Agenda - Council - June 28, 2006

Report - Standing Policy Committee on Downtown Development - June 5, 2006

Item No. 1 Public Works - Water and Waste Facilities Master Plan: Declaration of Surplus Properties - 100 Main Street
Files GP-1.33 and GP-1.34

STANDING COMMITTEE RECOMMENDATION:

On June 21, 2006, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submits the following to Council:

1. That 100 Main Street, the remaining property to be vacated in association with the implementation of the Public Works and Water and Waste Facilities Master Plan, be declared surplus and made available for sale.

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 June 21, 2006, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 5, 2006, the Standing Policy Committee on Downtown Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

COUNCIL:

On May 24, 2006, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

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

Re: Public Works/Water & Waste Facilities Master Plan: Declaration of Surplus Properties - 100 Main Street

For Submission to: Standing Policy Committee on Downtown 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. Specifically, 100 Main Street is within jurisdiction of the Standing Policy Committee on Downtown Development.

REPORT SUMMARY

Key Issues:

- A separate report has been sent to the Standing Policy Committee on Property & Development declaring the other properties surplus as a result of the implementation of the Public Works/Water & Waste Facilities Master Plan.
- When vacated, 100 Main Street 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.

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 Downtown Development has jurisdiction over the disposition of civic properties that are within the downtown.

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.

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 Property & Development declaring the other properties surplus.

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 #: CAD2005-0027A