Report - Standing Policy Committee on Property and Development - February 2, 2009

Item No. 5 Extension of Time on the Sale of City-owned Property - south side of Broadway at Picardy Place (Daniel McIntyre Ward) eFile FI-2.4(32)

STANDING COMMITTEE RECOMMENDATION:

On February 11, 2009, 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 Director of Planning, Property and Development be authorized to grant further extensions of time on the sale of the subject City property, if necessary, up to December 31, 2009.

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 11, 2009, 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 February 2, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, namely:

- Amend recommendation 2. by adding the words "up to December 31, 2009" after the words "if necessary,"

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

STANDING COMMITTEE DECISION:

On February 2, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, namely:

1. That an extension of time be approved on the sale of the subject City property shown in broken outline on Misc. Plan No. 8909/4 to New Directions for Children, Youth and Families Inc. with the extension dates to be as follows:

    A. Ninety days (90) from the date of Committee approval to:
        i. Obtain the necessary zoning, variances and conditional uses to be able to develop the property for its purposes
        ii. Arrange suitable financing for the construction of the complex

    B. Commencement of the construction of the complex being extended from December 1, 2008 to April 1, 2009.

    C. Completion of the complex being extended from June 30, 2009 to October 31, 2009.

RE: Extension of Time on the Sale of City-owned Property Located on the South side of Broadway at Picardy Place
City Centre Community
Daniel McIntyre Ward

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: January 19, 2009

RECOMMENDATION:

1. That an extension of time be approved on the sale of the subject City property shown in broken outline on Misc. Plan No. 8909/4 to New Directions for Children, Youth and Families Inc. with the extension dates to be as follows:

   a) Ninety days (90) from the date of Committee approval to:

      - Obtain the necessary zoning, variances and conditional uses to be able to develop the property for its purposes
      - Arrange suitable financing for the construction of the complex

   b) Commencement of the construction of the complex being extended from December 1, 2008 to April 1, 2009.

   c) Completion of the complex being extended from June 30, 2009 to October 31, 2009.

2. That the Director of the Planning, Property and Development Department be authorized to grant further extensions of time on the sale of the subject City property, if necessary.

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:

- At its meeting held on February 20, 2008, Council declared the subject City-owned property surplus to the City's requirements and approved the sale as shown in broken outline on Misc. Plan No. 8909/4, to New Directions for Children, Youth and Families Inc. for the price of $1.00, in accordance with the terms and conditions of the Offer to Purchase, dated November 30, 2007.
- At its meeting held on April 29, 2008, the Standing Policy Committee on Property and Development approved an extension of time to New Directions for Children, Youth and Families Inc.; to commence construction of the complex being

extended from April 1, 2008 to September 1, 2008, and the completion being extended from October 31, 2008 to March 31, 2009.

- At its meeting held on October 28, 2008, the Standing Policy Committee on Property and Development once again approved an extension of time to New Directions for Children, Youth and Families Inc.; to commence construction of the complex being extended from September 1, 2008 to December 1, 2008, and the completion being extended from March 31, 2009 to June 30, 2009.
- New Directions for Children, Youth and Families Inc., has advised that it will require a further extension of time in order to obtain necessary zoning variances and conditional uses to be able to develop the property for its purposes, arrange suitable financing for the complex, commence and complete construction of the complex.

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

( ) Involves a multi-year contract

Comment(s):

Policy Implications

(X) No

( ) Yes

Comment(s):

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

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):

Report

REASON FOR THE REPORT:

New Directions for Children, Youth and Families Inc., the Purchaser of the subject City property shown in broken outline on Misc. Plan No. 8909/4, has requested a further extension of time in order to obtain necessary zoning variances and conditional uses to be able to develop the property for its purposes, arrange suitable financing for the complex, commence and complete construction of the complex.

An extension of time on the sale of the subject City property requires approval by the Standing Policy Committee on Property and Development.

HISTORY:

At its meeting held on February 20, 2008, Council declared the subject City-owned property surplus to the City's requirements and approved the sale as shown in broken outline on Misc. Plan No. 8909/4, to New Directions for Children, Youth and Families Inc. for the price of $1.00, in accordance with the terms and conditions of the Offer to Purchase, dated November 30, 2007.

The Purchaser is proposing the development of a non-profit shelter housing facility that would assist women in the community in need of counseling and retraining.

Under the terms and conditions of the sale the Purchaser had until, April 1, 2008 to commence construction of the complex and until October 31, 2008 to complete construction of the complex.

At its meeting held on April 29, 2008, the Standing Policy Committee on Property and Development approved an extension of time to New Directions for Children, Youth and Families Inc.; to commence construction of the complex being extended from April 1, 2008 to September 1, 2008, and the completion of construction being extended from October 31, 2008 to March 31, 2009.

At its meeting held on October 28, 2008, the Standing Policy Committee on Property and Development once again approved an extension of time to New Directions for Children, Youth and Families Inc.; to commence construction of the complex being extended from September 1, 2008 to December 1, 2008, and the completion being extended from March 31, 2009 to June 30, 2009.

DISCUSSION:

Although New Directions for Children, Youth and Families Inc. is complying with the due diligence conditions as laid out in the terms and conditions of the approved Offer to Purchase, they require a further extension of time in order to obtain necessary zoning variances and conditional uses to be able to develop the property for its purposes,

finalize suitable financing for the complex, commence and complete construction of the complex.

In regard to financing, New Directions for Children, Youth and Families Inc. has advised as follows:

> *"We have made progress in all areas and hope to hear back from the Province on an any-day basis".*

The Planning, Property and Development Department is, therefore, recommending that a further extension of time be granted to New Directions for Children, Youth and Families Inc. on the sale of the subject City property shown in broken outline on Misc. Plan No. 8909/4, with the extension dates to be as follows:

a) Ninety days (90) from date of Committee approval to:

   - Obtain the necessary zoning variances and conditional uses to be able to develop the property for its purposes
   - Arrange suitable financing for the construction of the complex

b) Commencement of construction of the complex being extended from to December 1, 2008 to April 1, 2009.

c) Completion of the complex being extended from to June 30, 2009 to October 31, 2009.

All other terms and conditions of the Offer to Purchase dated November 30, 2007 shall still apply.

The Department is also recommending that the Director of the Planning, Property and Development Department be authorized to grant any further extensions of time on the sale of the subject City property, if necessary.

Financial Impact Statement **Date:** January 15, 2009

Project Name:

Extension of Time on the Sale of City-owned Property Located on the South side of Broadway at Picardy Place

COMMENTS:

The recommendatiosn contained in this report include that an extension of time be approved on the sale of the subject City property shown in broken outline on Misc. Plan No. 8909/4 to New Directions for Children, Youth and Families Inc. and that the Director of the Planning, Property and Development Department be authorized to grant further extensions of time on the sale of the subject City property, if necessary.

There are no material financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

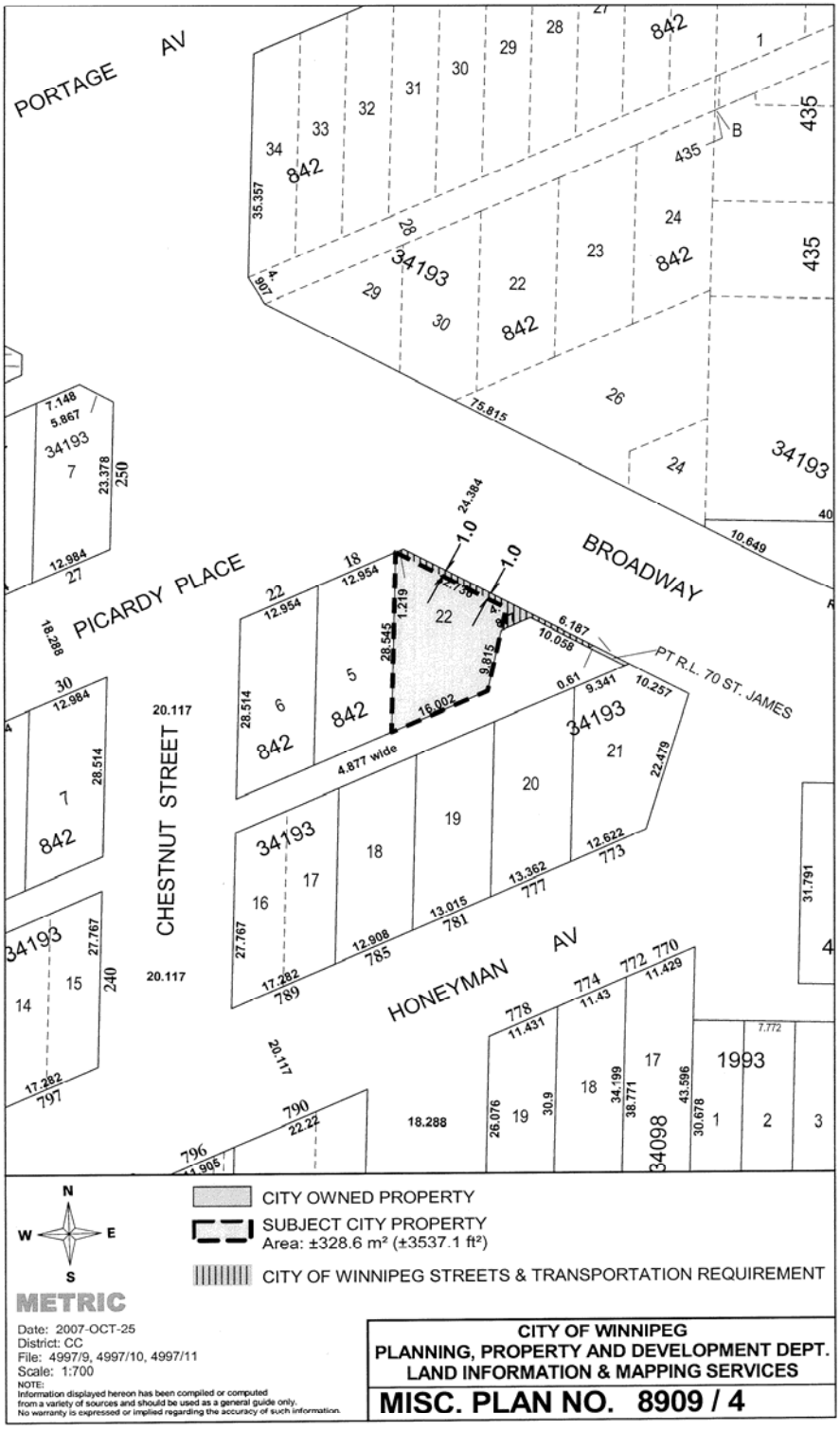
IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:
Department Planning, Property and Development Department
Division Real Estate
Prepared by: Joedi Pruden
PPD File No. 4997/9-11

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PORTAGE AV
PICARDY PLACE
BROADWAY
CHESTNUT STREET
HONEYMAN AV
PT R.L. 70 ST. JAMES
4.877 wide
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY
Area: ±328.6 m² (±3537.1 ft²)
CITY OF WINNIPEG STREETS & TRANSPORTATION REQUIREMENT
N
W
E
S
METRIC
Date: 2007-OCT-25
District: CC
File: 4997/9, 4997/10, 4997/11
Scale: 1:700
NOTE:
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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 8909 / 4