Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

Item No. 11 City-Owned Surplus Property – South of Saskatchewan Avenue and West of Moray Street (St. James-Brooklands-Weston Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the City-owned property located south of Saskatchewan Avenue and west of Moray Street, identified as "Subject City Property" on the attached Misc. Plan No. 9913/2, be declared surplus to the needs of the City.

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

Agenda – Executive Policy Committee – December 6, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 27, 2017

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 27, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: **Declare the 10 acre City-Owned Property located south of Saskatchewan Avenue and west of Moray Street surplus to the City's needs**

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

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
M. Pittet	J. Kiernan	n/a	D. McNeil

EXECUTIVE SUMMARY

This report requests Council declare the City-owned property located south of Saskatchewan Avenue and west of Moray Street surplus to the City's needs, to enable the Public Service to offer the City-owned property for sale on the open market.

RECOMMENDATIONS

1. That the City-owned property located south of Saskatchewan Avenue and west of Moray Street, identified as "Subject City Property" on the attached Misc. Plan No. 9913/2, be declared surplus to the needs of the City.

2. 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

Council approval is required to declare City-owned property surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

- The Department intends on selling the City-owned property (identified as "Subject City Property" on the attached Misc. Plan 9913/2) on the open market.

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

- There are no direct financial implications associated with this recommendation

HISTORY/DISCUSSION

On October 19, 1994, Council adopted the recommendation of the Committee on Finance and Administration dated September 26, 1994, whereby Her Majesty the Queen (Canada) agreed to convey the subject City property on Misc. Plan No. 9913/2 to the City (10 acres) as part of an exchange of lands in which the City transferred City owned land within the airport boundaries to the Federal Government. The subject City property was included in the exchange to help even out the deal, as the City felt it was not receiving fair value in exchange. It appeared that the land had no intended use by the City but was included to even out exchange values.

On July 6, 2010, the Standing Policy Committee on Property and Development adopted the recommendation of the Assiniboia Community Committee that the Public Service report back with respect to the viability of declaring the Subject City Property as surplus:

- The segments of land east and west of Sturgeon Road, north of Silver Avenue and south of Saskatchewan Avenue
- **The segments of land east and west of Moray Street, north of Silver and south of Saskatchewan**

On November 16, 2010, the Assiniboia Community Committee received the Public Service report and laid the matter over to allow time for further discussion with the Winnipeg Public Service.

In December of 2015, the Department submitted an updated circular memo to determine civic need for the Subject City Property. No civic need was identified but the Parks and Open Space Division of the Public Works Department did provide comments.

The Subject City Property is identified as a Natural Area by the City's Naturalist Services Branch of Parks and Open Space Division, Public Works Department, and contains valued natural habitat. In accordance with *A Sustainable Winnipeg*, Policy Direction 09-6 of OurWinnipeg, natural areas should be protected.

Conversely, the Subject City Property is identified as Employment Lands in Complete Communities. Employment Lands are intended to support employment growth and encourage a suitable range of uses. If the Subject City Property is declared surplus and sold, it is understood that portions of the natural area may be eliminated.

The intended use of the Subject City Property is specifically covered by Complete Communities, while *A Sustainable Winnipeg* provides direction for natural areas throughout the City. The Subject City Property has become isolated from the surrounding natural areas that promote preservation. Where preservation is not practical on public land, a value is to be assessed to compensate for the elimination of an existing natural area either by habitat preservation or creation efforts elsewhere.

This report is seeking to have the entire 10 acre City-owned property located south of Saskatchewan Avenue and west of Moray Street declared surplus to enable the Department to offer the property for sale on the open market.

The Ward Councillor was consulted and concurs with the intentions of the Department.

FINANCIAL IMPACT

Financial Impact Statement Date: October 4, 2017

Project Name:

Approval to Declare the 10 acre City-Owned Property located south of Saskatchewan Avenue and west of Moray Street (identified as "Subject City Property" on the attached Misc. Plan No. 9913/2) surplus to the City's needs

COMMENTS:

There are no financial implications associated with declaring a City-owned property surplus to the needs of the City.

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

CONSULTATION

This Report has been prepared in consultation with:

- Public Works Department
- Legal Services Department as to legal issues

OURWINNIPEG POLICY ALIGNMENT

The site is located with the Employment Lands – General Manufacturing policy area of the Complete Communities Directions Strategy.

General Manufacturing areas consist of existing, typically planned industrial areas that contain a mix of light industrial uses at varying intensities. These districts often include warehousing and distribution components, together with outdoor storage areas.

Below are some of the policies associated with all Employment Lands and the Manufacturing Specific Employment Lands.

- Consider the quality of lands required to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employers
- Ensure existing industrial operations in the vicinity are protected when evaluating new residential development proposals.
- Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
- Adapt to changing conditions in market trends by allowing for the transition, as warranted, to more suitable uses pending the submission of a comprehensive report by the proponent detailing:
- Encourage the reuse of obsolete employment areas.
- Plans for the development of new employment areas will be established through a comprehensive planning process.
- Public transit should service any employment lands that attract large numbers of employees.
- Employment areas should have convenient connections and be accessible.
- Development or redevelopment of employment sites should provide for good walking environments within the site and adjacent to public sidewalks and transit stops.
- Sufficient public open space should be provided to allow for recreational opportunities within employment areas for its employees.
- Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.
- Ensure the provision of natural buffers to provide visual screening and separation of conflicting land uses where necessary.

The Subject City Property is covered under *Direction 6: Enable the protection of ecologically significant lands* within *A Sustainable Winnipeg*. The Direction states:

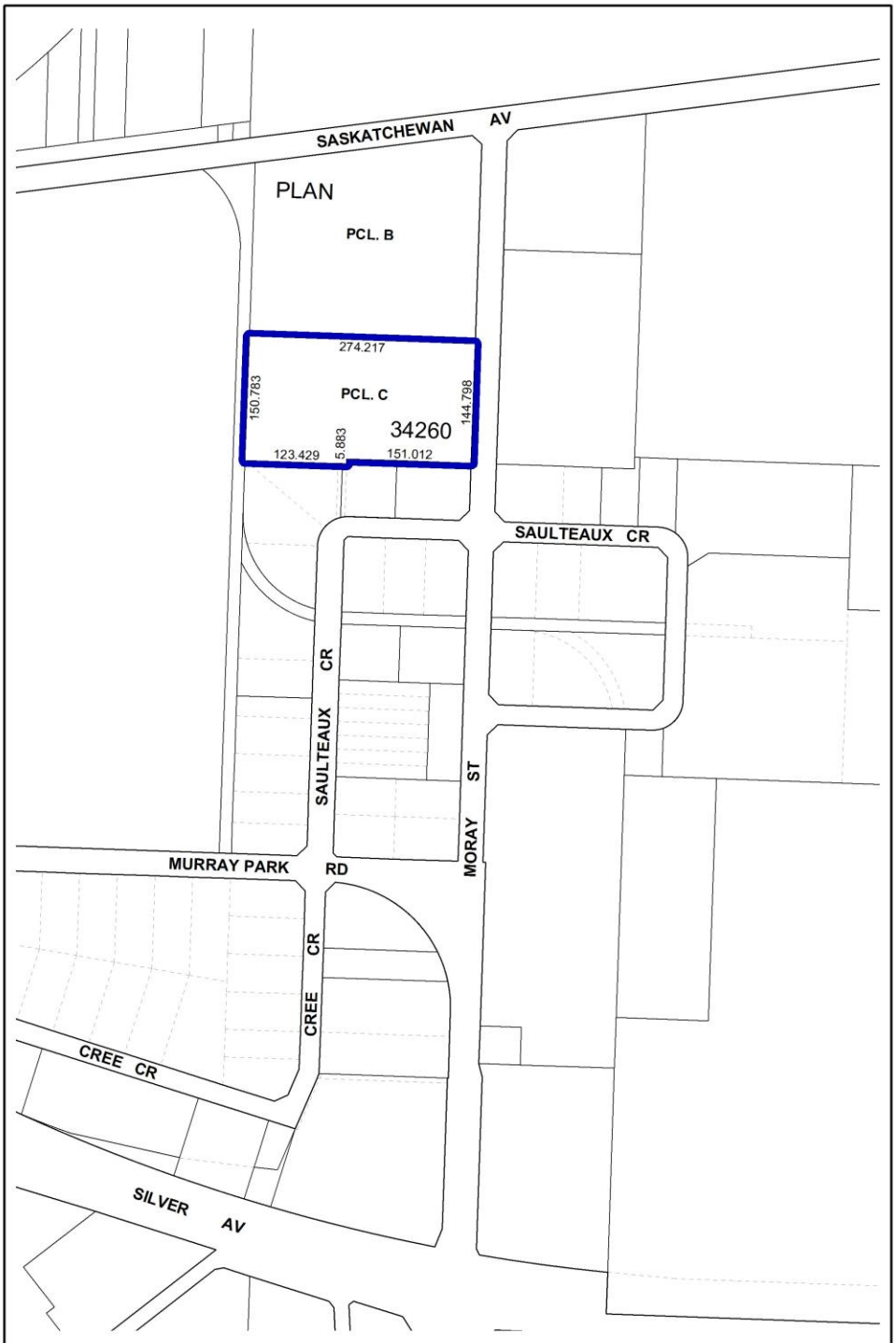
- Evaluate proposed developments that affect high quality natural areas and encourage the protection and preservation of such lands to the greatest extent possible.
- Utilize the **Ecologically Significant Natural Lands Strategy and Policy** to evaluate proposed developments and transfers of City owned land.
- Designate natural areas that are environmentally sensitive and/or significant and provide measures for the possible acquisition, preservation, protection and maintenance of such lands.
- Utilize guidelines that assess a value for natural areas on public land.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Joedi Pruden, Senior Negotiator
Date: October 30, 2017
File No. 639 A V.2

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Attachments: Misc. Plan No. 9913/2



Date: 2013-MAR-27
District: ASBA
File: 639/A
Scale: 1:5500
Requested by: KK
Drawn by: MS
Reference Dwg No.: N/A

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.

SUBJECT CITY PROPERTY
Area: ±40,440 m² (±10.0 acres)

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METRIC

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

MISC. PLAN NO. 9913 / 2