Agenda – Council – February 22, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

Item No. 13 Declare the City-Owned Property located at 5014 Roblin Boulevard as Surplus to the Needs of the City (Charleswood-Tuxedo-Whyte Ridge Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 13, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That a portion of the City-owned property located at 5014 Roblin Boulevard, identified as "Subject City Property" on Misc. Plan No. 4085/8, attached as Schedule "A", 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 – Council – February 22, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 13, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2018, 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: To Obtain Council Approval to Declare the City-Owned Property located at 5014 Roblin Boulevard (identified as "Subject City Property" on attached Misc. Plan No. 4085/8) Surplus to the Needs of the City

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

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

The Public Service recommends that a portion of City-owned property at 5014 Roblin Boulevard, identified as "Subject City Property" on Misc. Plan No. 4085/8, attached as Schedule "A", be declared surplus to the needs of the City. If the Subject City Property is declared surplus by Council, it is the intention of the Department to subdivide the Subject City Property (as shown on Misc. Plan No. 4085/9, attached as Schedule "B") and offer it for sale on the open market.

RECOMMENDATIONS

1. That a portion of the City-owned property located at 5014 Roblin Boulevard, identified as "Subject City Property" on Misc. Plan No. 4085/8, attached as Schedule "A", 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

According to the "Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties", Council approval is necessary to declare land surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory or human resource implications associated with the 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.

Subdivision of the parcel is an implication associated with this recommendation. The proposed subdivision is as outlined on Misc. Plan No. 4085/9, attached as Schedule “B”. The costs to subdivide will be covered by the Land Operating Reserve (LOR), and will be recovered from the proceeds of the sale. The remainder of the net proceeds will be held in the LOR for reinvestment into community facilities.

The Planning, Property and Development Department intends to sell the City-owned property on the open market as per City Policy.

HISTORY/DISCUSSION

The Subject City Property located at 5014 Roblin Boulevard was formerly the old Charleswood Library. On January 19, 2015, the new Charleswood Library opened at 4910 Roblin Boulevard. Since the former facility closed and is of no further use to the City, the Public Service is seeking Council approval to declare the Subject City Property surplus and market the land with net proceeds of the sale to be held in the LOR for reinvestment into community facilities, as per Council decision regarding, “Recreation and Leisure Facilities Policy” dated May 18, 2005.

According to the “City of Winnipeg Recreation, Leisure, and Libraries Facilities Policy” under number 7, Reinvestment Strategy, the following is described:

“With respect to recreation, leisure, and library facilities that are run by the City,

- any proceeds from property sales that may arise as a result of facility rationalization will be reinvested into City-run recreation, leisure, and library facilities.”

The City property was circulated to all civic departments with the following civic need identified:

- Winnipeg Fire and Paramedic Service requested the area identified as “Proposed Fire/Paramedic Expansion” on Misc. Plan No. 4085/8 be retained for their future facility expansion.
- Transit confirmed their requirement to retain the existing bus loop and corner cut identified as, “Bus Loop & Corner Cut” on Misc. Plan No. 4085/8.

The Public Service intends to subdivide the “Subject City Property” from the larger City-owned parcel of land creating two lots as outlined on Misc. Plan No. 4085/9: with the “Subject City Property” being “Proposed Lot 1” and the remnant City-owned lands as “Proposed Lot 2”. It is the Public Service’s intention to then offer the “Subject City Property” for sale on the open market.

The Public Service will ensure that a proposed purchase agreement will include a clause requiring the Purchaser to enter into a Cross Access Agreement to allow the City continued use of the bus loop from the one existing approach, as shown on the attached Misc. Plan No. 4085/10 (Aerial Photo), attached as Schedule “C”. In addition, the Purchaser will need to apply for a non-conforming private approach or reconstruct/modify the approach to be conforming as per direction from the Public Works Department.

The Water and Waste Department identified a private water pipe that crosses the “Subject City Property” which services the City-owned building at 5006 Roblin Boulevard (Museum and 55+ Active Living Centre). It is the Public Service’s intention to either relocate this water service

pipe, or enter into an easement agreement with the purchaser to allow the City to access and maintain the water line in the future.

Once the subdivision and sale is complete, approximately half of the parking spaces available in front of 5006 Roblin Boulevard will no longer be available. Sufficient parking would still be provided, however, at the rear of the building with access from Harstone Road.

The net proceeds of the sale will be held in the LOR for reinvestment into community facilities as per the May 18, 2005 Council decision.

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

FINANCIAL IMPACT

Financial Impact Statement Date: December 13, 2017

Project Name:

To Obtain Council Approval to Declare the City-Owned Property located at 5014 Roblin Blvd. (identified as "Subject City Property" on attached Misc. Plan No. 4085/8) Surplus to the Needs of the City

COMMENTS:

There are no material financial implications associated with this report.

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

CONSULTATION

This Report has been prepared in consultation with:

Public Works Department
Legal Services, as to Legal issues
Winnipeg Fire and Paramedics Department
Transit Department
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Subject City Property is located within the *Areas of Stability – Recent Communities* policy area within Complete Communities Direction Strategy. Recent Communities can accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure. When new development occurs in Recent Communities, it should be suitable and fit the context and character of the location.

Supporting Direction and Enabling Strategies for Areas of Stability include the following:

- Within Recent Communities, intense and diverse development will be encouraged in centres and corridors.
- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
- Support a mix of commercial services and employment uses that serve the local community.
- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, semi-detached homes, and townhouses.

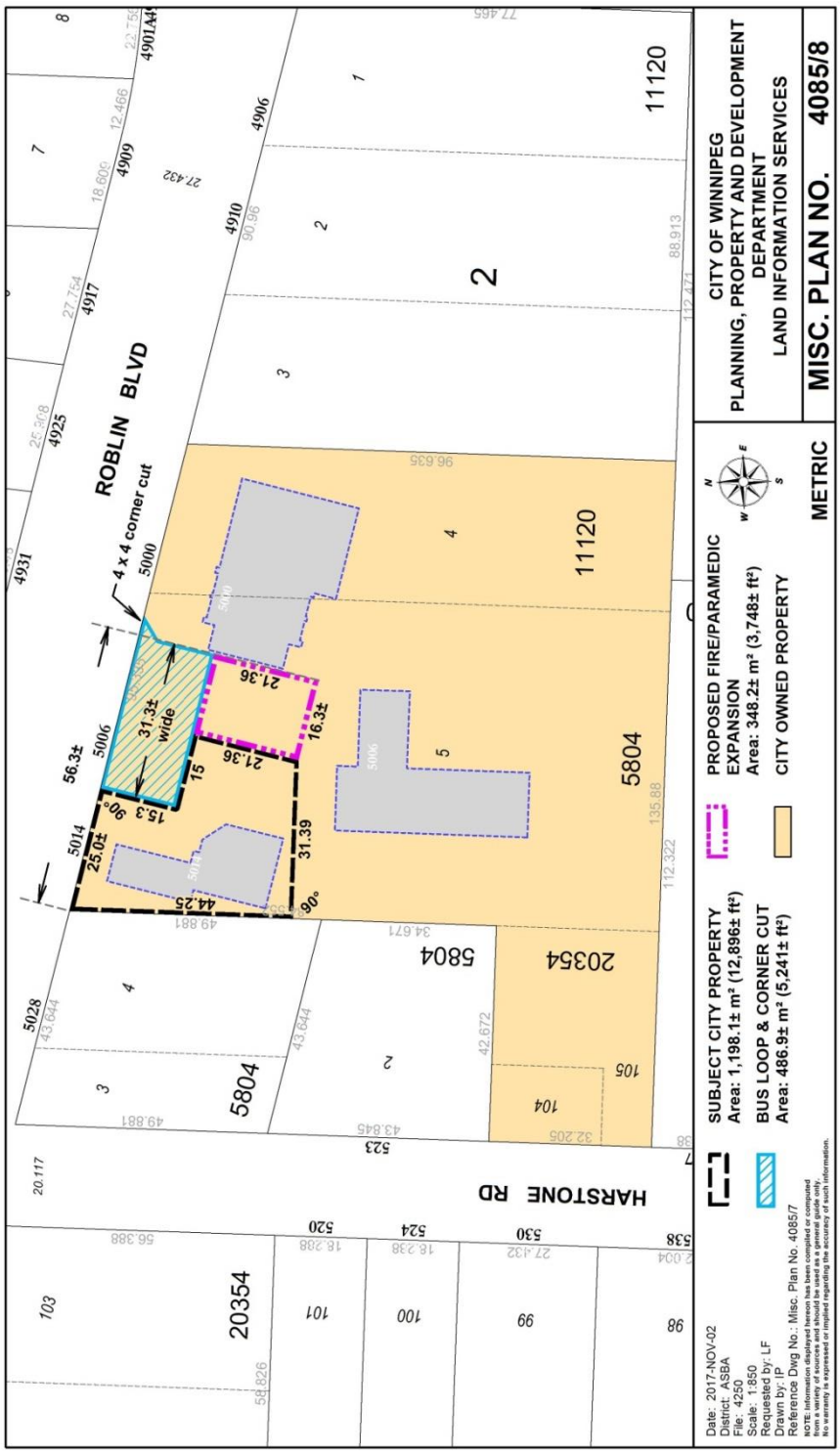
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Leah Furedi
Date: January 2, 2018
File No: 4250/V4

Attachments:

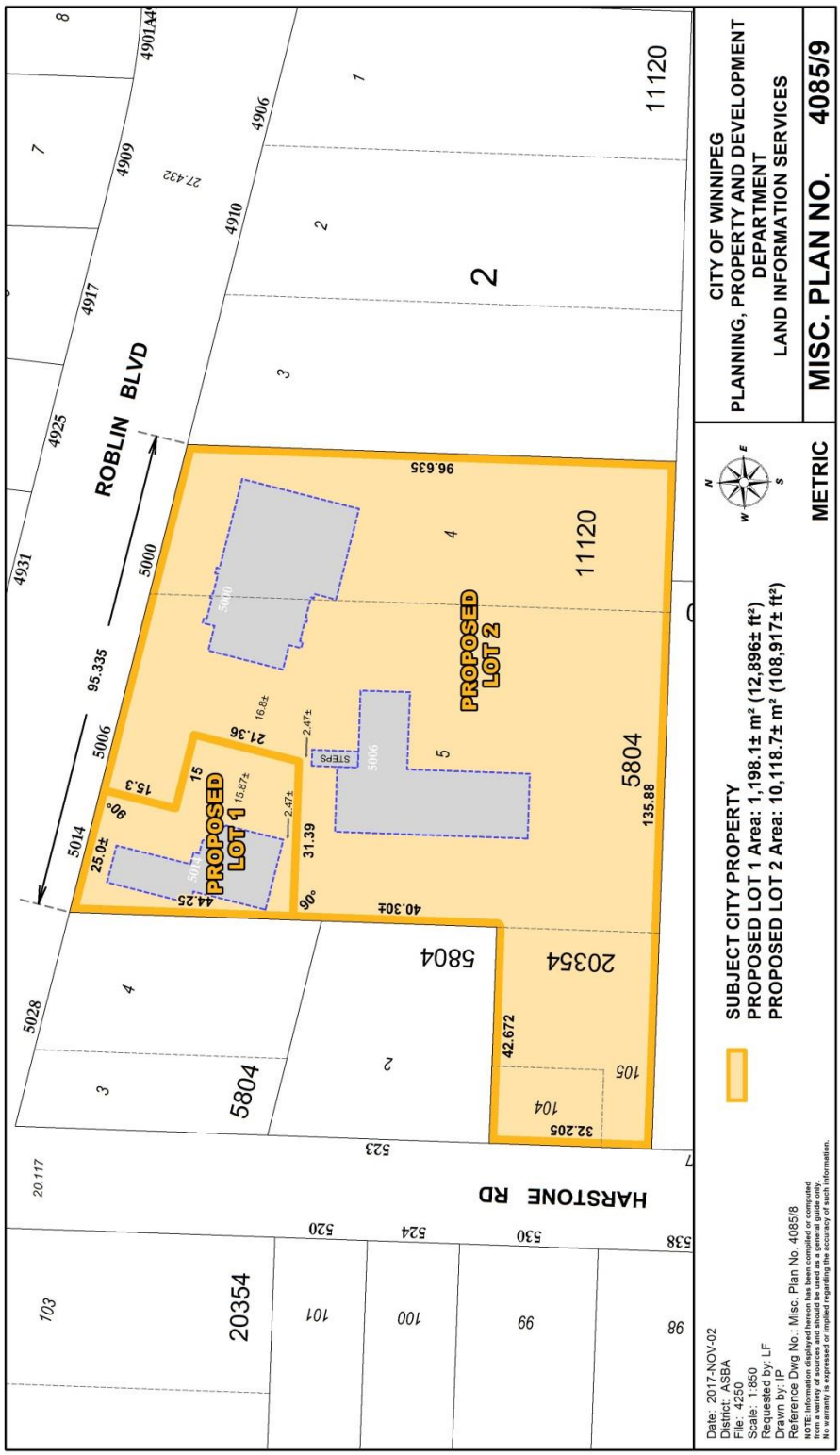
Schedule ‘A’ – Misc. Plan No. 4085/8
Schedule ‘B’ – Misc. Plan No. 4085/9 (Proposed Subdivision)
Schedule ‘C’ – Misc. Plan No. 4085/10 (Aerial Photo)

SCHEDULE 'A'

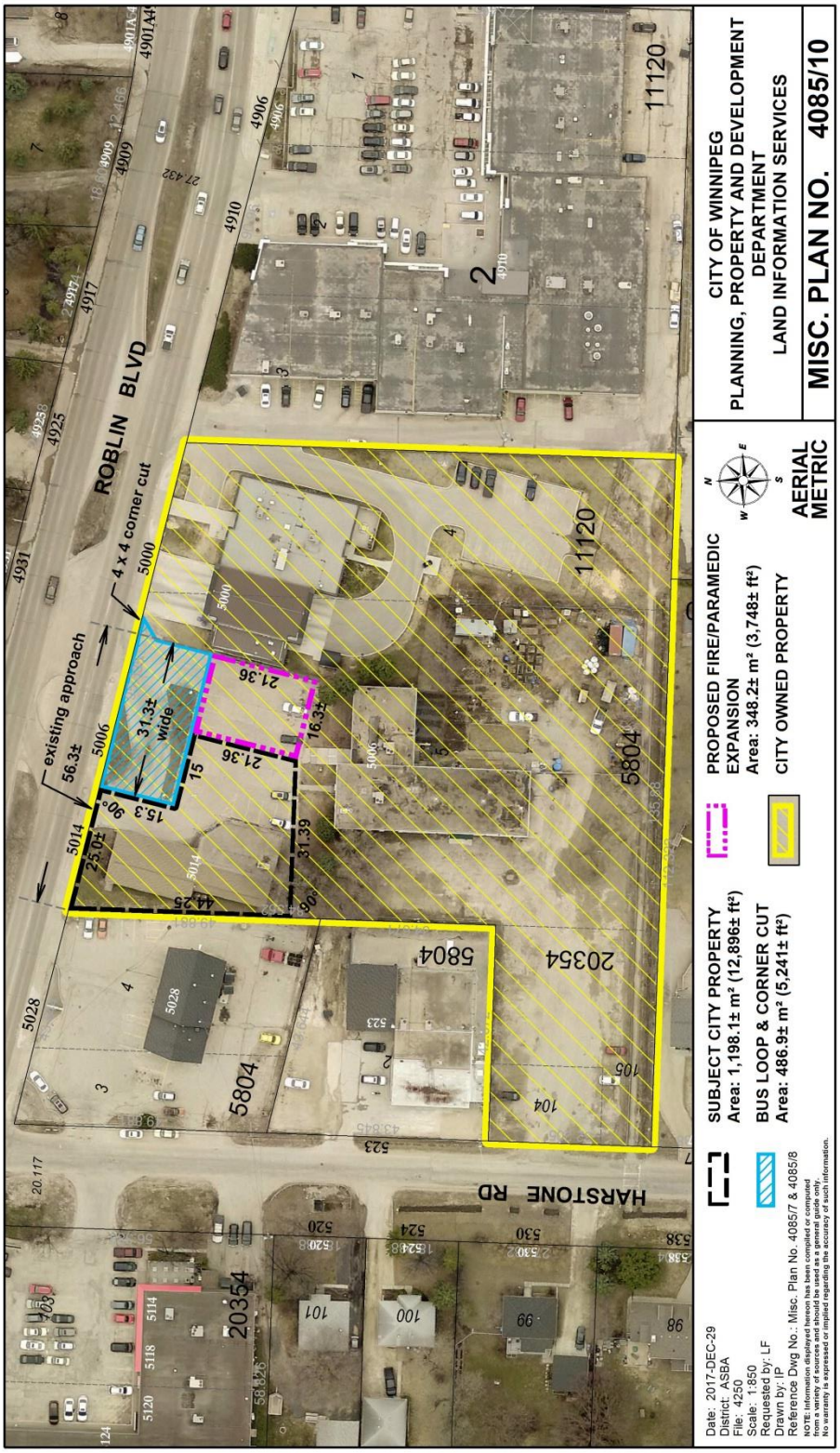


ROBLIN BLVD
HARSTONE RD
4 x 4 corner cut
31.3± wide
56.3±
25.0±
15.3
15
21.36
16.3±
31.39
44.25
90°
11120
5804
20354
SUBJECT CITY PROPERTY
Area: 1,198.1± m² (12,896± ft²)
BUS LOOP & CORNER CUT
Area: 486.9± m² (5,241± ft²)
PROPOSED FIRE/PARAMEDIC EXPANSION
Area: 348.2± m² (3,748± ft²)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 4085/8
Date: 2017-NOV-02
District: ASBA
File: 4250
Scale: 1:850
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 4085/7

SCHEDULE 'B'


ROBLIN BLVD
HARSTONE RD
PROPOSED LOT 1
PROPOSED LOT 2
SUBJECT CITY PROPERTY
PROPOSED LOT 1 Area: 1,198.1± m² (12,896± ft²)
PROPOSED LOT 2 Area: 10,118.7± m² (108,917± ft²)
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT
DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 4085/9
METRIC
Date: 2017-NOV-02
District: ASBA
File: 4250
Scale: 1:850
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 4085/8
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.

SCHEDULE 'C'



ROBLIN BLVD
HARSTONE RD
4 x 4 corner cut
existing approach
56.3±
31.3± wide
25.0±
15.3
15
21.36
16.3±
31.39
44.25
90°
5000
5006
5014
5028
5804
20354
11120
Date: 2017-DEC-29
District: ASBA
File: 4250
Scale: 1:850
Requested by: LF
Drawn by: IP
Reference Dwg No.: Misc. Plan No. 4085/7 & 4085/8
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: 1,198.1± m² (12,896± ft²)
BUS LOOP & CORNER CUT
Area: 486.9± m² (5,241± ft²)
PROPOSED FIRE/PARAMEDIC EXPANSION
Area: 348.2± m² (3,748± ft²)
CITY OWNED PROPERTY
AERIAL METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 4085/10