Minute No. 185
Report - Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – January 9, 2012

Item No. 1 **Declaration of Surplus Land - East side of Main Street, south of Wesley Street**
(Fort Rouge – East Fort Garry Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management, as amended by the Executive Policy Committee, and submits the following to Council:

1. That the subject City-owned property located on the east side of Main Street, south of Wesley Street, shown outlined on Misc. Plan No. 13860/1, be declared surplus to the needs of the City.

2. That any proposed development on Parcel A be reviewed with the Transit Department to determine if sufficient space can be provided on either the north side or south side of the property to permit future access/egress to/from Main Street at St. Mary Avenue by rapid transit vehicles.

3. That should it not be possible to include rapid transit access/egress to/from Main Street in any development of Parcel A, that the City reserve the existing right-of-way to the north of the subject property (Wesley Avenue) for future rapid transit purposes.

4. That should it not be operationally feasible to use Wesley Avenue as a rapid transit access/egress point to Main Street, future acquisition of property may be required for future rapid transit purposes.

5. That the net proceeds of the sale of the subject lands shall be dedicated towards the cultural streetscaping project in the East Exchange District.

6. That the sale of the subject lands be subject to development in 24 months, after the date of close of closing.

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

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DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management, with the following amendment:

- Add a new recommendation
  6. That the sale of the subject lands be subject to development in 24 months, after the date of close of closing,

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 9, 2012, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management concurred in the recommendation of the Winnipeg Public Service, with the following amendments, namely:

- Add the following new Recommendations 2. to 5., and renumber the remaining Recommendation accordingly.

  2. That any proposed development on Parcel A be reviewed with the Transit Department to determine if sufficient space can be provided on either the north side or south side of the property to permit future access/egress to/from Main Street at St. Mary Avenue by rapid transit vehicles.

  3. That should it not be possible to include rapid transit access/egress to/from Main Street in any development of Parcel A, that the City reserve the existing right-of-way to the north of the subject property (Wesley Avenue) for future rapid transit purposes.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

4. That should it not be operationally feasible to use Wesley Avenue as a rapid transit access/egress point to Main Street, future acquisition of property may be required for future rapid transit purposes.

5. That the net proceeds of the sale of the subject lands shall be dedicated towards the cultural streetscaping project in the East Exchange District,

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

On November 28, 2011, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management laid the matter over to January 9, 2011.

On November 1, 2011, the Standing Policy Committee on Property and Development referred the matter to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management.

ADMINISTRATIVE REPORT

Title: **To seek Council Approval to Declare the City-owned Property located on the east side of Main Street, South of Wesley Street, Surplus to the needs of the City**

Critical Path: **Standing Policy Committee on Downtown Development, Heritage and Riverbank Management - Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	B. Thorgrimson	n/a	D. Joshi, COO

RECOMMENDATIONS

1. That the subject City-owned property located on the east side of Main Street, South of Wesley Street shown outlined on Misc. Plan No. 13860/1, be declared surplus to the needs of the City.

2. 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 subject City-owned property surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Planning, Property and Development Department intends on marketing the subject City-owned property (shown as Parcel A on the attached Misc. Plan No. 13860/1) to the general public.
- 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

The City acquired the subject City-owned property (herein referred to a Parcel A as shown on the attached Misc. Plan No. 13860/1) in 1987 from CN for an extension of St. Mary Avenue. At that same time, the lane behind 191 and 211 Main Street (Parcel B) was closed. It was intended to do an exchange with the owners of 191 and 211 Main Street wherein the City acquired the front portion of their property to facilitate the widening of Main Street. The City was successful in negotiating an exchange with the owner of 191 Main Street, but unsuccessful with the owner of 211 Main Street. Therefore, the frontage of 211 Main Street is still to be widened at some point in the future.

On November 29, 2010, the Standing Policy Committee on Downtown Development approved a 3 year lease of Parcel A, for parking purposes, subject to a 90 day cancellation clause.

Recently, the Department received interest in the potential sale of Parcel A for development purposes. Considering the current use of Parcel A, as surface parking is not considered the highest and best use, especially on a primary street, such as Main Street, the Department is proposing to declare Parcel A surplus and market it for sale.

City Departments were canvassed to determine if the City-owned property was considered surplus to the needs of the City.

The Public Works Department advised that a portion of Parcel A will be required for the widening of Main Street (i.e. 5.3 meters of frontage).

The Transit Department advised that Parcel A is required as part of the Southwest Rapid Transit Corridor. The plan for the Southwest Rapid Transit Corridor includes a northerly extension of the transitway from Queen Elizabeth Way and Stradbrook Avenue via an overpass of Queen Elizabeth Way and the Assiniboine River, through the VIA rail station on tracks 1 and 2, and along the high line embankment to a point opposite St. Mary Avenue. Parcel A would then be used to allow transit vehicles operating on the corridor to rejoin the street system at Main Street and St. Mary Avenue.

While the Transit Department has advised that Parcel A is required for future rapid transit purposes, it would be amenable to declaring the subject City-owned property surplus under the following conditions:

1. That any proposed development on Parcel A be reviewed with the Transit Department to determine if sufficient space can be provided on either the north side or south side of the property to permit future access/egress to/from Main Street at St. Mary Avenue by rapid transit vehicles.

2. Should it not be possible to include rapid transit access/egress to/from Main Street in any development of Parcel A, that the City reserve the existing right-of-way to the north of the subject property (Wesley Avenue) for future rapid transit purposes.

3. Should it not be operationally feasible to use Wesley Avenue as a rapid transit access/egress point to Main Street, future acquisition of property may be required for future rapid transit purposes.

No other Civic need was identified. The Department is therefore, recommending that the subject City-owned property be declared surplus to the needs of the City. Subject to Council declaring the property surplus, the Department intends on marketing Parcel A to the general public. Any proposed sale of Parcel A would have to contemplate the Transit Department's future Southwest Rapid Transit Corridor requirements.

FINANCIAL IMPACT

Financial Impact Statement **Date:** October 14, 2011

Project Name:

To seek Council Approval to Declare the City-owned Property located on the east side of Main Street, South of Wesley Street, Surplus to the needs of the City

COMMENTS:

The recommendations contained in this report include that the subject City-owned property located on the east side of Main Street, South of Wesley Street shown outlined on Misc. Plan No. 13860/1, be declared surplus to the needs of the City.

There are no financial implications associated with this recommendation.

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

CONSULTATION

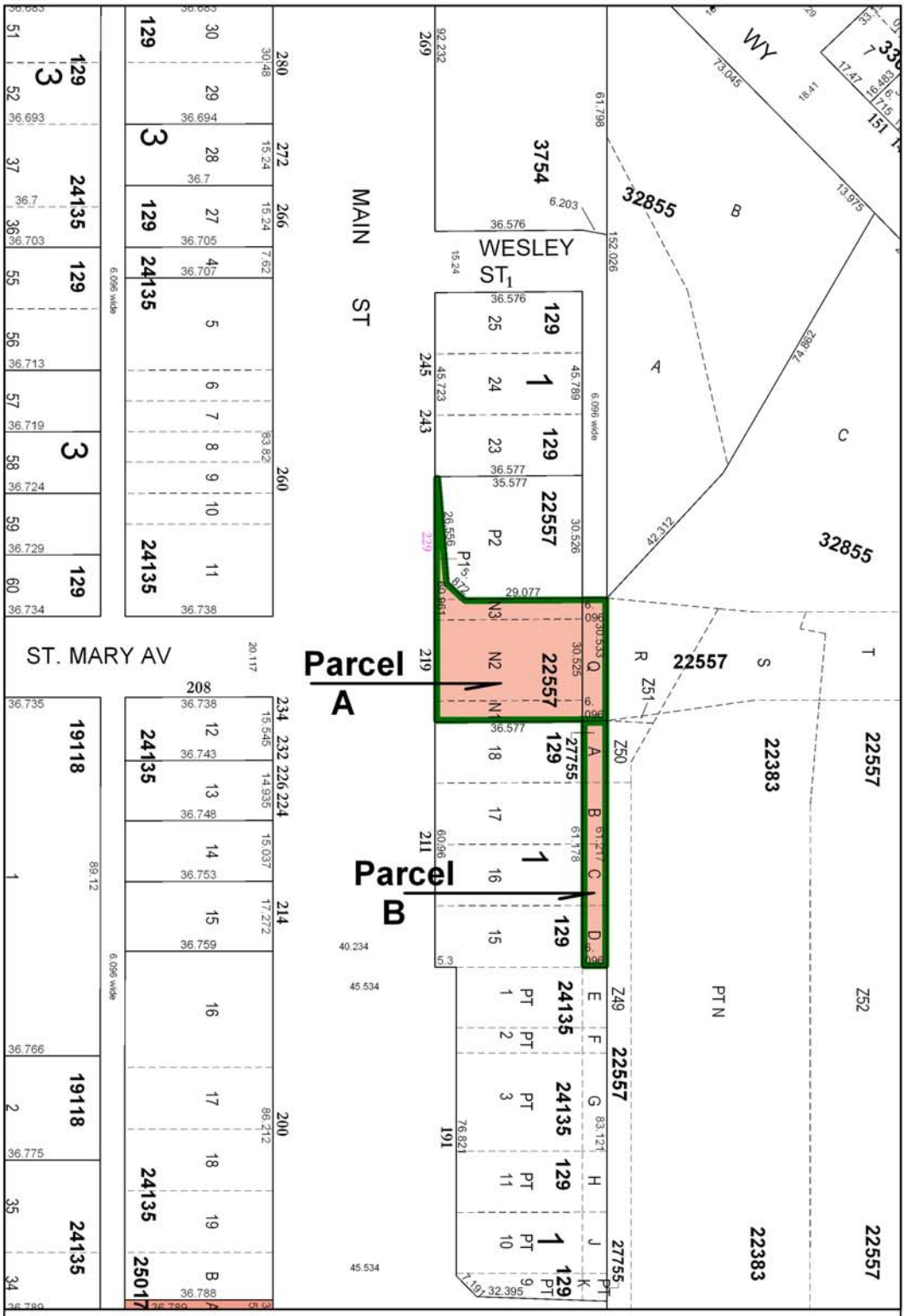
In preparing this report there was consultation with:

- Transit Department
- Public Works Department

SUBMITTED BY

Department:	Planning, Property and Development
Division	Real Estate
Prepared by:	Joedi Pruden
Date:	October 11, 2011
File No.	7509/1 V.2

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MAIN ST
WESLEY ST1
ST. MARY AV
Parcel A
Parcel B
SUBJECT CITY PROPERTY
Parcel A: ±1378.3 m² (±14,836 ft²)
Parcel B: ±373.1 m² (±4,016 ft²)
CITY OWNED PROPERTY
Date: 2011-OCT-11
District: CC
CITY OF WINNIPEG