Agenda – Council – February 25, 2015

Report – Standing Policy Committee on Property and Development – February 3, 2015

Item No. 2 Rescinding of May 24, 2006, Council Decision to Declare 1201 Archibald Street Surplus to the Needs of the City (St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 11, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That Council rescind its decision of May 24, 2006, with respect to Item 15 of the Standing Policy Committee on Property and Development report dated May 2, 2006, (Council Minute 539), pertaining to the Public Works-Water and Waste Facilities Master Plan which provided as follows:

   "That the property at 1201 Archibald Street remaining to be vacated associated with implementation of the Public Works – Water and Waste Facilities Master Plan be declared surplus and made available for sale."

2. That the Subject City Property at 1201 Archibald Street, adjacent to the Boni-Vital pool site, as shown on the attached Misc. Plan No. 11035/1, be made available for the relocation and construction of the new Windsor Park Library.

3. That the fair market value of the Subject City Property, less the cost of site remediation be allocated to the Public Works-Water and Waste Facilities Master Plan, which allocation would replace the original intention that sale proceeds of 1201 Archibald Street be allocated to the capital repayment pertaining to the Public Works-Water and Waste Facilities Master Plan.

4. 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 – February 3, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 11, 2015, 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 February 3, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Rescinding of May 24, 2006, Council Decision to Declare 1201 Archibald Street Surplus to the Needs of the City.**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Zabudney	M. Pittet A/Director	M. Ruta	D. Joshi A/CAO

RECOMMENDATIONS

1. That Council rescind its decision of May 24, 2006, pertaining to the Public Works-Water and Waste Facilities Master Plan which provided as follows:

   That the property at 1201 Archibald Street remaining to be vacated associated with implementation of the Public Works – Water and Waste Facilities Master Plan be declared surplus and made available for sale.

2. That the Subject City Property at 1201 Archibald Street, adjacent to the Boni-Vital pool site, as shown on the attached Misc. Plan No. 11035/1, be made available for the relocation and construction of the new Windsor Park Library.

3. That the fair market value of the Subject City Property, less the cost of site remediation be allocated to the Public Works-Water and Waste Facilities Master Plan, which allocation would replace the original intention that sale proceeds of 1201 Archibald Street be allocated to the capital repayment pertaining to the Public Works-Water and Waste Facilities Master Plan.

4. 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

The Director of the Community Service Department and the Manager of Library Services has requested that 1201 Archibald Street, adjacent to the Boni-Vital pool site, be utilized for the new site of the Windsor Park Library.

Council approval is required to rescind that portion of the Council motion of May 24, 2006, that declared the 1201 Archibald Street property surplus and to be sold, with the net proceeds of sale allocated to the Public Works East Yards Consolidation Project.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

At its meeting of May 24, 2006, Council concurred with the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

a) That the property at 1201 Archibald Street remaining to be vacated associated with implementation of the Public Works – Water and Waste Facilities Master Plan be declared surplus and made available for sale.
b) That the proceeds from the disposition of vacated properties be applied against the capital implementation cost of the project.

The Public Works Department vacated 1201 Archibald Street in 2013. In February 2014, the Community Services Department requested that the land at 1201 Archibald Street, adjacent to the Boni-Vital pool site, be dedicated as the site of the new Windsor Park Library. In order to comply with this request, the Council motion of May 24, 2006, as it pertains to the property at 1201 Archibald Street, must be rescinded.

Windsor Park Library – Land Assembly Determination

The replacement of the Windsor Park Library, 955 Cottonwood Road, is the second project outlined in the Council approved Library Facility Redevelopment Strategy. In keeping with civic development policy to provide centralized, multi-service community complexes, the original build concept would have placed the new Windsor Park Library adjacent to the Boni-Vital Pool at 1215 Archibald Street on a parking lot at the west end of the property.

Community feedback from a Library sponsored Open House in August 2013 identified potential issues and concerns with this site and the surrounding area including pedestrian safety, traffic, visibility, accessibility, and parking. This led to a determination that locating the library adjacent to the pool was not a suitable development plan and the adjacent 1201 Archibald Street property was subsequently identified as the preferred location for the new Windsor Park Library.

1201 Archibald Street is located within a larger 109 acre parcel of land in Niakwa Park comprising both the Windsor Park Golf Course and Boni-Vital Pool. Neither 1201 nor 1215 Archibald Street are presently subdivided from the 109 acre land parcel which is zoned PR2 and is designated as “Major Open Space” under the Complete Communities Direction Strategy (CCDC). As such, redevelopment of the subject 1201 Archibald site as the location of the new Windsor Park Library is considered to be ideal use of the land and will not require rezoning or subdivision.

The Project Budget for the new Windsor Park Library will be charged the $600,000 appraised market value (based on an internal appraisal) of the land, said proceeds being transferred to the Land Operating Reserve (LOR). Costs to remediate environmental contamination and to demolish the existing, abandoned Public Works infrastructure, estimated at $365,000, will be charged to the LOR with the net proceeds of approximately $235,000 being transferred to the East Yards Complex Capital Budget.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 9, 2014

Project Name:

First Year of Program **2014**

Rescinding of May 24, 2006, Council decision to declare 1201 Archibald Street surplus to the needs of the City

	2014	2015	2016	2017	2018
Capital					
Capital Expenditures Required	$ 600,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	600,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 365,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	600,000	-	-	-	-
Net Cost/(Benefit)	$ (235,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(235,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the $600,000 fair market value of 1201 Archibald St. to be transferred to the Land Operating Reserve (LOR). Direct costs represent the estimated remediation & demolition costs to be charged to the LOR. The net $235,000 will be transferred to the General Capital Fund as funding for the East Yards Complex capital budget as directed by Council. Corporate overheads are not material and have been excluded from this analysis.

"Original signed by"
Mike McGinn, CA
Manager of Finance

CONSULTATION

Municipal Accommodations Division

Legal Services as to legal issues

Public Works, Water and Waste Department.

SUBMITTED BY

Department	Planning, Property and Development
Division	Real Estate/Municipal Accommodations
Prepared by	Michelle Granger, RPA/ Brent Piniuta
Date:	December 10, 2014
File No.	7089/4 (V2)

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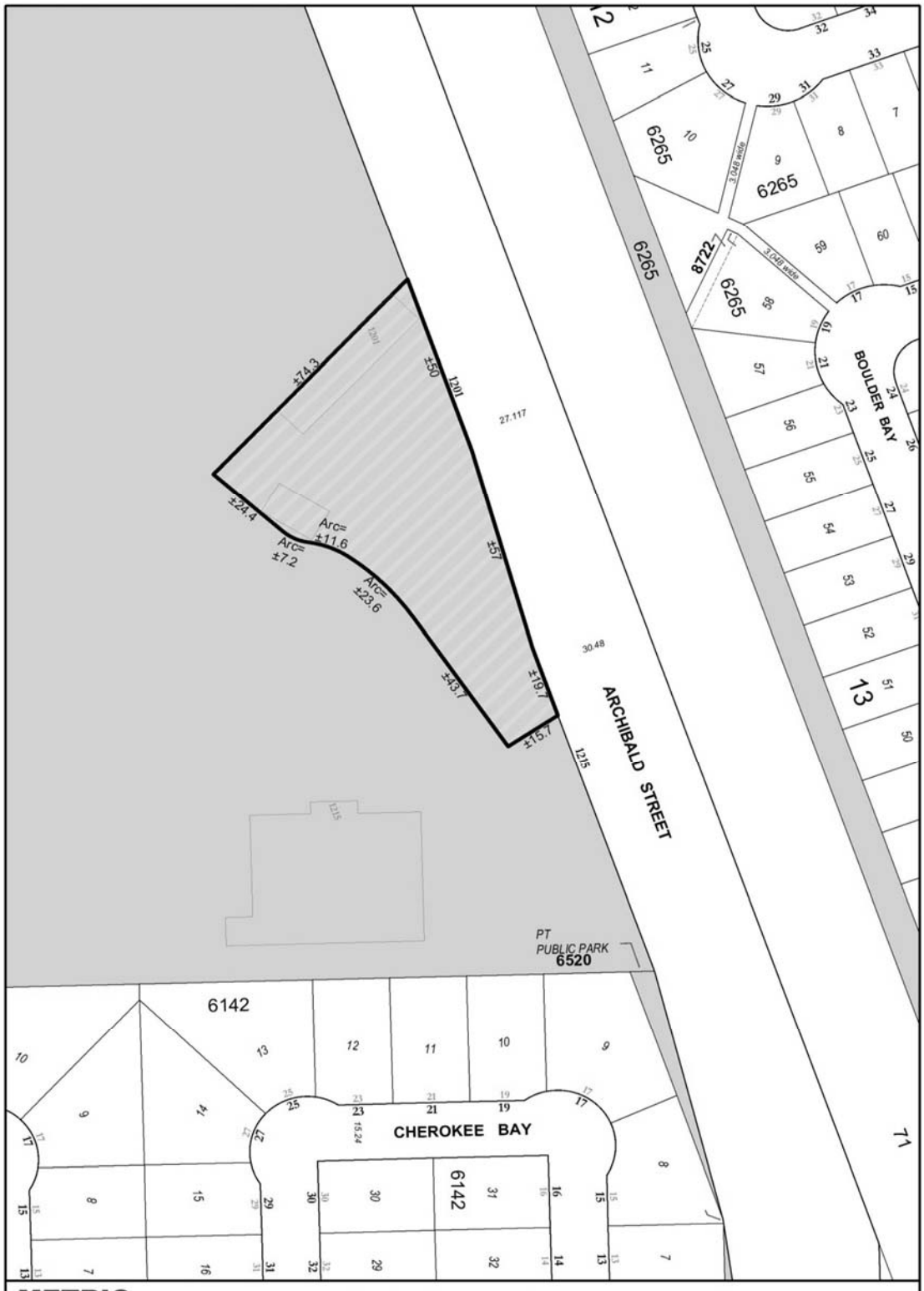

METRIC

SUBJECT CITY PROPERTY - 1201 Archibald Street
Area: ±4,539.2 m² (±48,560 ft²)

CITY OWNED PROPERTY

Date: 2014-FEB-12
District: RIEL
File: Not Available
Scale: 1:1250
Requested by: MG
Drawn by: MS
Ref. Dwg No.: 2012 aerial photography

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.

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CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES

MISC. PLAN NO. 11035 / 1