Minute No. 178
Report - Standing Policy Committee on Downtown Development – February 7, 2005

Item No. 5 Declaration as Surplus - Two Vacant Parcels
File EP-1.2.3

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submits the following to Council:

1. That the following City-owned properties described in the report from the Director of Planning, Property and Development dated December 29, 2004, shown as "Subject City Property" on Misc. Plan Nos. 11438/6 and 12310, be declared surplus to the City's requirements, namely:

   A. north of Bannatyne Avenue, south of James Avenue between Bertha Street and Waterfront Drive
   B. west side of Ship Street between Bannatyne and McDermot Avenues

2. That the subject properties be added to Category "A" of the CentreVenture Asset Agreement.

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

Minutes - Executive Policy Committee – February 16, 2005

Report - Standing Policy Committee on Downtown Development – February 7, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendation of the Standing Policy Committee on Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On February 7, 2005, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **Report to Declare Two Vacant Parcels as Surplus to the City's Requirements**
Lord Selkirk-West Kildonan Community
Point DouglasWard

For submission to: **Standing Policy Committee on Downtown Development**

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

Report date: December 29, 2004

Recommendation(s):

1. That the City-owned properties shown as "Subject City Property" on the attached Misc. Plan Nos. 11438/6 and 12310 be declared surplus to the City's requirements;

2. Subject to approval of Recommendation No. 1, that the subject properties be added to Category "A" of the CentreVenture Asset Agreement;

3. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- The property on Misc. Plan No. 11438/6 along with other lands, were acquired by the City from the Canada Lands Corporation to facilitate development of Waterfront Drive.
- Waterfront Drive has now been constructed and the subject property has been identified as surplus.
- The property on Misc. Plan No. 12310 was acquired by the City in 1951 as part of a larger holding to accommodate the construction of a Pumping Station, located north of the subject property.
- The Water and Waste Department has advised that the subject property is not required for the Pumping Station, and it is considered surplus to their needs.
- No other civic need was identified.
- Both subject properties are within CentreVenture's mandated area and in accordance with the CentreVenture Asset Agreement, these properties may be optioned to CentreVenture at a price of $1.00 each, subject to Council declaring these properties as surplus to the City's requirements.

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):

- A Phase II Environmental Site Assessment was conducted for the property in the area shown on Misc. Plan No. 11438/6. Should CentreVenture exercise its option for the subject property, it will receive the property in its "as-is" condition.
- The Real Estate Division has not carried out an Environmental Site Assessment for the property shown on Misc. Plan No. 12310, therefore, it is not aware of any environmental implications.

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):

-

REASON FOR THE REPORT:

Pursuant to Section 3.05(a) of the CentreVenture Asset Agreement, "The City covenants and agrees to provide in writing without delay: (a) revised Schedules "A" through "D" inclusive whenever there is a change to the contents of such Schedules, or any one of them".

Subject to Council declaring the property surplus to the City's requirements, the subject properties can be added to Category "A" of the CentreVenture Asset Agreement.

HISTORY:

Property No. 1
File No. 7595 V.4

This property, along with other lands, were acquired by the City from the Canada Lands Corporation to facilitate development of Waterfront Drive.

Waterfront Drive has now been constructed and the subject property has been identified as surplus.

Particulars of the subject property are as follows:

Location:	North of Bannatyne Avenue, South of James Avenue between Bertha Street and Waterfront Drive as shown on the attached Misc. Plan No. 11438/6.
Legal Description:	SP Lot 9, Plan 33296
Assessment:	$10,500.00
Zoning:	"D" By-law 100/2004
Site Size:	±140 m² (±1,507 sq. ft.)
Property Description:	The subject property is vacant land.

Property No. 2
File No. 2233 H-1

The property on Misc. Plan No. 12310 was acquired by the City in 1951 as part of a larger holding to accommodate the construction of a Pumping Station, located north of the subject property.

The Water and Waste Department has advised that the subject property is not required for the Pumping Station, and it is considered surplus to their needs.

Particulars of the subject property are as follows:

Location:	West side of Ship Street between Bannatyne and McDermot Avenues as shown on the attached Misc. Plan No. 12310.
Legal Description:	Firstly: SP Lots 31 and 41, Plan 32971
Assessment:	Not apportioned, yet to be determined.
Zoning:	"D" By-law 100/2004
Site Size:	±42.3 m² (±455 sq. ft.)
Property Description:	The subject property is vacant land.

DISCUSSION:

The subject properties were circulated in the usual manner and no civic need was identified nor are any easements required.

Should Council concur with the Department recommendation and declare said lands as surplus, the subject properties will be added to the CentreVenture Asset Agreement under Category "A" pursuant to Article 1.01(a) wherein it defines Category "A" Lands as follows:

> "…means the properties described as such on Schedule "A" hereto and are properties owned by the City which have been **declared surplus and include such properties as may be so designated in writing in the future by the City**."

CentreVenture would have an Option to Purchase the subject properties for $1.00 each, pursuant to Article 3.02 of the Asset Agreement wherein it defines purchase price (in part) as follows:

> "For each Purchased Property, other than as herein provided, **the purchase price payable by CentreVenture to the City shall be one ($1.00) dollar**….."

A sale of these properties as a result of CentreVenture exercising its Option will:

- cause the properties to be reinstated on the active realty tax roll;
- remove the City's responsibility for on-going maintenance of the subject properties;
- provide an additional opportunity for redevelopment and enhancement and rejuvenation of Winnipeg's downtown.

Financial Impact Statement

Date: December 21, 2004

Project Name:

Report to Declare Two Vacant Parcels as Surplus to the City's Requirments

First Year of Program 2005

	2005	2006	2007	2008	2009
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

There are no financial implications based on the recommendation of this report.

"Original signed by"
Mike McGinn, CA
Manager of Finance

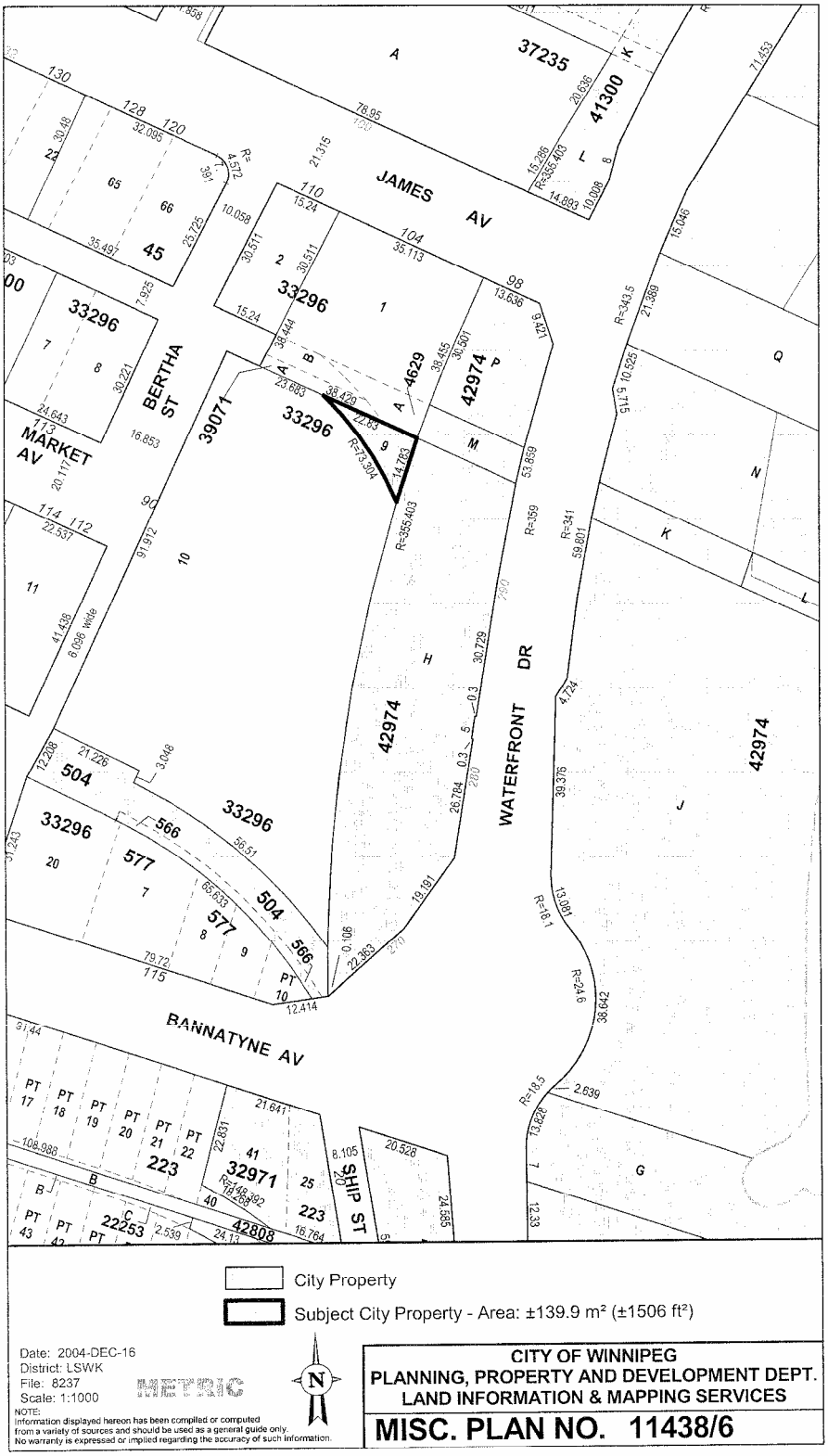
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

No consultation was required in the preparation of this report.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Joedi Pruden
PPD File #: 7595 V.4 & 2233 H-1

Document name: o:\reports directive\real estate\sales\(jp)additionalcentrevland.doc


JAMES AV
BERTHA ST
MARKET AV
WATERFRONT DR
BANNATYNE AV
SHIP ST
37235
41300
33296
42974
39071
4629
32971
42808
22253
City Property
Subject City Property - Area: ±139.9 m² (±1506 ft²)
Date: 2004-DEC-16
District: LSWK
File: 8237
Scale: 1:1000
METRIC
NOTE:
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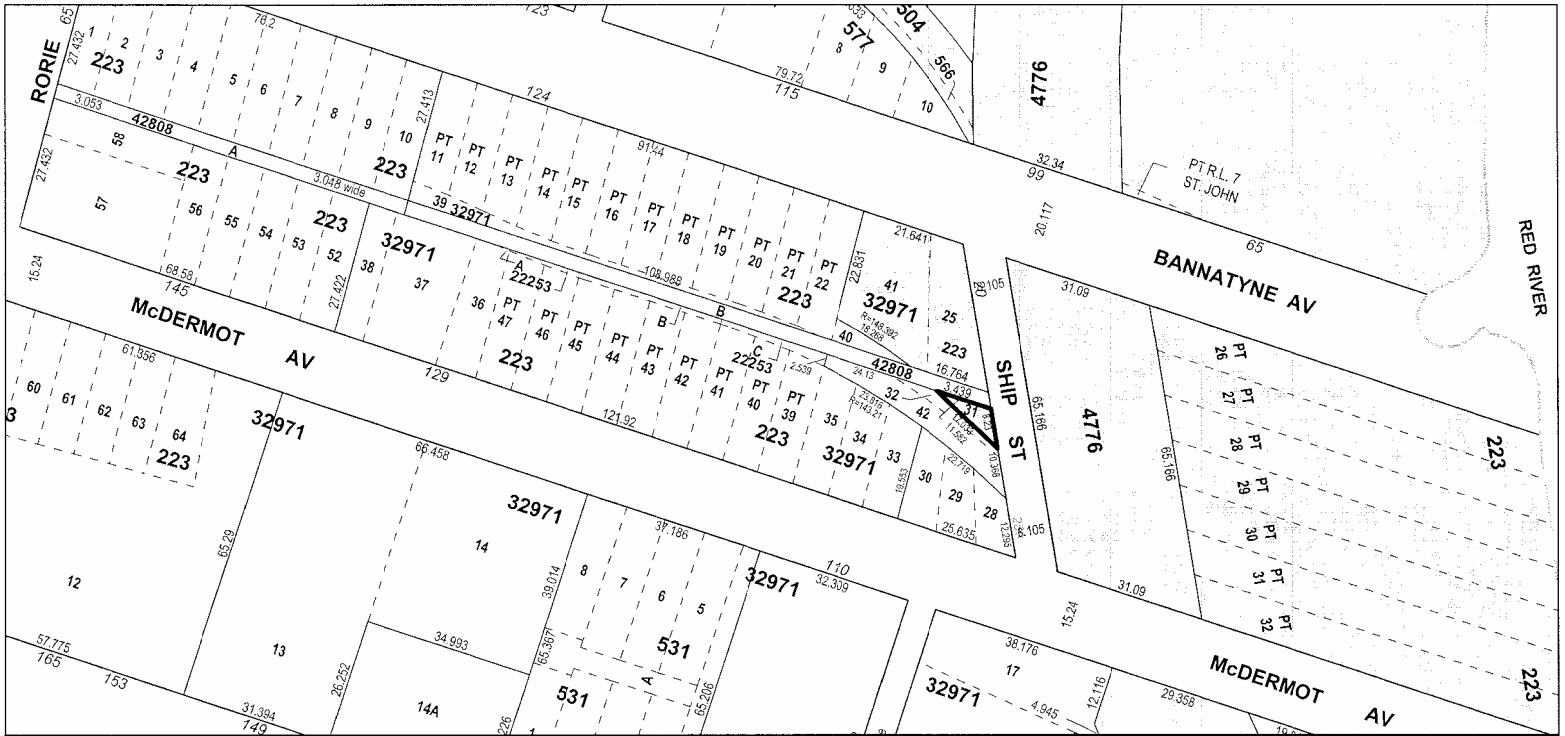
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11438/6



METRIC

Date: 2004-AUG-09
District: LSWK
File: 2233-H-1
Scale: 1:1000

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City Owned Property

Subject City Property
Area: ±42.3 m² (±455 ft²)

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 12310