Agenda – Council – July 22, 2021

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

Item No. 6 Declaration of Surplus Land – City-Owned Property Adjacent to 9 Davis Road (St. Norbert – Seine River Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 14, 2021, 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 adjacent to 9 Davis Road, identified as "Subject City Property" on Misc. Plan No. 15704 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.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 2021, 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 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: Surplus Declaration of the City-Owned Property located adjacent to 9 Davis 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 adjacent to 9 Davis Road, identified as "Subject City Property" on Misc. Plan No. 15704 attached as Schedule A, be declared surplus to the City's needs. If the property is declared surplus by Council, it is the intention of the Public Service to sell the property to the adjoining owner at 9 Davis Road 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 and concurs with the recommendation.

RECOMMENDATIONS

1. That the City-owned property located adjacent to 9 Davis Road, identified as "Subject City Property" on Misc. Plan No. 15704 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

The Public Service intends to sell the Subject City Property to the adjoining owner, in accordance with "Offers to Purchase City-Owned Property" policy.

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

The Subject City Property was dedicated to the City for the purpose of widening Davis Road through DASSF 164/1980. The Subject City Property was never legally opened as a right-of-way and the widening is no longer required by Public Works.

In 2021, the owner of the adjacent property at 9 Davis Road requested to purchase the Subject City Property in order to gain access to Davis Road for a proposed single-family home. The Subject City Property was circulated to all City Departments and no civic need was identified.

The Public Service recommends that the Subject City Property be declared surplus to the City's needs.

The Ward Councillor has been advised as to the intentions of the Public Service and concurs with the recommendation.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 21, 2021

Project Name:

Proposed Sale of City-owned Property located adjacent to 9 Davis Road

COMMENTS:

There are no financial implications to declaring the subject property surplus to the City's needs. It is recommended that the property, subject to being declared surplus, will be disposed of under authority delegated to the Director of Planning, Property and Development. Proceeds of disposition will be immaterial. As such, there are no financial implications associated with the recommendations contained in this report.

Mike McGinn May 21, 2021

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Rural and Agricultural Areas

Designate Rural and Agricultural Areas within the Urban Structure, as non-urbanized lands that are suitable for food production and supportive uses, as well as rural living that is only permitted under existing, adopted secondary plans, and does not require a full range of municipal services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

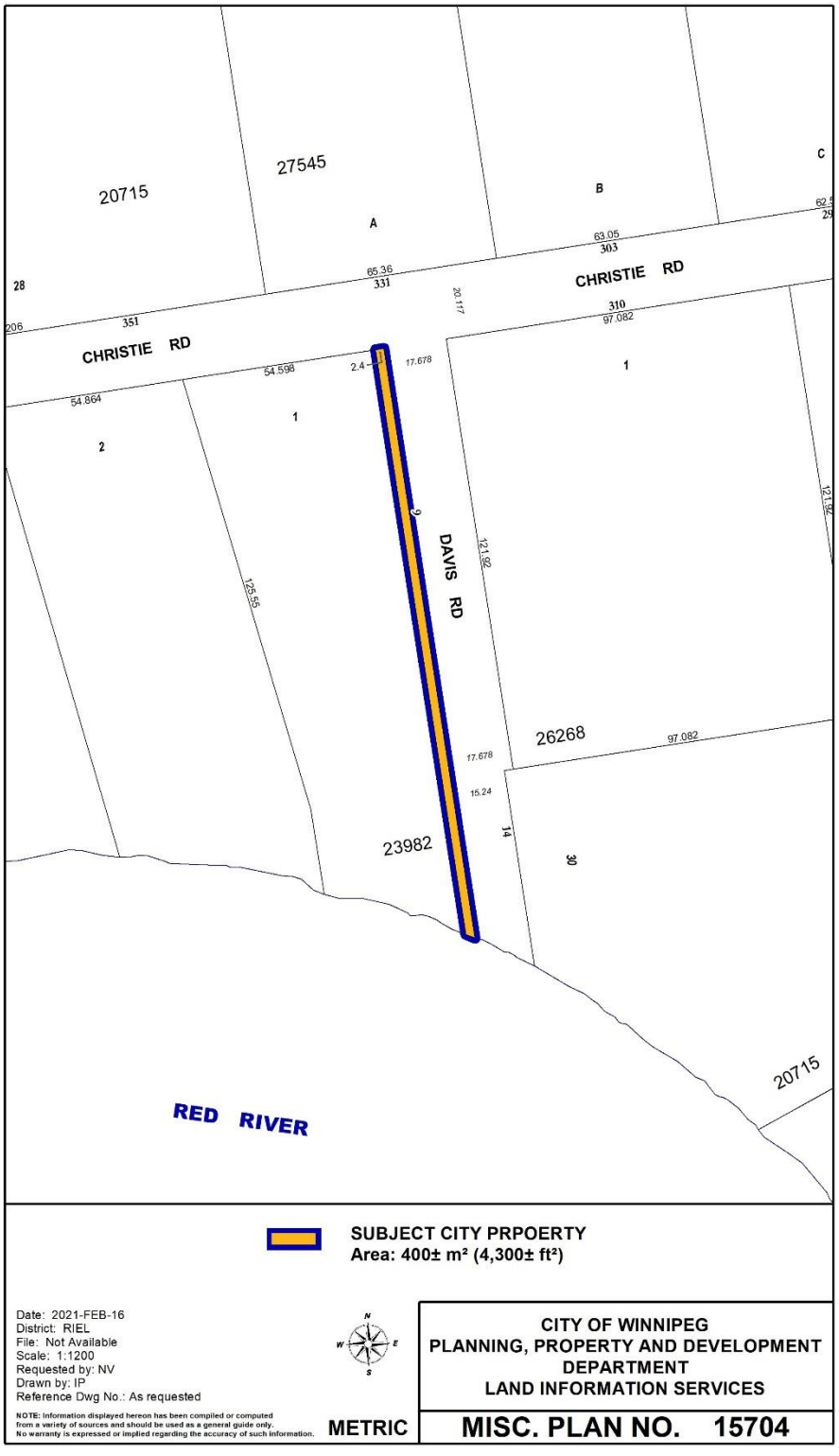
Explore opportunities for the City of Winnipeg to take a more direct role in advancing mixed use development that may include developing City-owned lands, assembling land for resale, partnering on development, or using City funds to leverage private investment.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Nikola Vujadin, Real Estate Officer
Date: May 26, 2021
File No: 8923

Attachments: Schedule A – Misc. Plan No. 15704

Schedule A


20715
27545
A
B
C
63.05
303
65.36
331
28
351
206
CHRISTIE RD
CHRISTIE RD
20.117
310
97.082
54.598
54.864
2.4
17.678
1
2
1
DAVIS RD
121.92
125.55
26268
97.082
17.678
15.24
14
30
23982
20715
RED RIVER
SUBJECT CITY PRPOERTY
Area: 400± m² (4,300± ft²)
Date: 2021-FEB-16
District: RIEL
File: Not Available
Scale: 1:1200
Requested by: NV
Drawn by: IP
Reference Dwg No.: As requested
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15704