Minute No. 50
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

Item No. 16 Declaration of Surplus Land – City-owned Property located east of 1540 Seel Avenue
(River Heights-Fort Garry Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the City-owned property located east of 1540 Seel Avenue and identified as "Subject City Property" on Misc. Plan 13402/3, 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.

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DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 17, 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 November 10, 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 – City-owned Property located east of 1540 Seel 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	A. Crocker A/Director	N/A	M. Jack

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located east of 1540 Seel Avenue, identified as Parcels A and B of "Subject City Property" on Misc. Plan 13402/3 (attached as Schedule A), be declared surplus to the needs of the City. If the property is declared surplus by Council, the Public Service intends to sell the property to the adjoining owners. Parcel A will be sold to 1500 Seel Avenue and Parcel B will be sold to 1540 Seel Avenue in accordance with the "Declaration of Surplus and Sale of Property Policy."

RECOMMENDATIONS

1. That the City-owned property located east of 1540 Seel Avenue and identified as "Subject City Property" on Misc. Plan 13402/3, 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 Declaration of Surplus and Sale of Property Policy, adopted by Council on September 29, 2021, requires Council approval to declare land surplus to the City's needs.

IMPLICATIONS OF THE RECOMMENDATIONS

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.

In addition to the City's standard sale conditions, the Purchaser will be responsible to complete a development application to consolidate the Subject City Property with their current holdings into one lot.

HISTORY/DISCUSSION

The Subject City Property is land that was set aside for future installation of rail trackage within the Fort Garry Industrial Park. While certain parcels of City-owned land within the Park have been developed for rail transport, the land east of 1540 Seel Ave is not required for rail purposes.

The Public Service was approached by the owner of 1540 Seel Avenue regarding the acquisition of the Subject City Property for consolidation with their holding.

The Subject City Property was circulated to all City Departments and no civic need was identified.

An appraisal of the Subject City Property was completed and indicated a market value of $38,000.00 to $42,000.00. The highest and best use was determined to be for consolidation with the adjacent private property holdings.

If the Subject City Property is declared surplus by Council, the Public Service intends to sell the "Subject City Property – Proposed Parcel A" to the owner of 1500 Seel Avenue and "Subject City Property – Proposed Parcel B" to the owner of 1540 Seel Avenue in accordance with the "Declaration of Surplus and Sale of Property" policy approved by Council on September 29, 2021.

Pursuant to Section 3.2.B(i) of the "Declaration of Surplus and Sale of Property Policy", the City is authorized to facilitate a direct sale of unbuildable land when it is sold to an adjacent owner.

The Ward Councillor was notified of the intentions of the Public Service and requested information on the proposed use of the Subject City Property (storage) and confirmation that potential net proceeds would be deposited in the Land Operating Reserve.

FINANCIAL IMPACT

Financial Impact Statement Date: October 19, 2021

Project Name:
Declaration of Surplus Land – City-owned Property located east of 1540 Seel Avenue

COMMENTS:

While there are no direct financial implications associated with property being declared surplus to the needs of the City, as the two parcels that are the subject of this report are to be sold to adjacent property owners in accordance with Council's "Declaration as Surplus and Sale of Property Policy" (that is, may be approved administratively), it is anticipated that sale proceeds of approximately $40,000 will be realized.

Mike McGinn Oct. 19, 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 in an area classified as General Manufacturing under the designated sub-strategy of Employment Lands – Direction Strategy “Complete Communities”. The Key Direction policy is:

“Employment Lands will provide a wide range of market opportunities by accommodating new investment and economic development while contributing an abundance of new jobs for our citizens.”

General Manufacturing areas consist of existing, typically planned industrial areas that contain a mix of light industrial uses at varying intensities. These districts often include warehousing and distribution components, together with outdoor storage areas.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Land Use: Facilitate Compact, Complete Development and Increase Density – Section 4.4

“Support Redevelopment of Former Commercial and Industrial Lands into Active Use.”

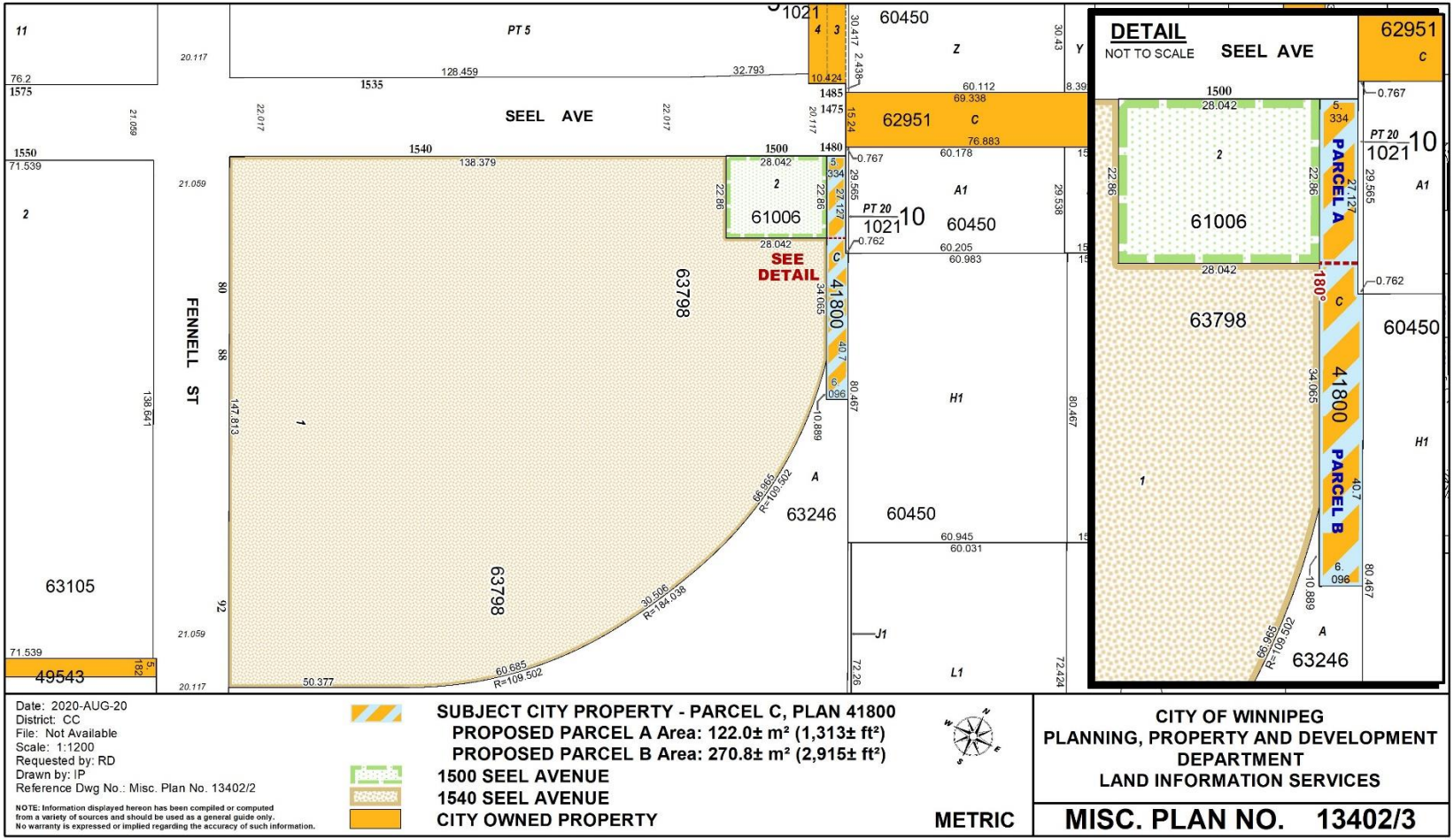
The recommendations of this report align with the Winnipeg Climate Action Plan as a proposed sale of this property would result in the re-purposing of a former spur line with new development at this site.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Réjeanne Dorge
Date: October 20, 2021
File No: 9189 (V2)

Attachments:
Schedule A – Misc. Plan 13402/3

Schedule A


DETAIL
NOT TO SCALE
SEEL AVE
SEEL AVE
FENNELL ST
SEE DETAIL
PARCEL A
PARCEL B
180°
63798
61006
41800
63246
60450
62951
63105
49543
Date: 2020-AUG-20
District: CC
File: Not Available
Scale: 1:1200
Requested by: RD
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 13402/2
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 - PARCEL C, PLAN 41800
PROPOSED PARCEL A Area: 122.0± m² (1,313± ft²)
PROPOSED PARCEL B Area: 270.8± m² (2,915± ft²)
1500 SEEL AVENUE
1540 SEEL AVENUE
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 13402/3