Minute No. 497
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 8 Declaration of Surplus Land – City-owned Property located at 1400 Henderson Highway (North Kildonan Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Subject City Property located at 1400 Henderson Highway, identified on the attached Misc. Plan No. 10980/3, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 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 June 25, 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.

Councillor Browaty, North Kildonan Ward, submitted a communication dated June 25, 2018, in opposition to the matter.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land - City-owned Property located at 1400 Henderson Highway

Critical Path: The 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 is recommending that the Subject City Property located at 1400 Henderson Highway, as shown on Misc. Plan No. 10980/3 attached as Schedule A, be declared surplus to the needs of the City. If declared surplus, it is the intention of the Public Service to offer the Subject City Property for sale on the open market in accordance with the "Policy – Offers to Purchase City-owned Property".

The Ward Councillor has been consulted regarding the intentions of the Public Service.

RECOMMENDATIONS

1. That the Subject City Property located at 1400 Henderson Highway, identified on the attached Misc. Plan No. 10980/3, 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 required to declare City-owned Property surplus to the needs of the City.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial, regulatory, human resources, or other 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.

The declaration of surplus will allow the Public Service to market and sell the subject property through a public offering in accordance with the "Policy – Offers to Purchase City-owned Property" with the net sale proceeds allocated into the Land Operating Reserve.

HISTORY/DISCUSSION

The Subject City Property is improved with a one story building originally occupied by the former Rural Municipality of North Kildonan that was constructed in 1956. The most southerly portion of the Subject City Property contains a war veteran's monument and a second monument dedicated to a former Mayor of the Rural Municipality of North Kildonan, Mr. John Dickson.

On September 8 and 15, 1997, respectively, the former Committees on Protection, Park and Culture and Finance and Administration considered an administrative report recommending that the property be declared surplus to the City's requirements, subject to the East Kildonan-Transcona Community Committee's recommendation.

On September 16, 1997, the East Kildonan-Transcona Community Committee recommended that, given the history of the building and the green space within the community, the property not be sold and that the building could be leased for professional office use purposes.

On April 12, 2001, the Public Service reported to the East Kildonan-Transcona Community Committee requesting their comments and/or objections to the proposed recommendation to have the Subject City Property declared surplus and marketed to the public for sale. The East Kildonan-Transcona Community Committee laid the matter over pending the completion of the Henderson Highway Corridor Action Area Plan.

On November 12, 2002, the Planning and Land Use Division of the Planning, Property and Development Department advised as follows:

"The primary purpose of the Henderson Highway Corridor Action Area Plan is to protect single-family residential properties along Henderson Highway from commercial redevelopment. From the perspective of the secondary plan, the property in question (1400 Henderson Highway) is not a residential property, therefore there is no conflict with the plan".

At its meeting held on February 18, 2003, the East Kildonan-Transcona Community Committee recommended as follows:

"The East Kildonan-Transcona Community Committee has no objections to declaring the land surplus outlined in Misc. Plan No. 10980/2 and marketed to the public for sale, and recommends that the Planning, Property and Development Department give favorable consideration to the following:

1. *Proceeds be allocated to the development of the North Kildonan Riverbank Parkway System.*

2. The Administration undertake the relocation of the cenotaph in consultation with the Royal Canadian Legion, with related costs to be negotiated between the City of Winnipeg and The Royal Canadian Legion.

Furthermore, the East Kildonan-Transcona Community Committee recommends to the Standing Policy Committee on Property and Development that the Director of Planning, Property and Development be requested to determine the appropriateness of the current zoning classification "C2" Commercial District.

At its meeting held on March 6, 2003, the Standing Policy Committee on Property and Development recommended that the matter of the appropriateness of the current zoning classification "C2" Commercial District of the subject property at 1400 Henderson Highway be referred to the Planning, Property and Development Department.

In response to the March 6, 2003 Standing Policy Committee recommendations the Zoning and Permits Branch advised that the Subject City Property was zoned C2 Commercial District and was subject to the provisions of the City of Winnipeg Zoning By-law No. 6400/94. It further advised that the zoning designation was consistent with the Henderson Highway Corridor Action Area Plan and there were no other zoning or planning encumbrances registered against the Subject City Property.

The Standing Policy Committee on Property and Development took no further action on the Community Committee recommendation.

From 2004 until 2016, the property was managed by the Municipal Accommodations Division for civic purposes, such as a Community Police Station.

On October 24, 2017, the Real Estate Division circulated the Subject City Property to all City Departments and no civic need was identified. The Parks and Open Space Division do not list 1400 Henderson Highway within their park inventory and it is not considered a park.
The property is currently under the jurisdiction of the Planning, Property and Development Department and is zoned for a commercial use.

The Public Service intends to offer the Subject City Property on the open market and the net sale proceeds will be allocated to the Land Operating Reserve.

If declared surplus by Council, the Public Service will relocate the Dickson memorial to Bunns Creek Centennial Park and the Cenotaph to Frasers Grove Park, as recommended by the Urban Design Division.

FINANCIAL IMPACT

Financial Impact Statement Date: June 4, 2018

Project Name:

To Obtain Council Approval to Declare the City-owned Property located at 1400 Henderson Highway as Surplus to the Needs of the City

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:

Legal Services, as to legal implications
Public Works Department
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

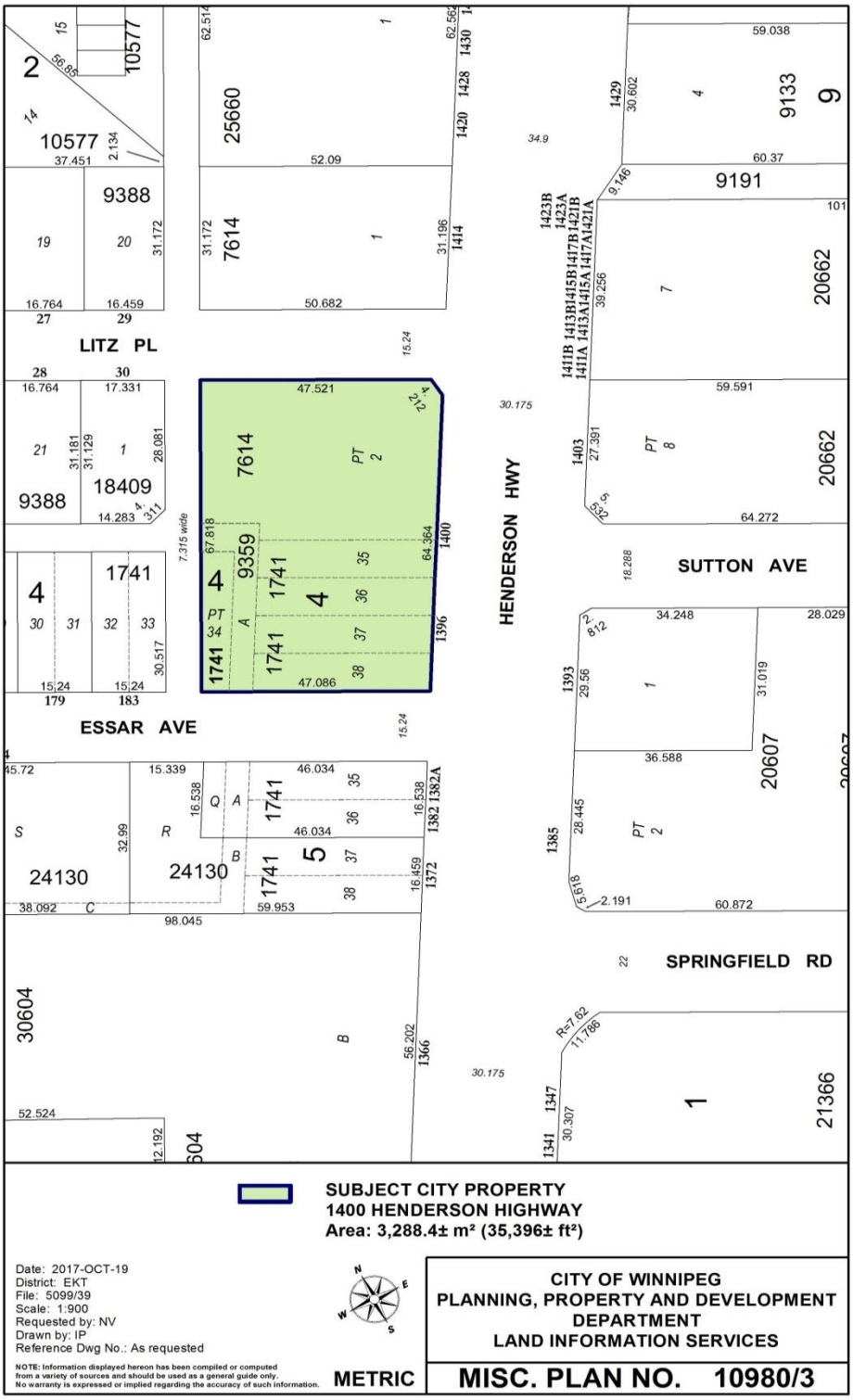
The Subject City-owned Property falls under the Transformative Areas, Centres and Corridors portion of OurWinnipeg. Direction 1 focuses on a broad mix of residential, employment and retail development within strategic locations along corridors. Direction 2 states that where appropriate, develop corridors in accordance with transit oriented development principles.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Nik Vujadin
Date: June 4, 2018
File No: 39-5099 V3

Attachments:
Schedule ‘A’ – Misc. Plan 10980/3

Schedule A


LITZ PL
ESSAR AVE
HENDERSON HWY
SUTTON AVE
SPRINGFIELD RD
SUBJECT CITY PROPERTY
1400 HENDERSON HIGHWAY
Area: 3,288.4± m² (35,396± ft²)
Date: 2017-OCT-19
District: EKT
File: 5099/39
Scale: 1:900
Requested by: NV
Drawn by: IP
Reference Dwg No.: As requested
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METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 10980/3