Minutes - Executive Policy Committee - September 3, 2003

REPORTS

Minute No. 325 Proposal to Create a New Site and Building for the Wahbung Abinoonjiiag Inc. on the Mount Carmel Clinic Site at 505 King Street File EX-1

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the administrative recommendation and submits the following to Council:

1. That Council, in accordance with the terms of an Agreement dated June 29, 1981 between the City of Winnipeg, the Manitoba Housing and Renewal Corporation and the Mount Carmel Clinic:

   A. Approve the use of the most southerly part of the Mount Carmel Clinic Site at 505 King Street for a new building to house the Wahbung Abinoonjiiag Inc.

   B. Consent to the sale of the south part of 505 King Street (as conceptually shown on the attached copy of Misc. Plan No. 11962) from the Manitoba Housing and Renewal Corporation to the Wahbung Abinoonjiiag Inc. subject to the preservation of the City's first "option to purchase" in accordance with Clause 2(d) of the June 29, 1981 Agreement.

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

DECISION MAKING HISTORY:

Moved by Councillor Vandal,
That the administrative recommendation be concurred in and forwarded to Council.

Carried

Re: Proposal to Create a New Site and Building for the Wahbung Abinoonjiiag Inc. on the Mount Carmel Clinic Site at 505 King Street
Lord Selkirk – West Kildonan Community
Mynarski Ward

For submission to: **Executive Policy Committee**

Original report signed by: **Director of Planning, Property and Development**

Report date: July 22, 2003

Recommendation(s):

1. That Council, in accordance with the terms of an Agreement dated June 29, 1981 between the City of Winnipeg, the Manitoba Housing and Renewal Corporation and the Mount Carmel Clinic:

    A. approve the use of the most southerly part of the Mount Carmel Clinic Site at 505 King Street for a new building to house the Wahbung Abinoonjiiag Inc.
    B. consent to the sale of the south part of 505 King Street (as conceptually shown on the attached copy of Misc. Plan No. 11962) from the Manitoba Housing and Renewal Corporation to the Wahbung Abinoonjiiag Inc. subject to the preservation of the City's first "option to purchase" in accordance with Clause 2(d) of the June 29, 1981 Agreement.

2. That Council authorize the proper officers of the City to do all things necessary to implement the intent of the foregoing.

REPORT SUMMARY

Key Issues:

- The property bounded by King and Main Streets and Flora and Dufferin Avenues on which the Mount Carmel Clinic is located was originally acquired in the 1960's for an Urban Renewal Project. The property vested in the name of the City.
- On November 6, 1974, and then on May 5, 1975, City Council approved the sale (subject to conditions) of the property to the Manitoba Housing and Renewal Corporation to enable the subsequent lease of the property to the Mount Carmel Clinic. The Clinic subsequently constructed a new facility on this site and has been operating from this location since.
- The sale and lease of the property was facilitated pursuant to a three party Agreement dated June 29, 1981 as executed by the City, the Manitoba Housing and Renewal Corporation and the Mount Carmel Clinic. In accordance with Clause 2(c) of the Agreement, the development on the site was limited to the Mount Carmel Clinic operation. The Clause specifies that another "compatible community facility or service"

to be placed on the site would be subject to the express approval of City Council. Clause 2(d) of the Agreement provides the City with a "first option to purchase the said land or portion thereof at the rate of $20,000.00 per acre" in the event that the said land was no longer occupied by the Mount Carmel Clinic or for another approved use in accordance with Clause 2(c).

- In April of 2003, the Wahbung Abinoonjiiag Inc. approached the Manitoba Housing and Renewal Corporation requesting its assistance to provide land for a new capital project to facilitate the construction of a new building in which its services can be consolidated. The organization is currently providing its services from two units in the Lord Selkirk Housing Development and has outgrown its current premises.
- MHRC and the Mount Carmel Clinic have both agreed to the transfer of the subject portion of the land as conceptually shown on the attached Misc. Plan No. 11962 to the Wahbung Abinoonjiiag Inc. The Winnipeg Housing and Homelessness Initiative supports the construction of a new building as required for the Wahbung program.
- MHRC is now, in accordance with the June 29, 1981 Agreement, seeking Council's consent to the proposed use by Wahbung and to the proposed sale of land.
- The Planning, Property and Development Department is, by this report, recommending that Council's consent be granted subject to the preservation of the City's "first option to purchase" in accordance with the June 29, 1981 Agreement.

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 of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

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):

REASON FOR THE REPORT:

The Planning, Property and Development Department is, by this report, advising as to a request it has received from the Manitoba Housing and Renewal Corporation for Council's consent (in accordance with an Agreement dated June 29, 1981) to establish another community facility at 505 King Street. The Department is, by this report, recommending that Council grant its consent subject to condition.

HISTORY:

The property bounded by King and Main Streets and Flora and Dufferin Avenues on which the Mount Carmel Clinic is located was originally acquired in the 1960's for an Urban Renewal Project. The property vested in the name of the City.

On November 6, 1974, and then on May 5, 1975, City Council approved the sale (subject to conditions) of the property to the Manitoba Housing and Renewal Corporation to enable the subsequent lease of the property to the Mount Carmel Clinic. The Clinic subsequently constructed a new facility on this site and has been operating from this location since.

The sale and lease of the property was facilitated pursuant to a three party Agreement dated June 29, 1981 as executed by the City, the Manitoba Housing and Renewal Corporation and the Mount Carmel Clinic. In accordance with Clause 2(c) of the Agreement, the development on the site was limited to the Mount Carmel Clinic operation. The Clause specifies that another "compatible community facility or service" to be placed on the site would be subject to the express approval of City Council. Clause 2(d) of the Agreement provides the City with a "first option to purchase the said land or portion thereof at the rate of $20,000.00 per acre" in the event that the said land was no longer occupied by the Mount Carmel Clinic or for another approved use in accordance with Clause 2(c).

In April of 2003, the Wahbung Abinoonjiiag Inc. approached the Manitoba Housing and Renewal Corporation requesting its assistance to provide land for a new capital project to facilitate the construction of a new building in which its services can be consolidated. The organization is currently providing its services from two units in the Lord Selkirk Housing Development and has outgrown its current premises.

MHRC and the Mount Carmel Clinic have both agreed to the transfer of the subject portion of the land as conceptually shown on the attached Misc. Plan No. 11962 to the Wahbung Abinoonjiiag Inc. The Winnipeg Housing and Homelessness Initiative supports the construction of a new building as required for the Wahbung program.
MHRC is now, in accordance with the June 29, 1981 Agreement, seeking Council's consent to the proposed use by Wahbung and to the proposed sale of land.

DISCUSSION:

The Department has reviewed the MHRC request in the context of Clauses 2(c) and 2(d) of the June 29, 1981 Agreement. Clauses 2(c) and 2(d) state as follows:

> "2(c) That the use of said land shall be limited to the Mount Carmel Clinic operation, landscaped open space and any compatible community facility or services, approved of by Council of the City;
>
> 2(d) That should any portion of the said land be no longer occupied by the Mount Carmel Clinic, or for any use approved under sub-clause (c) above, the City shall have the first option to purchase the said land or portion thereof at the rate of TWENTY THOUSAND ($20,000.00) DOLLARS per acre."

Clause 2(c)

With regard to Clause 2(c), the Department is advised that the Wahbung Abinoonjiiag Inc. project would:

- enable the provision of its services at a single consolidated location;
- construct a facility of approximately 6840 square feet that would:
    - provide space for two administrative offices for the Executive Director and finance/administrative functions;
    - provide space for four counselling rooms/offices that would enable counselling to women and family members in private settings;
    - provide a family counselling room that can be used for small sharing circles and for visiting Elders; also to be used for board and meeting functions;
    - provide a child care and play room for children's play and play therapy space; to be used when the Mother is involved in support programs or counselling;
    - would provide kitchen and cooking facilities to be used to foster stronger life skills in relation to meal planning, food preparation, budgeting and also to provide an opportunity for community events and feasts;
    - provide a multi-purpose area capable of being divided into smaller areas according to program scheduling. It would include primary reception/greeting area and program delivery space. The open space would be used for

community gatherings and events to encourage participation by community members;
    - provide 2, three bedroom emergency housing apartments (one that is wheelchair accessible) to provide short term shelter for women and children affected by domestic violence;

- result in;
    - children and youth having access to a new, safe facility within their own neighbourhood;
    - increased space to allow for expanded programming and supports to the children and women who have experienced domestic violence;
    - approximately 50 women and children being served in the new facility within 1 year;
    - the creation of 2, three bedroom emergency shelter units.

MHRC has advised that it supports this project and that Wahbung Abinoonjiiag Inc. has been approved for project funding in the amount of $1,119,220.00 under the Urban Aboriginal Strategy component of the Supporting Communities Partnership Initiative with Human Resources Development Canada.

As previously indicated, the Winnipeg Housing and Homelessness Initiative also supports the construction of a new building as required for the Wahbung program.

Accordingly, the Department is of the opinion that the proposed use by Wahbung constitutes a compatible community facility or service as contemplated in Clause 2(c). Therefore, the Department is recommending that Council grant its consent to this proposed use.

Clause 2(d)

With regard to Clause 2(d), MHRC has orally advised the Department that it has agreed to sell the required property to Wahbung at a price of $1.00 with Wahbung being fully responsible for all costs of subdivision and of conveyance. MHRC has also advised that the sale will be subject to a reversionary right in favour of MHRC which would enable MHRC to re-acquire title to the property if and when Wahbung no longer used the property, or, if the property was not to be used for like purposes.

The Department is concerned about maintaining the intent of the June 29, 1981 Agreement, and specifically, the City's "first option to purchase" as specified in clause 2(d). The Department is of the opinion that the reversionary right that would vest in MHRC is generally consistent with the intent of the 1981 Agreement and that the City's rights therein should be protected and continued. Therefore, the Department is recommending that Council's consent to the sale of the south part of 505 King Street (as conceptually shown on the attached copy of Misc. Plan No. 11962) from the Manitoba Housing and Renewal Corporation to the Wahbung Abinoonjiiag Inc. be subject to the preservation of the City's first "option to purchase" in accordance with Clause 2(d) of the June 29, 1981 Agreement.

Financial Impact Statement **Date:** 22-Jul-03

Proposal to Create a New Site and Building for the Wahbung Abinoonjiiag Inc. on the Mount Carmel Clinic Site at 505 King Street

COMMENTS:

The recommendations of this report do not cause the city to incur any expenses. Additionally, the recommendations are structured such that the City's financial interest related to the "first option to purchase" the property would be protected as a condition to the granting of the consent as requested by MHRC.

Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

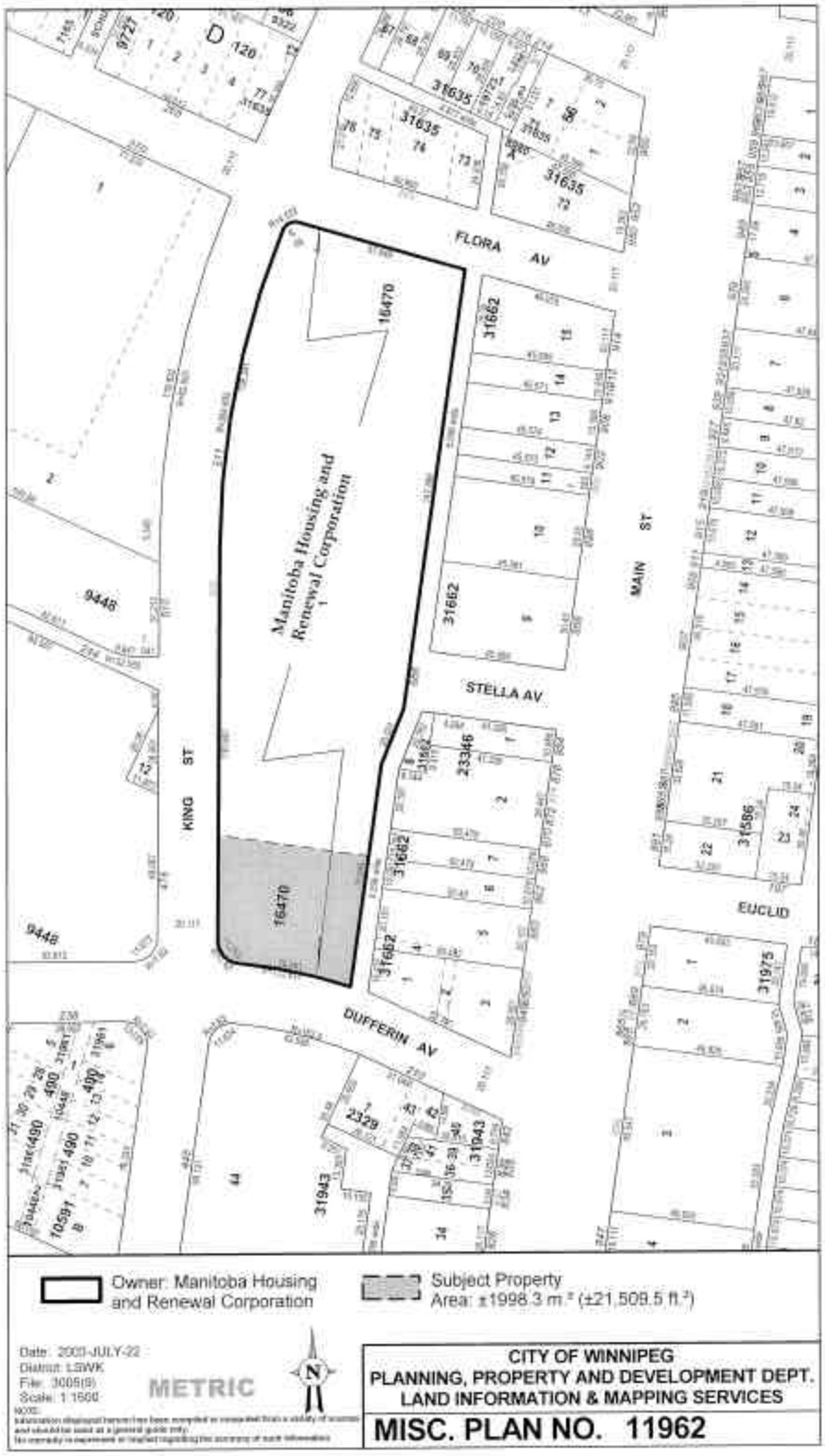
The Legal Services Division was consulted as to the interpretation of Clauses 2(c) and 2(d) of the June 29, 1981 Agreement and as to the appropriateness of protecting the City's rights pursuant to Clause 2(d).

The Winnipeg Housing and Homelessness Initiative was consulted as to the support for the Wahbung Abinoonjiiag Inc. project.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Joe Rogowski
PPD File #: 3005(g)

Document name: o:\reports directive\real estate\sales\(jr)wahbung.doc


FLORA AV
STELLA AV
DUFFERIN AV
KING ST
MAIN ST
EUCLID
Manitoba Housing and Renewal Corporation
16470
Owner: Manitoba Housing and Renewal Corporation
Subject Property
Area: ±1998.3 m² (±21,509.5 ft²)
Date: 2003-JULY-22
District: LSWK
File: 3005(6)
Scale: 1:1500
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 11962