 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 – Various Land Parcels North of Grierson Avenue

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 north of Grierson Avenue, identified as "Subject City Property" on Misc. Plan 15725, attached hereto as Schedule A, be declared surplus to the needs of the City.

Should the Subject City Property be declared surplus by Council, it is the intention of the Public Service to sell the property to the adjoining owners in accordance with the "Offers to Purchase City-Owned Property" policy.

The Ward Councillor has been advised as to the intentions of the Public Service.

RECOMMENDATIONS

1. That the City-owned property located north of Grierson Avenue, identified as "Subject City Property" on Misc. Plan 15725, attached hereto 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 direct financial implications associated with declaring the Subject City Property surplus.

The Public Service intends to sell the Subject City Property to the adjoining owners in accordance with the “Offers to Purchase City-Owned Property” Policy approved by Council on December 6, 2006.

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.

HISTORY/DISCUSSION

In April 1977, the Public Service initiated the closure of a 10-foot-wide lane located at the rear of a number of properties that front onto Grierson Avenue.

On February 7, 1979, City Council passed By-law 2184/79 and the right-of-way was formally closed, creating parcels of land that could be offered to the adjoining landowners. Some landowners purchased their respective portions of the land, however others declined to purchase at that time.

The Subject City Property represents the City’s remaining land holdings from the lane closure. As the closing predates the City’s current policy for declaring land surplus and the existing authority to sell the land could not be determined, a declaration of surplus is required for the Subject City Property.

The Subject City Property was circulated to all City Departments in May, 2021, and no civic need was identified.

It is the intention of the Public Service to offer the Subject City Property to the adjoining property owners in accordance with standard City sale policies.

The Ward Councillor has been advised as to the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 1, 2021

Project Name:

Declaration of Surplus Land – Various Land Parcels North of Grierson Avenue

COMMENTS:

There are no financial implications associated with the recommendations contained in this report. Any sale of a portion of the subject City property, which may be approved under delegated authority by the Director of Planning, Property and Development, are not anticipated to be material in nature.

Mike McGinn June 1, 2021

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located in a Mature Community, within the Complete Communities Direction Strategy.

Mature Communities represent some of the most “complete” existing communities in Winnipeg. They present some of the best opportunities to accommodate infill development, to increase housing choice, and to maximize the use of existing infrastructure. In many cases, these neighbourhoods are already well serviced by public transit and infrastructure.

The proposed sale of the Subject City Property is in alignment with this section of the OurWinnipeg Policy since the Subject City Property is unbuildable on its own, but could spur infill development in this community if consolidated with the existing adjacent land holdings.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

4.1 Increase Strategic Infill Development That Provides Access to and Capitalized on Existing and Planned Corridors with Frequent Transit Service.

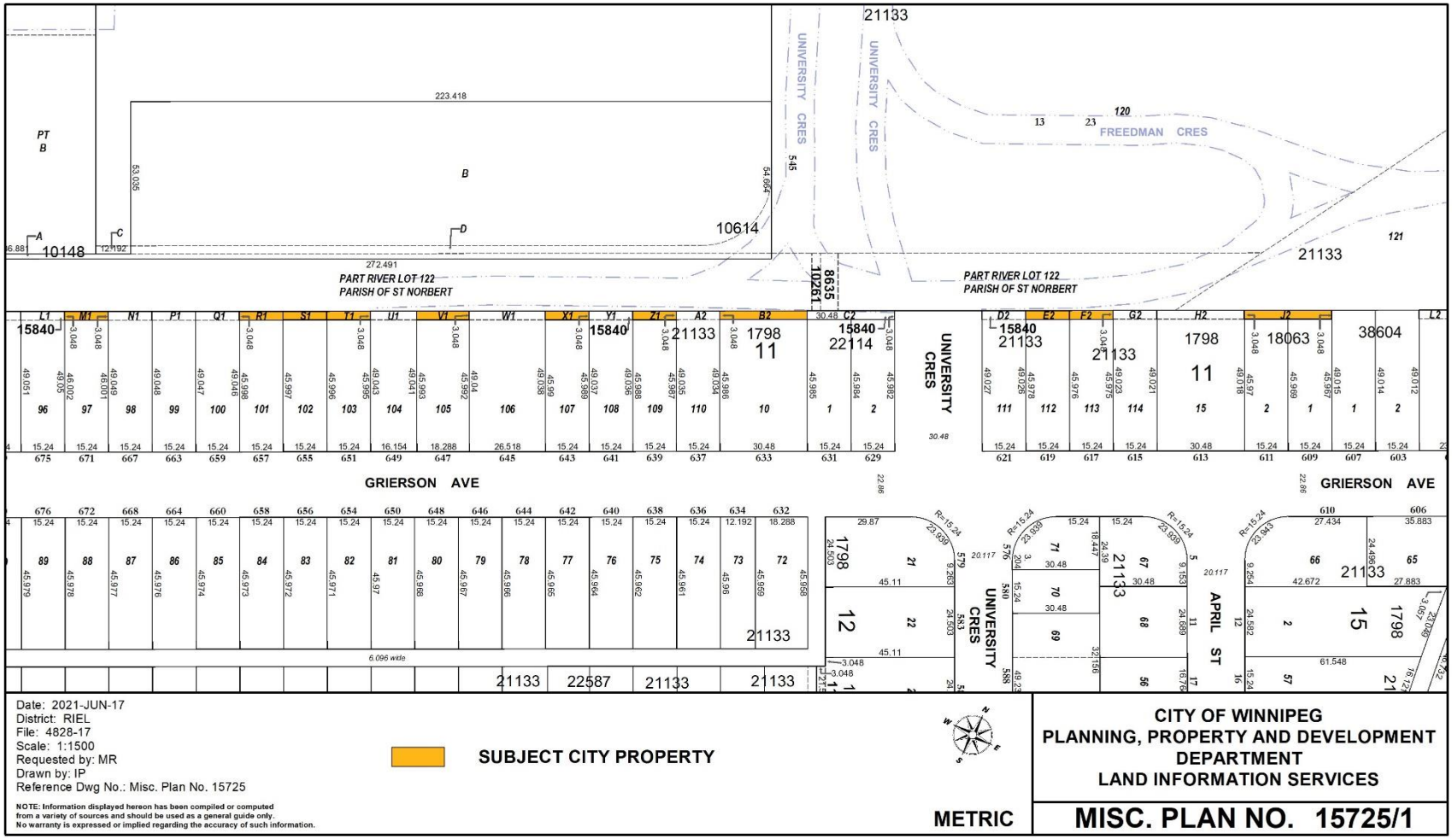
The Subject City Property is in the vicinity of public transit corridors, and the proposed sale of the Subject City Property could spur infill development in this community if consolidated with the existing adjacent land holdings.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Michelle Robertson, Real Estate Officer
Date: June 2, 2021
File No: 17/4828

Attachments: Schedule A – Misc. Plan 15725

Schedule A



UNIVERSITY CRES
FREEDMAN CRES
PART RIVER LOT 122
PARISH OF ST NORBERT
GRIERSON AVE
APRIL ST
Date: 2021-JUN-17
District: RIEL
File: 4828-17
Scale: 1:1500
Requested by: MR
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 15725
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.
SUBJECT CITY PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15725/1