Agenda - Council - June 23, 2010

Report - Standing Policy Committee on Downtown Development - June 10, 2010

Item No. 3 Declaration of Surplus Land – South of Pacific Avenue and west of Paulin Street
(Point Douglas Ward)
eFile FI-2.4(34)

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submits the following to Council:

1. That the Subject City Property shown outlined on Misc. Plan No. 12212/2 be declared surplus to needs of the City.

2. That the Winnipeg Public Service be authorized to sell the subject City property to Habitat for Humanity for $1.00, subject to Habitat for Humanity leasing the subject City property back to the City of Winnipeg for $1.00 to be used for parking purposes until such time as the Winnipeg Police Service moves to its Graham Avenue location.

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 Downtown Development - June 10, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2010, 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 10, 2010, the Standing Policy Committee on Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Issue: To Seek Council Approval to Declare the City Property south of Pacific Avenue and west of Paulin Street shown as Subject City Property on the attached Misc. Plan 12212/2, Surplus to the needs of the City

Critical Path: Standing Policy Committee on Downtown Development
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Thorgrimson	D. Joshi	N/A	P Sheegl, Deputy CAO

RECOMMENDATIONS

1. That the Subject City Property shown outlined on Misc. Plan No. 12212/2 be declared surplus to needs of the City.

2. That subject to the approval of Recommendation No. 1, the Winnipeg Public Service be authorized to sell the subject City property to Habitat for Humanity for $1.00, subject to Habitat for Humanity leasing the subject City property back to the City of Winnipeg for $1.00 to be used for parking purposes until such time as the Winnipeg Police Service moves to its Graham Avenue location.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Habitat for Humanity has expressed an interest to acquire the subject City property in order to facilitate a larger and more comprehensive development at this location. Council approval is required to declare the Subject City Property surplus to the City's needs. Standing Policy Committee on Downtown Development approval is required to approve the sale to Habitat for Humanity.

IMPLICATIONS OF THE RECOMMENDATIONS

- The recommended sale of the subject City property is in accordance with the City's *"Offers to Purchase City-owned Property Policy"*. In accordance with the Policy, the Department may accept for consideration unsolicited offers for City-owned property and will sell these properties at or below market value when mandated by Council approved policies or programs. The Affordable Housing Initiative (AHI**)**, the Winnipeg Housing and Homelessness Initiative (WHHI), and the Economic Opportunity Framework are examples of these policies and programs.

- There are no regulatory or human resources implications associated with this report.

- The City's standard terms and conditions of sale will include provisions to protect the City's interests in the event that environmental contamination is discovered.

HISTORY

At its meeting on January 28, 2009, a motion was carried on the floor of Council that the City sell the subject City property as shown on the attached Misc. Plan No. 10775/3 to Habitat for Humanity for the sum of $1.00.

On August 12, 2009, title to this property transferred to Habitat for Humanity.

On November 27, 2009, the City received a letter from Habitat for Humanity expressing interest in acquiring the subject City property as shown on the attached Misc. Plan No. 12212/2. It advised as follows:

> "We would like to develop both parcels (as shown on Misc. Plan 10775/3 and 12212/2), into a significant new neighbourhood that will house upwards of 150 people in a very attractive setting. We appreciate that it will be some time before the Police Service moves but from a planning perspective certainty about the parking lot will have a significant impact on what the development will be like. For example, if we developed our current piece as if we would obtain the parking lot at a later date and that did not materialize, the result would be poor land usage. On the other hand, to develop our current piece as if we will not acquire the lot and then it does become available to us will result in a far less attractive development.
>
> Consequently, we wish to request the following of the City: is it possible to transfer title for the lot to us now and we will lease it back to the City on a no charge basis until WPS moves to its new facility or a set period of time has expired?
>
> If that is possible, we will plan for the entire block of land, submit our subdivision proposal as soon as possible calling for development in phases, starting with the western end of the property and moving onto the eastern portion once the Police Service has relocated. Ideally, we would like to start building in the fall of 2010".

The subject City property shown on the attached Misc. Plan No. 12212/2 was acquired in 1979 from the Urban Renewal Partnership Corporation for development as a parking lot. The parcel was leased to private sector users for parking purposes from 1981 to 1991. From 1991 until today the site has been operated by the City of Winnipeg and provides monthly parking to City employees, including the Winnipeg Police Service. The site also has metered daily parking. The parking lot appears to be near capacity and is operated by the Winnipeg Parking Authority.

The site is improved with asphalt pavement and fully fenced. The south side of the site has 8 foot wrought iron fencing with stone pillars and the north side has 3 foot wood fencing. Stalls are electrified and other improvements include street lighting.

Particulars of the City property are as follows:

Location:	South of Pacific Avenue and west of Paulin Street
Legal Description:	Lot B, Plan 13049 & Lots 1-3, Lots 6-7, Lot 9 and Lot 67, Plan 32037
Appraised Value:	$650,000
Roll No.:	13071492200
Zoning:	C-Character Sector
Size:	±43,794 sq. ft.

The Department supports the proposed sale of the subject City property to Habitat for Humanity for the following reasons:

- The Ward Councillor has no objections of the sale.
- The Winnipeg Housing and Homelessness Initiative (WHHI) support the sale to Habitat for Humanity.
- Surface parking is not considered the highest and best use for the property.
- Habitat will lease the subject property back to the City for $1.00 until the Winnipeg Police Service moves to its new location on Graham Avenue.
- There may be an opportunity at the end of the lease for the City to recover/salvage the fencing at the property.
- Habitat for Humanity will pay all costs in association with a plan of subdivision (if required)
- The property would be placed on the tax roll at the closing of the sale.
- The sale will eliminate the liability for the City associated with holding this property.

FINANCIAL IMPACT

Financial Impact Statement **Date:** June 8, 2010

Project Name:

Council Approval to Declare the City Property south of Pacific Avenue and west of Paulin Street shown as Subject City Property on the attached Misc. Plan 12212/2, Surplus to the needs of the City

COMMENTS:

The recommendations contained in this report include that the Subject City Property shown outlined on Misc. Plan No. 12212/2 be declared surplus to needs of the City and that subject to the approval of Recommendation No. 1, the Winnipeg Public Service be authorized to sell the subject City property to Habitat for Humanity for $1.00, subject to Habitat for Humanity leasing the subject City property back to the City of Winnipeg for $1.00 to be used for parking purposes until such time as the Winnipeg Police Service moves to its Graham Avenue location.

Other than the nominal amount involved in the sale and subsequent lease back of the subject City property, there are no financial implications associated with the recommendations contained in this report. The amount of municipal property taxes generated upon the ultimate development of this site will not be material in nature. Similarly, revenues foregone by the Winnipeg Parking Authority at this site are likely to be offset by incremental revenues at WPA run parking facilities located in close proximity to the WPS' Graham Avenue location.

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

CONSULTATION

In preparing this report there was consultation with:

Winnipeg Police Services
Winnipeg Parking Authority

SUBMITTED BY

Department:	Planning, Property and Development Department
Division:	Real Estate
Prepared by:	Joedi Pruden
Date:	June 8, 2010
File No.	2039/B V.3

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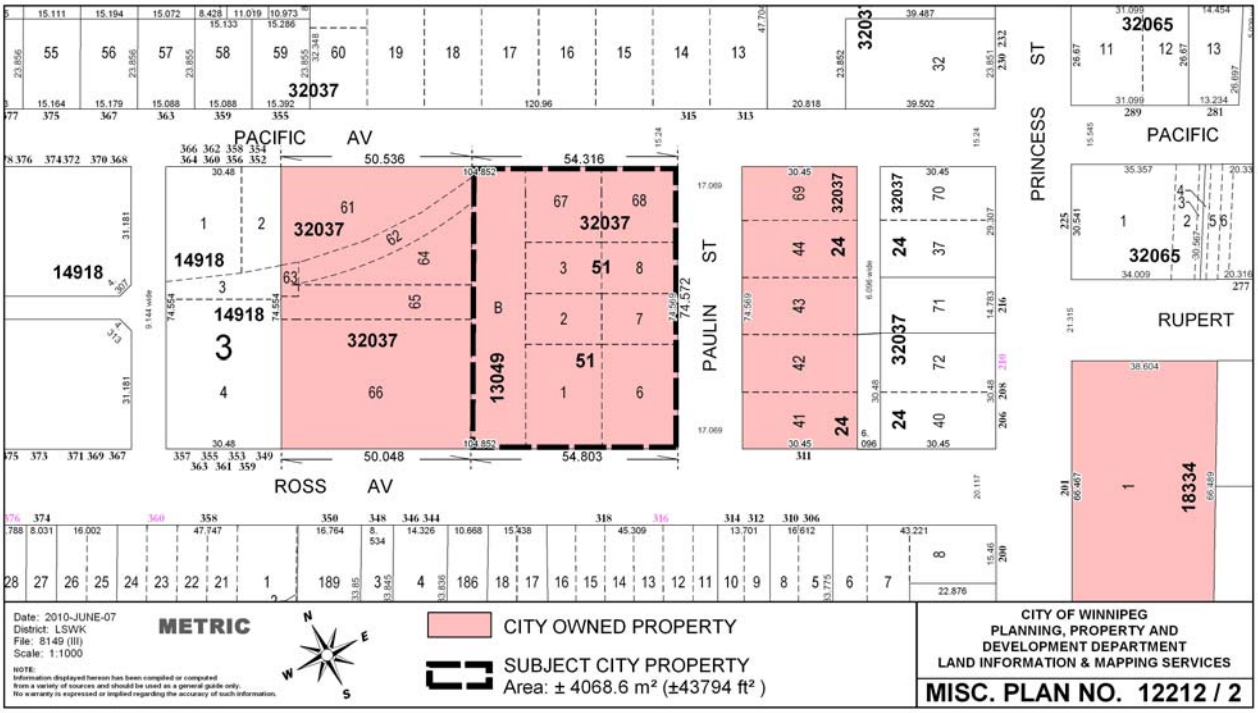
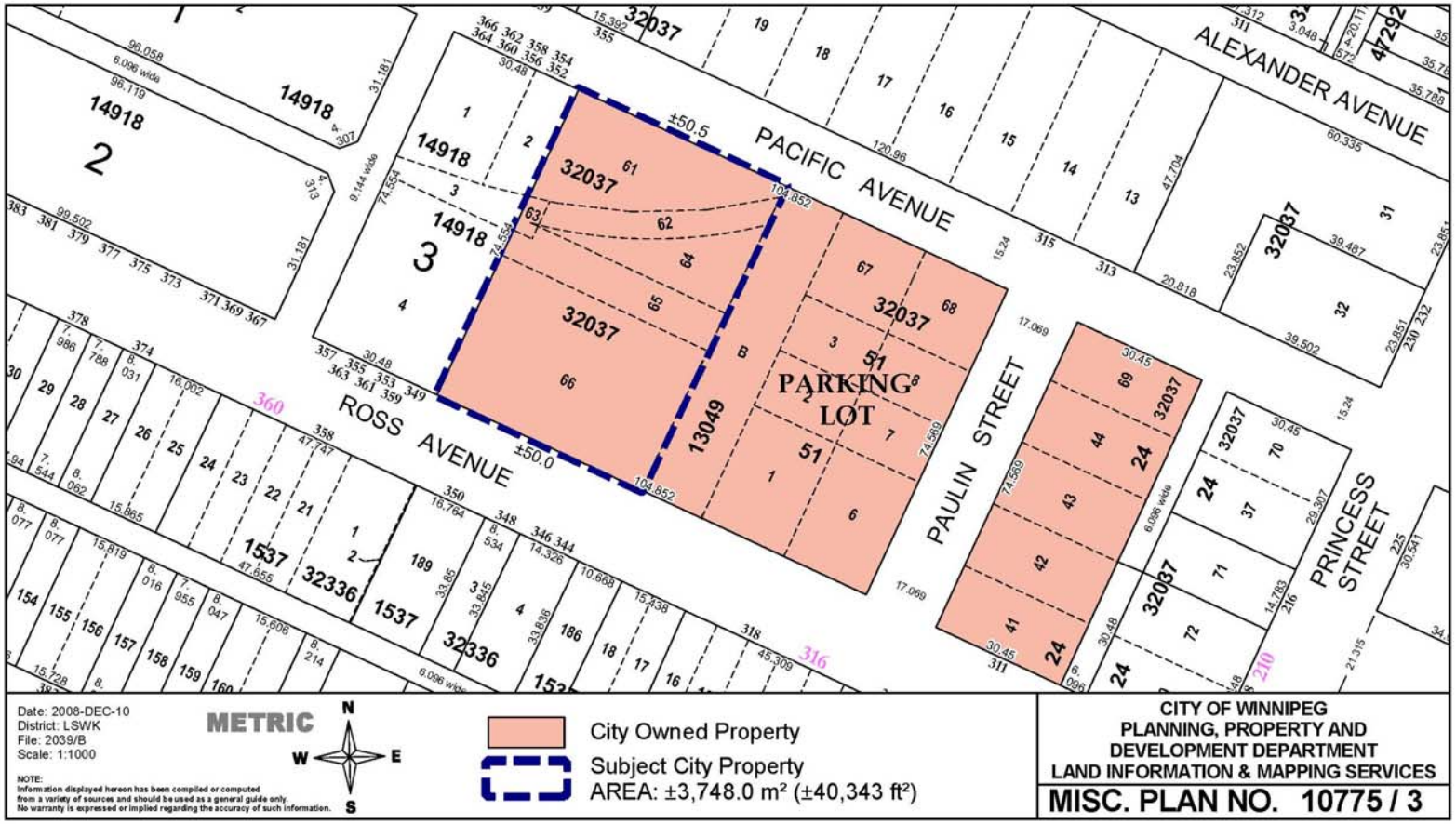

PACIFIC AV
ROSS AV
PAULIN ST
PRINCESS ST
RUPERT
PACIFIC
50.536
54.316
50.048
54.803
32037
14918
13049
32065
18334
Date: 2010-JUNE-07
District: LSWK
File: 8149 (III)
Scale: 1:1000
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
METRIC
N
E
S
W
CITY OWNED PROPERTY
SUBJECT CITY PROPERTY
Area: ± 4068.6 m² (±43794 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 12212 / 2


PACIFIC AVENUE
ALEXANDER AVENUE
ROSS AVENUE
PAULIN STREET
PRINCESS STREET
PARKING LOT
±50.5
±50.0
104.852
13049
32037
14918
1537
32336
Date: 2008-DEC-10
District: LSWK
File: 2039/B
Scale: 1:1000
METRIC
N
W
E
S
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 Owned Property
Subject City Property
AREA: ±3,748.0 m² (±40,343 ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 10775 / 3