Report - Standing Policy Committee on Property and Development - May 3, 2005

Item No. 18 Declaration of Former Community Committee Office at 1760 Main Street as Surplus
File FI-2.4(34)

STANDING COMMITTEE RECOMMENDATION:

On May 11, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the subject City-owned property located at 1760 Main Street and adjoining parking lot located at 214 Belmont Avenue, shown outlined on Misc. Plan No. 12522, be declared surplus to the City's requirements.

2. That the Director of Planning Property and Development be instructed to market the subject property for sale to the general public.

3. 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 - May 3, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 11, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 3, 2005, 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: **Proposal to Declare the former Community Committee Office Located at 1760 Main Street as Surplus to the City**
Lord Selkirk - West Kildonan Community
Mynarski Ward

For submission to: **Standing Policy Committee on Property and Development**

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

Report date: April 21, 2005

Recommendation(s):

1. That the subject City-owned property located at 1760 Main Street and adjoining parking lot located at 214 Belmont Avenue shown outlined on the attached Misc. Plan No. 12522, be declared surplus to the City's requirements.

2. Subject to the approval of Recommendation No. 1, that the Director of the Planning Property and Development Department be instructed to market the subject property for sale to the general public.

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:

- On January 16, 2004, the Standing Policy Committee on Property and Development instructed the Director of the Planning Property and Development Department to evaluate and report back on the feasibility of declaring the City-owned property shown outlined on Misc. Plan 12522, surplus to the City's requirements and making it available for sale.
- The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned property, shown outlined on the attached Misc. Plan No. 12522. By this Report, the Department is requesting Council to declare the subject property 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):

-

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:

The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned property, shown outlined on the attached Misc. Plan No. 12522. By this Report, the Department is requesting Council to declare the subject property as surplus to the City's requirements.

HISTORY:

The former Municipality of West Kildonan used the subject City property located at 1760 Main Street as civic offices. The Lord Selkirk-West Kildonan Community Committee vacated the building in November of 2003.

Details of the property are as follows:

1. Location: South West corner of Main Street and Belmont Avenue
   Legal Description: Lots 43/46, Block 3, Plan 1267
   Roll Number: 11020661000
   Certificate of Title: 496995
   Size: Frontage 122.92 feet.
   Depth 119 feet
   Site Area 14,586 sq. ft.
   Type of Building: One Storey Office Building
   Size of Building: Gross Floor Area 9,255 sq. ft.
   Plan Area 7,082 sq. ft.
   Zoning: C1.5 Commercial District
   Assessment: $458,000 (2005)

2. Location: 214 Belmont Avenue
   Type of property: Parking Lot (vacant land)
   Legal Description: Lot 21, Block 3, Plan 1267
   Roll Number: 11020646000
   Certificate of Title: B 43284
   Size: Irregular (2,235 sq. ft.)
   Zoning: R1-2.5 Residential
   Assessment: $18,400 (2005)

Note: The R1-2.5 zoning regulation has been varied to permit the establishment of an off-street parking area on the lands at 214 Belmont Avenue.

Over the years, the subject property has been leased to Onashowewin Inc. The current Lease Agreement is due to expire on May 31, 2005.

DISCUSSION:

On November 13, 2003, the Lord Selkirk - West Kildonan Community Committee directed the Administration to investigate the feasibility of selling the subject City property located at 1760 Main Street.

On January 16, 2004, the Standing Policy Committee on Property and Development instructed the Director of the Planning Property and Development Department to evaluate and report back on the feasibility of declaring the City-owned property surplus to the City's requirements and making it available for sale.

The Department has canvassed all City Departments and it has been determined that there is no civic need for the property.

The current Lessee (Onashowewin Inc.) has advised the Department that it will be vacating the premises as soon as they are able to find an alternate location.

In view of the fact that no civic need has been identified for the subject property, the Planning Property and Development Department recommends that the property be declared surplus to the City's requirements and offered for sale to the general public.

Financial Impact Statement

Date: April 15, 2005

COMMENTS:

There are no financial inplications associated with the recommendation(s) of this report.

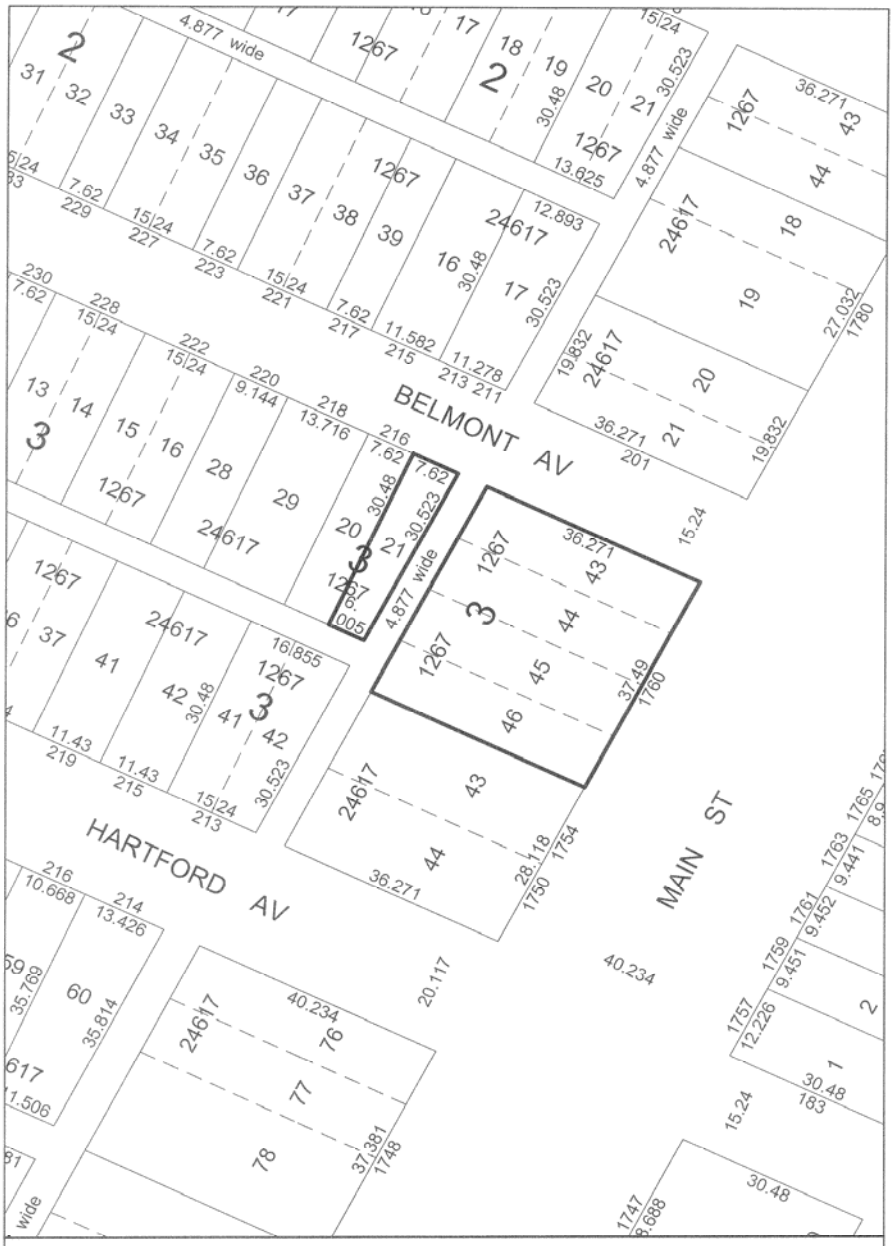
"Original signed by"
Mike McGinn, CA
Manager of Finance

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

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Gerry Anderson
PPD File #: 6178

Document name: o:\reports directive\real estate\sales\(ga)surplus city land-1760 main st.doc


BELMONT AV
HARTFORD AV
MAIN ST
4.877 wide
Subject City Property
1565.6 sq.m.
Date: 2005-APR-14
District: LSWK
File: 6178
Scale: 1:750
METRIC
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12522