Agenda - Executive Policy Committee – November 9, 2011

Report - Standing Policy Committee on Property and Development – November 1, 2011

Item No. 13 Declaration of Surplus Land – Pointe Hebert North St. Boniface (St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 1, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and submits the following to Council:

1. That the City-owned property shown outlined on Misc. Plan No. 14117 be declared surplus to the needs of the City.

2. That the Land Operating Reserve be identified as a source of funding to off-set certain Local Improvement Charges in Pointe Hebert North St. Boniface, for owner occupied properties with residents that have lived in their residence for longer than six months, prior to November 16, 2011.

3. That the net proceeds of the sale of 821 rue St. Joseph and the incremental Municipal Realty Taxes generated from the sale and redevelopment of 825 Tache Avenue be used to replenish the Land Operating Reserve.

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

Agenda - Executive Policy Committee – November 9, 2011

Report - Standing Policy Committee on Property and Development – November 1, 2011

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 1, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Delete Recommendations 2. and 3. and replace with the following:

    "2. That the Land Operating Reserve be identified as a source of funding to off-set certain Local Improvement Charges in Pointe Hebert North St. Boniface, for owner occupied properties with residents that have lived in their residence for longer than six months, prior to November 16, 2011.

    3. That the net proceeds of the sale of 821 rue St. Joseph and the incremental Municipal Realty Taxes generated from the sale and redevelopment of 825 Tache Avenue be used to replenish the Land Operating Reserve,"

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

Also on November 1, 2011, Walter Kleinschmit, The Old St. Boniface Residents' Association, submitted a communication dated November 1, 2011, with respect to the matter.

ADMINISTRATIVE REPORT

Title: **To seek Council Approval to Assign the Proceeds of Sale towards certain Local Improvement Charges – Pointe Hebert North St. Boniface**

Critical Path: **Standing Policy Committee on Property and Development**
Executive Policy Committee
Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That Council declare the City-owned property shown outlined on Misc. Plan No. 14117, attached, surplus to the needs of the City.

2. That Council rescind a portion of its decision of March 21, 2001 in regard to using the proceeds of disposition of certain properties for the implementation of the Public Works-Water and Waste Facilities Master Plan.

3. That Council assign the proceeds of the sale of 821 Rue St. Joseph and 825 Tache Avenue in order to off-set certain Local Improvement Charges in Point Hebert North St. Boniface.

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

REASON FOR THE REPORT

- Council approval is required to declare the City-owned property shown outlined on Misc. Plan No. 14117, attached, surplus to the needs of the City.
- Council approval is required to redirect the proceeds of the sale of 821 Rue St. Joseph and 825 Tache Avenue in order to off-set certain Local Improvement Charges in Point Hebert North St. Boniface.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Planning, Property and Development Department intends to sell the City-owned property shown outlined on Misc. Plan No. 14117 to Qualico Developments (Winnipeg) Ltd. at fair market value and retain a “Reversionary Right” to the property for five years should it still be required for Transit Corridor purposes.
- The Department intends on marketing the City-owned Public Works Yard located at 825 Tache Avenue once vacated by the City pursuant to the Public Works-Water and Waste Facilities Master Plan.

- The Department intends to use the proceeds of sale of the properties, or a portion thereof, to offset the balance of certain Local Improvement Charges in Pointe Hebert North St. Boniface.
- A portion of the Council decision of March 21, 2001 referring to using the proceeds of disposition of certain properties for the implementation of the Public Works-Water and Waste Facilities Master Plan will need to be rescinded.
- 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.
- There are no regulatory or human resources implications associated with this report.

HISTORY

- In May of 2007, the City sold the property shown shaded on Misc. Plan No. 12964/1, attached, to Qualico Developments (Winnipeg) Ltd. pursuant to an Expression of Interest.
- The proceeds of the sale of the subject property together with a Building Communities Grant was to be used towards offsetting the costs of installing infrastructure along the frontages of existing private and remaining City properties.
- Council, at its meeting held on June 20, 2007 approved the sale of the subject property and instructed that the net proceeds be utilized for infrastructure improvements in the North St. Boniface Parkway (clean up of 755 Tache Avenue).
- Qualico Developments is in the process of making application to subdivide and rezone all of its property in Pointe Hebert North St. Boniface for redevelopment.
- As part of this redevelopment, Qualico will be petitioning a Local Improvement in due course in order to recover the balance of the costs associated with infrastructure improvements not covered by the proceeds of the sale of the subject property together with a Building Communities Grant.
- A number of long term residents of the Pointe Hebert neighbourhood have vocally objected to the proposed Local Improvement Charge.
- The Ward Councillor is supportive of the intention of the Planning, Property and Development Department to use proceeds of sale of the properties, or a portion thereof, to offset the balance of Local Improvement Charges in Pointe Hebert North St. Boniface.

FINANCIAL IMPACT

Financial Impact Statement Date: October 17, 2011

Project Name:

To seek Council Approval to redistribute Proceeds of Sale towards certain Local Improvement Charges – Pointe Hebert North St. Boniface

COMMENTS:

There are no financial implications associated with this report other than for Recommendation # 3, which states, "That Council assign the proceeds of the sale of 821 Rue St. Joseph and 825 Tache Avenue in order to off-set certain Local Improvement Charges in Point Hebert North St. Boniface."

If approved, the net proceeds of 821 Rue St. Joseph and 825 Tache Avenue will be used to pay for certain infrastructure improvements that would otherwise have been collected from benefitting property owners and will result in the net proceeds of disposition being unavailable for the East Yards Complex portion of the Public Works - Water & Waste Facilities Consolidation project.

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

CONSULTATION

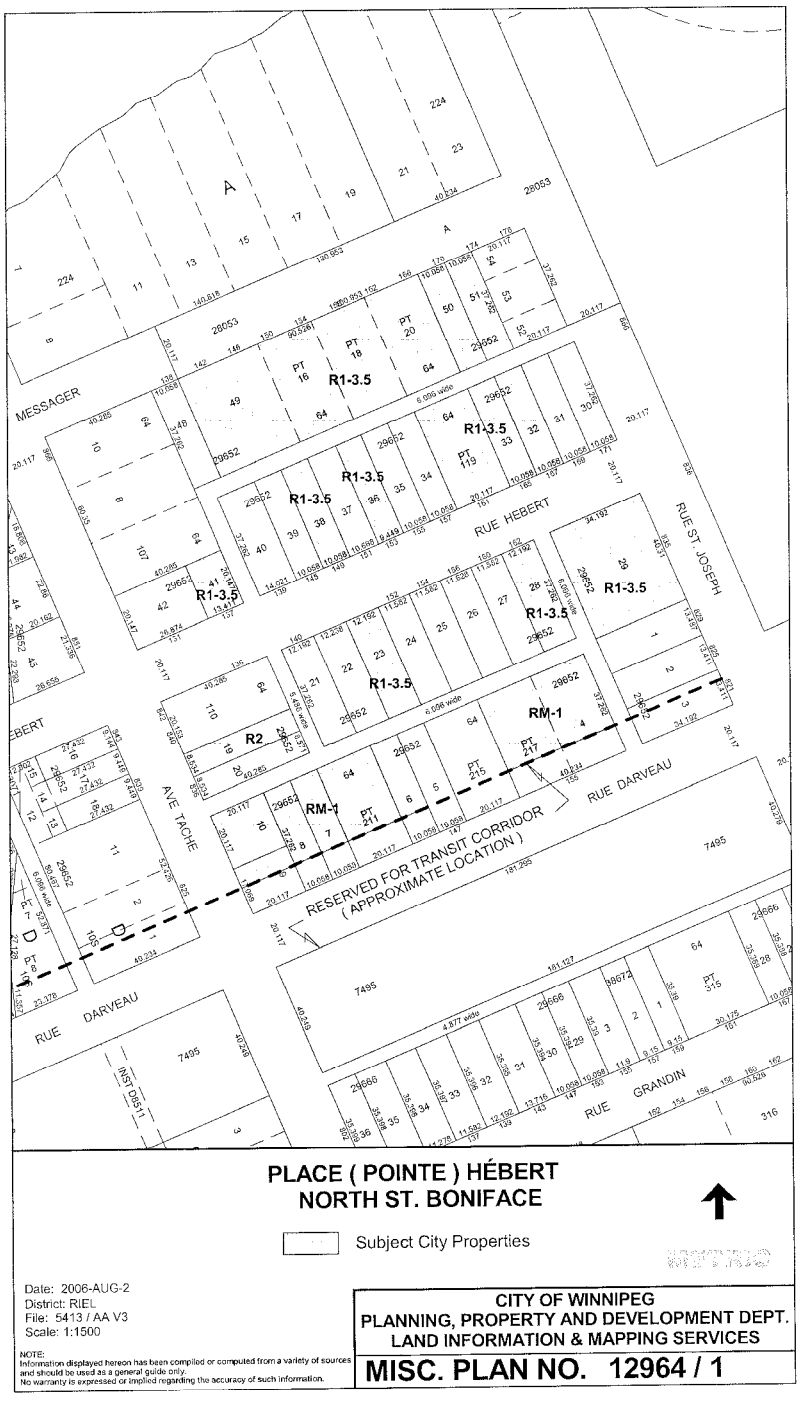
In preparing this report there was consultation with:

Transit Department

SUBMITTED BY

Department:	Planning, Property and Development
Division	Real Estate
Prepared by:	John S. Zabudney
Date:	October 17, 2011
File No.	5413/AA (V7)

o:\reports directive\real estate\sales\(jz)pointe hebert.doc


PLACE (POINTE) HÉBERT
NORTH ST. BONIFACE
Subject City Properties
RESERVED FOR TRANSIT CORRIDOR
(APPROXIMATE LOCATION)
RUE HEBERT
RUE DARVEAU
RUE ST. JOSEPH
AVE TACHE
MESSAGER
RUE GRANDIN
R1-3.5
R2
RM-1
Date: 2006-AUG-2
District: RIEL
File: 5413 / AA V3
Scale: 1:1500
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. 12964 / 1


RED RIVER
20705
28053
224
PT A
A
RUE MESSAGER
RUE ST. JOSEPH
RUE HEBERT
RUE DARVEAU
AVE TACHE
RUE GRANDIN
29652
29666
38672
7495
64
PLACE (POINTE) HÉBERT - NORTH ST. BONIFACE
SUBJECT CITY PROPERTY
Area: ±458.5 m² (±4,936 ft²)
CITY OWNED PROPERTY
N
W
E
S
Date: 2011-SEPT-26
District: RIEL
File: Not Available
Scale: 1:1500
METRIC
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. 14117