Report - Standing Policy Committee on Property and Development - May 2, 2006

Item No. 15 Public Works - Water and Waste Facilities Master Plan - Declaration of Surplus Properties
Files GP-1.33 and GP-1.34

STANDING COMMITTEE RECOMMENDATION:

On May 17, 2006, 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 following properties remaining to be vacated associated with implementation of the Public Works - Water and Waste Facilities Master Plan be declared surplus and made available for sale:

   A. 370 Daly Street
   B. 565 Watt Street (portions of the property)
   C. 590 St. Anne Road
   D. 1201 Archibald Street
   E. 825 Tache Avenue
   F. 401 Pandora Avenue
   G. 1500 Plessis Road/849 Ravelston Avenue

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:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 17, 2006, 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 2, 2006, the Standing Policy Committee on Property and Development concurred in the administrative recommendation amended as follows:

- Delete reference to 100 Main Street

and submitted the matter to the Executive Policy Committee and Council.

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Re: **Public Works/Water & Waste Facilities Master Plan: Declaration of Surplus Properties**

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

Submitted by: **Director of Planning, Property and Development**

Report date: March 30, 2006

Recommendation(s):

That the properties remaining to be vacated associated with implementation of the Public Works/Water & Waste Facilities Master Plan as identified in this report be declared surplus and made available for sale.

REPORT SUMMARY

Key Issues:

- When vacated, the properties identified in this report will be surplus to the accommodation needs of the City.
- At its meeting held March 21, 2001, Council approved use of the proceeds from disposition for implementation of the Public Works/Water & Waste Facilities Master Plan.
- A separate report declaring 100 Main Street surplus to civic needs has been sent to the Standing Policy Committee on Downtown Development

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):

- At its meeting held March 21, 2001, Council approved use of the proceeds from disposition for implementation of the Public Works/Water & Waste Facilities Master Plan.

REASON:

The Standing Policy Committee on Property and Development has jurisdiction over the disposition of civic property.

HISTORY:

On March 22, 2006, Council adopted the Public Markets Land Use Plan, amended as follows:

> "*That the Public Works East Yards Consolidation Project be located in the St. Boniface Industrial Park, and that any Council/Standing Policy Committee decisions which are inconsistent with the above be and are hereby rescinded",*

On March 21, 2001, Council approved the Public Works/Water & Waste Facilities Master Plan, which called for consolidation of staff and operations of the Public Works and Water and Waste Departments at various locations throughout the City and divestiture of surplus properties.

In October 1999, the City of Winnipeg engaged a consultant consortium (KPMG, GBR Networx and UMA Engineering) to assist in development of a Public Works/Water & Waste Facilities Master Plan.

In April 1999, the Standing Policy Committee on Public Works authorized the Administration to develop a Public Works/Water & Waste Facilities Master Plan, inclusive of engaging a consultant to work in co-operation with and assist administrative staff.

On September 29, 1998, Council adopted the Strategic Facilities Master Plan. The Council disposition included the following:

> *"…The plan for office space development for the Public Works Department consolidation at 1155 Pacific Avenue be referred to the Standing Committee on Public Works to review the development needs and timing in conjunction with the Central Yards project, Water and Waste Department consolidation, and divestiture timing for properties which presently house the Public Works Department."*

DISCUSSION:

The Public Works/ Water & Waste Facilities Master Plan approved in 2001 recommended consolidation of Departmental operations into fewer, more strategic locations to produce cost savings. The project consolidates the Departments from existing locations into two main locations: (a) Pacific Avenue and, (b) a new East Yards site located in the St. Boniface Industrial Park. The consolidations resulting from the Public Works/Water & Waste Facilities Master Plan have or will result in the following properties becoming surplus and available for sale:

Public Works/ Water & Waste Facilities Master Plan: Surplus Properties	
2000 Portage *(declared surplus and sold in 2004)*	370 Daly
999/1029 Henry *(declared surplus and sold in 2003)*	565 Watt (portions of the property)
590 St. Anne	100 Main
1201 Archibald	825 Tache
401 Pandora	1500 Plessis/849 Ravelston

The property located at 999/1029 Henry was sold in 2003 and the property at 2000 Portage was sold in 2004. The estimated total proceeds from disposition for all remaining properties to be vacated are $4,678,000.

The remaining properties will be made available for sale based on their associated timing for vacancy. Declaring the properties surplus will allow the marketing of the properties that the City has moved from or confirmed that the existing site use can be accommodated elsewhere.

Administrative reports respecting individual property sales will be prepared when terms and conditions for sale have been negotiated and finalized.

Circulation to and Comments Received from Civic Departments

The Civic Accommodations Division has communicated with respective Civic Departments regarding disposition of the subject facilities. Comments received are quoted below:

Public Works Department

"As Public Works is still occupying these buildings, we concur [with] your…disposition dates. We will have no interest in them beyond those dates unless the date of occupancy for the East Yards [project] changes or something else comes up in the meantime."

Community Services Department

"The Community Services Department has no civic need for, or objections to the disposal of the subject properties, with the exception of 565 Watt Street. The Community Development and Recreation Services Branch currently house their stores operations at 565 Watt and have expressed an interest in retaining the property.

First, the 565 Watt Street building will remain under the Community Services Department's use as a Stores Operation. The yard will remain under the Community Services Department for storage, etc.; however, the land east of the existing storage buildings will be considered surplus."

As such, the Civic Accommodations Division will proceed to determine the parcel(s) of property associated with 565 Watt, which are available for surplus declaration and report back to Standing Policy Committee on Property and Development when such determinations have been made.

100 Main Street is within jurisdiction of the Standing Policy Committee on Downtown Development, and once vacated is surplus to civic needs. A separate report has been sent to the Standing Policy Committee on Downtown Development declaring the other 100 Main Street as surplus to civic need.

Financial Impact Statement Date: March 15, 2006

COMMENTS:

This report only recommends the declaration of surplus property for the purpose of preparing the properties for disposition (sale). Further, the cost of preparing the properties for sale is not material or not traceable and, as such, there is no financial impact associated with the recommendation of this report. Note, at its meeting held March 21, 2001, Council approved use of the proceeds from disposition for implementation of the Public Works/Water & Waste Facilities Master Plan.

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

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

Water & Waste Department
Public Works Department

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Civic Accommodations Division
Prepared by: Brad Erickson/ Jerry Comeau
CA File #: CAD2005-0027

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