Agenda – Executive Policy Committee – July 9, 2019

Reports – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

Item No. 3 Declaration of Surplus Land – City-owned Property located at 111 Victoria Avenue West (Transcona Ward)

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the City-owned property located at 111 Victoria Avenue West, identified as "Subject City Property" on Misc. Plan No. 14960, 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 – Executive Policy Committee – July 9, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 24, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 24, 2019, 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: Declaration of Surplus Land – City-owned Property located at 111 Victoria Avenue West

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	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property at 111 Victoria Avenue West, shown shaded and identified as “Subject City Property” on Misc. Plan No. 14960, 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 Public Service to publicly market the former library property.

RECOMMENDATIONS

1. That the City-owned property located at 111 Victoria Avenue West, identified as “Subject City Property” on Misc. Plan No. 14960, 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

The Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979 requires Council approval to declare land surplus to the City’s requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no financial, regulatory, environmental, operational, human resource 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 Public Service intends to sell the City-owned property on the open market as per City Policy. The net proceeds of the sale will be credited to the Land Operating Reserve Account and held for future investment in community facilities pursuant to the Recreation, Leisure, and Library Facilities Policy adopted by Council on May 18, 2005 which specifies that "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."

HISTORY/DISCUSSION

The Subject City Property, located at 111 Victoria Avenue West, was formerly the Transcona Library and was constructed in 1961.

On January 29, 2013, Council approved the "Library Facility Redevelopment Strategy" which recommended redevelopment of eight existing city library facilities: Charleswood, Windsor Park, St. Vital, Transcona, River Heights, St. James, West Kildonan, and Westwood.

The Transcona Library was selected as the third library facility to be replaced as part of the Library Facility Redevelopment Strategy. Capital funding for the project was approved by Council in the 2014 capital budget. The new Transcona Library, located at 1 Transcona Boulevard, opened on March 7, 2019.

The Subject City Property is no longer in use and was circulated to all civic departments. The results of the circular indicated no civic need or objections to the sale.

The Public Service has received multiple inquiries regarding the sale of the Subject City Property. Should Council concur in the recommendations of this report, it is anticipated that the former library will be marketed in the summer of 2019.

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

FINANCIAL IMPACT

Financial Impact Statement Date: May 15, 2019

Project Name:

To Obtain Council Approval to Declare the City-Owned Property located at 111 Victoria Avenue West (identified as "Subject City Property" on attached Misc. Plan No. 14960) 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:

Legal Services, as to Legal issues
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:

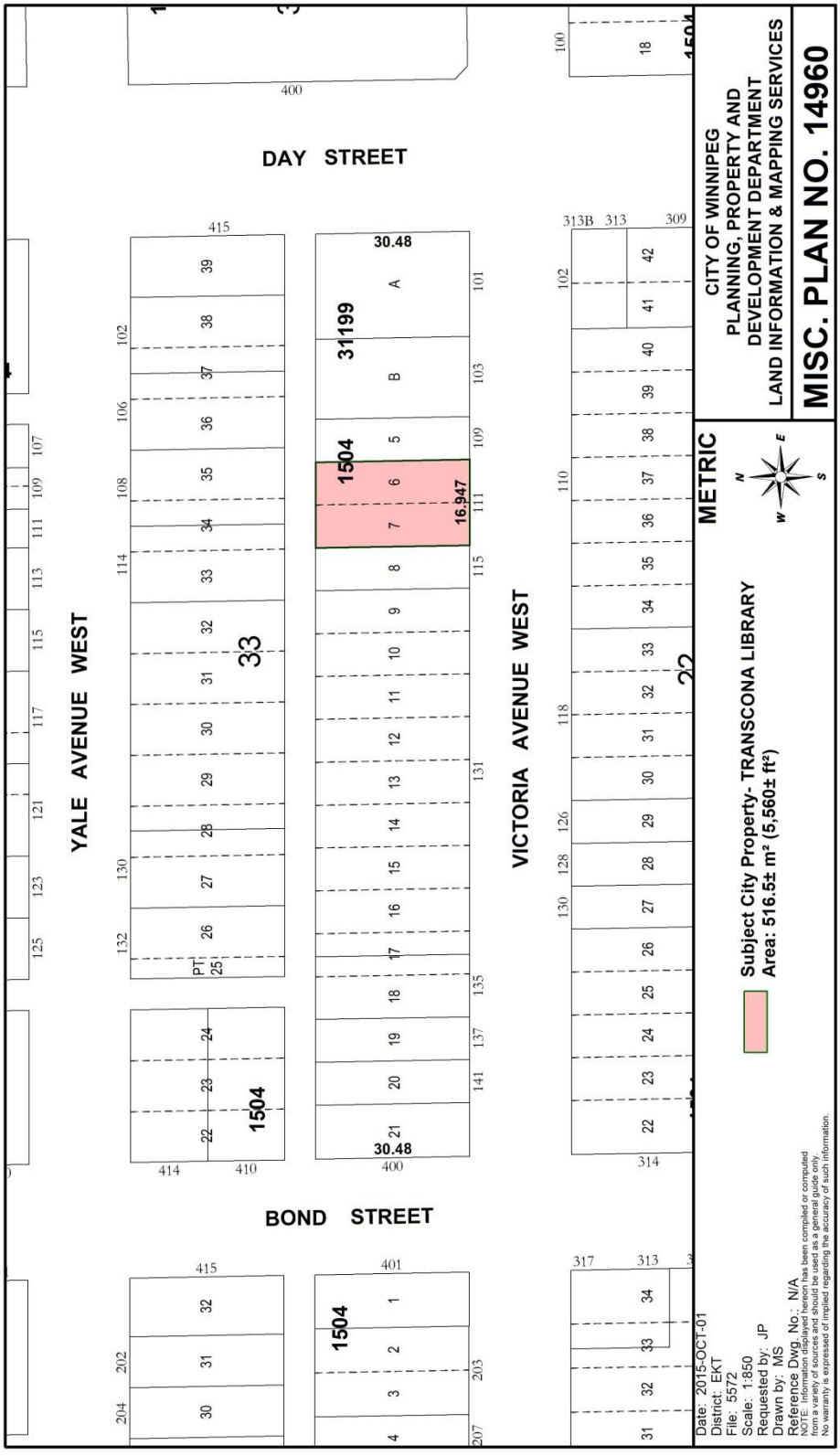
- Within Recent Communities, intense and diverse development will be encouraged in centres and corridors.
- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character, and built form.
- Support a mix of commercial 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: Tyler Miller, Real Estate Officer
Date: May 28, 2019

Attachments:
Schedule A – Misc. Plan No. 14960

SCHEDULE A


DAY STREET
BOND STREET
YALE AVENUE WEST
VICTORIA AVENUE WEST
Subject City Property- TRANSCONA LIBRARY
Area: 516.5± m² (5,560± ft²)
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND
DEVELOPMENT DEPARTMENT
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 14960
Date: 2015-OCT-01
District: EKT
File: 5572
Scale: 1:850
Requested by: JP
Drawn by: MS
Reference Dwg. No.: N/A
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