Agenda - Council - March 25, 2009

Report - Standing Policy Committee on Property and Development - March 3, 2009

Item No. 11 Declaration as Surplus - 823 Ellice Avenue
(Daniel McIntyre Ward)
File FI-2.4(32)

STANDING COMMITTEE RECOMMENDATION:

On March 19, 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 City-owned property shown outlined on Misc. Plan No. 13509 be declared surplus to the City's requirements.

2. That the Winnipeg Public Service be instructed to market the subject City-owned property through an Expression of Interest and report back to the Standing Policy Committee on Property and Development.

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 - March 3, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 19, 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 March 3, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service with the following amendment, namely:

- Amend recommendation 2. by substituting the words "for sale to the general public" with "through an expression of interest and report back to the Standing Policy Committee on Property and Development"

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

Further, on March 3, 2009, the Standing Policy Committee on Property and Development received as information the recommendation of the City Centre Community Committee.

Further, on March 3, 2009, the Standing Policy Committee on Property and Development received submissions from the following, in support of the Sale of 823 Ellice Avenue to the Daniel McIntyre-St. Matthews Community Association for the sum of $1.00, which have been placed on file in the City Clerks Department:

- Kemlin Nembhard, Executive Director, Daniel McIntyre St. Matthews Community Association, including a petition purporting to contain 128 signatures
- Karen Schlichting, Coordinator, Art from the Heart
- Flor Marcelino, MLA, Wellington
- Kris Robinson, Friends of Sherbrook Pool
- Jeffery Patteson
- Jennifer Bogoch
- Kevin Nikkel
- Rosemarie Gjerek, Director Community Health and Education, Klinic
- Kym and Jeff Lukin
- Pat Desjarlais, Ma Mawi Wi Chi Itata Centre
- Marelene Groiening
- Jennifer Frain, Executive Director, New Directions
- Rob Altemeyer, MLA, Wolseley

Report - Standing Policy Committee on Property and Development – March 3, 2009

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

- Cindy Coker, Executive Director, Seed Winnipeg Inc.
- Gerry Berard, President, Spence Neighbourhood Association
- Cathy C. Campbell, Rector, St Matthews Anglican Church
- Susan Hemphill
- Jackie Hogue, Executive Director, West Central Women's Resource Centre
- Gloria Cardwell - Hoeppner, Executive Director, West End Business Improvement Zone
- Meg McGimpsey, Community Coordinator, West End Cultural Centre
- West End Library submitted a petition purporting to contain 10 signatures

COMMUNITY COMMITTEE RECOMMENDATION:

On February 3, 2009, the City Centre Community Committee recommended to the Standing Policy Committee on Property and Development that the building located at 823 Ellice Avenue (currently housing the West End Library) be sold to the Daniel McIntyre-St. Matthews Community Association (DMSMCA) for the sum of $1.00.

Further on February 3, 2009, the City Centre Community Committee received from Kemlin Nembhard, Executive Director, Daniel McIntyre St. Matthews Community Association, a presentation in support of using the building at 823 Ellice Avenue as a community run neighbourhood resource centre.

RE: Request to Declare City-owned Property Surplus – 823 Ellice Avenue
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: February 10, 2009

RECOMMENDATION:

1. That Council declare the City-owned property shown outlined on Misc. Plan No. 13509, attached, surplus to the City's requirements.
2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public.
3. That the Proper Officers do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- On September 26, 2007, Council approved a report submitted by the Directors of Public Works and Community Services, which included the following recommendation, namely:

  > *"That net sale proceeds from the disposition of the current site of the West End Library, with a 2003 assessed value of $295,000.00, be used to reimburse the first call against the Renovate and Refurbish Various Library Branches capital account. (This recommendation is in keeping with the "Reinvestment Strategy" contained in the Recreation, Leisure and Libraries Facilities Policy adopted by Council on May 18, 2005)."*

- The West End Library will be relocating to the Cindy Klassen Recreation Complex on Sargent Avenue in the spring of 2009.
- 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. 13509.
- The Department is recommending that Council declare the City-owned property shown outlined on Misc. Plan No. 13509 surplus to the City's requirements, and that the property be marketed for sale to the general public.

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:

The West End Library at 823 Ellice Avenue will be relocating to the new Cindy Klassen Recreation Complex in the spring of 2009. 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. 13509. Council approval is required to declare the subject property surplus to the City's requirements.

HISTORY:

Portions of the subject property were acquired by the City in 1927 and 1965. In 1966 the property was developed as the West End Library. The West End Library will be relocating to the Cindy Klassen Recreation Complex in the spring of 2009.

Details of the subject City property are as follows:

Location:	823 Ellice Avenue
Description:	3,650 +/- sq. ft. single storey building on part basement
Legal Description:	Lots 4-6, Block 4, Plan 775
Site Size:	7,700 +/- square feet
Zoning:	"C2" – Commercial Community

On September 26, 2007, Council approved a report submitted by the Directors of Public Works and Community Services, which included the following recommendation, namely:

> *"That net sale proceeds from the disposition of the current site of the West End Library, with a 2003 assessed value of $295,000.00, be used to reimburse the first call against the Renovate and Refurbish Various Library Branches capital account. (This recommendation is in keeping with the "Reinvestment Strategy" contained in the Recreation, Leisure and Libraries Facilities Policy adopted by Council on May 18, 2005)."*

DISCUSSION:

The Planning, Property and Development Department has determined that there is no civic need for the subject City-owned property. In addition, the Department has consulted with the Ward Councillor in regard to the future marketing of this property for sale.

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

Financial Impact Statement Date: February 10, 2009

Project Name:

Request to Declare City-owned Property Surplus – 823 Ellice Avenue

COMMENTS:

The recommendations contained in this report include that Council declare the City-owned property shown outlined on Misc. Plan No. 13509, attached, surplus to the City's requirements and that subject to the approval of Recommendation No. 1, the Winnipeg Public Service be instructed to market the subject City-owned property for sale to the general public.

There are no direct financial implications associated with these recommendations.

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

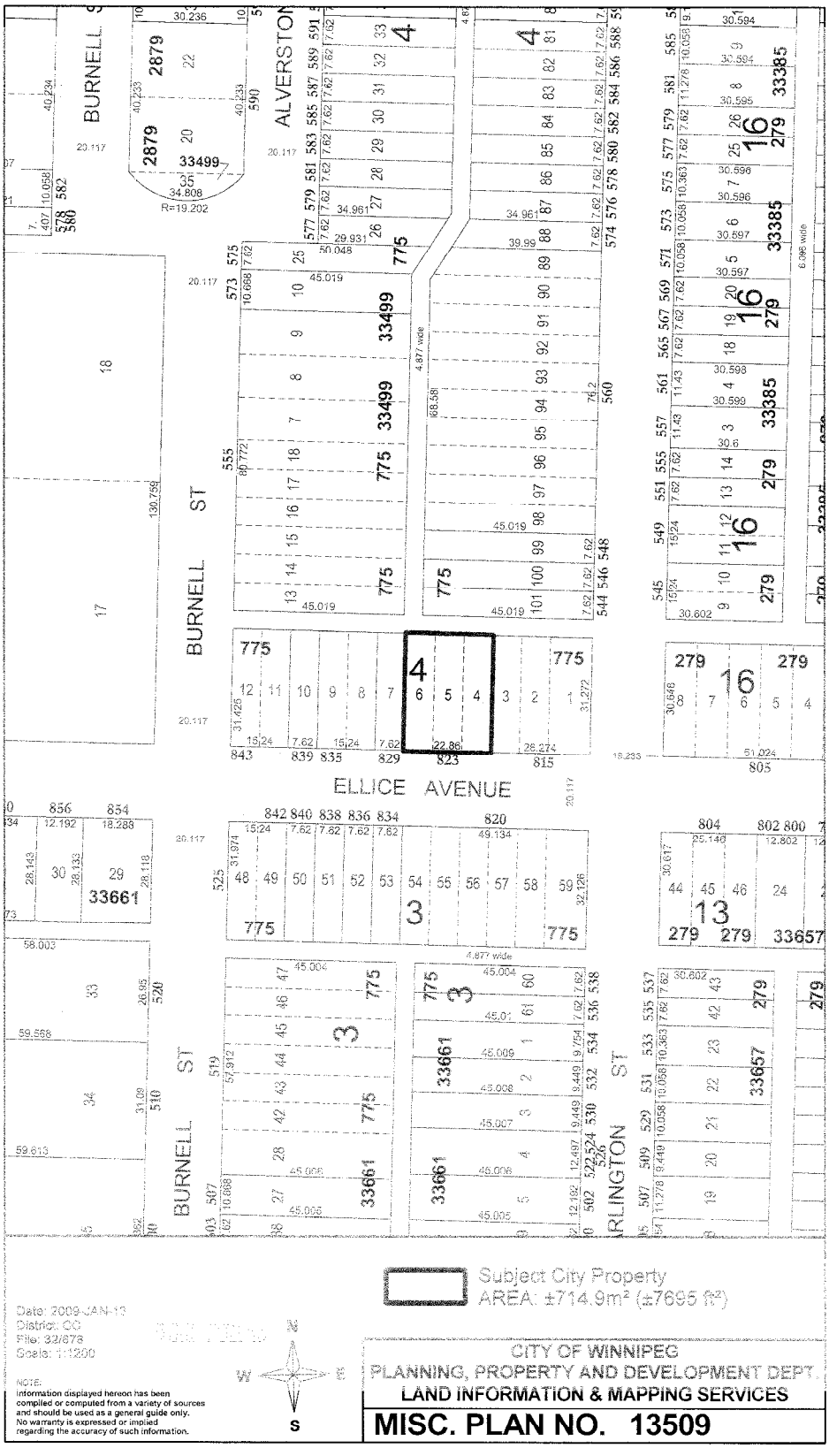
IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:
Department Planning, Property and Development
Division Real Estate
Prepared by: Barry Lucyk
PPD File No. 32/678

O:\Reports Directive\Real Estate\Sales\(bl) declare surplus 823 Ellice.doc


BURNELL ST
ALVERSTON ST
ELLICE AVENUE
Subject City Property
AREA: ±714.9m² (±7695 ft²)
Date: 2009-JAN-13
District: CC
File: 32/678
Scale: 1:1200
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13509