Agenda – Executive Policy Committee – December 3, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 18, 2019

Item No. 1 Declaration of Surplus City-owned Property located at 126 King Street (Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 18, 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 126 King Street, identified as "Subject City Property" on Misc. Plan No. 12666/2, attached hereto 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 – December 3, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 18, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 18, 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 City-owned Property located at 126 King Street

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 identified as “Subject City Property” on Misc. Plan No. 12666/2, attached as Schedule A, be declared surplus to the needs of the City. If the property is declared surplus by Council, it is the intention of the Public Service to publically market the Subject City Property.

RECOMMENDATIONS

1. That the City-owned property located at 126 King Street, identified as “Subject City Property” on Misc. Plan No. 12666/2, attached hereto 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 resources or other implications associated with this 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 Subject City Property on the open market and in accordance with standard City policies.

HISTORY/DISCUSSION

The City owns the Subject City Property located at 126 King Street, which currently functions as a surface parking lot managed by Winnipeg Parking Authority (herein called “WPA”).

Historically, the Subject City Property was auxiliary parking for an adjacent building located at 280 William Avenue, known as Maw Block. Maw Block was owned by the City and housed civic offices.

On November 25, 2009, City Council declared Maw Block surplus to the City’s needs.

On April 11, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development approved the proposed sale of Maw Block to 4315490 Manitoba Ltd.

Since the sale of Maw Block, WPA has continued to manage the Subject City Property as a public surface parking facility.

The Subject City Property was circulated to all City Departments and no civic need was identified; however, WPA has expressed a desire to retain the Subject City Property and continue its management services.

WPA has indicated that the gross parking revenues for the Subject City Property in 2018 were approximately $43,000.00.

The City’s Urban Planning & Design Division has advised that downtown surface parking lots should be redeveloped into a higher and better use based on direct initiatives within OurWinnipeg and the Downtown Parking Strategy. A proposed sale would include the provision that development must occur within a pre-determined amount of time.

The Public Service has received sale inquiries regarding the Subject City Property and publicly marketing the land is expected to generate interest should Council declare the land surplus to the City’s needs.

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

FINANCIAL IMPACT

Financial Impact Statement Date: October 10, 2019

Project Name:

Declaration of Surplus City-owned Property located at 126 King Street

COMMENTS:

There are no direct financial implications associated with declaring a property surplus to the City's needs.

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

CONSULTATION

This Report has been prepared in consultation with:

Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 01-1c – Key Directions for Specific City Areas: Downtown

"Downtown intensification and redevelopment makes efficient use of land and makes the best use of existing infrastructure."

The recommendations of this report align with this section of the OurWinnipeg Policy as a future proposed sale of the Subject City Property would include a condition that the property be redeveloped as opposed to continued use as a surface parking lot facility.

Complete Communities 03-1f – Transformative Areas: OurDowntown

"Support viable alternatives to Downtown surface parking as recommended through the City's Sustainable Transportation Direction Strategy and through the development of a Downtown Parking Strategy in order to:

- *Reduce the amount of surface parking Downtown;*
- *Accommodate projected Downtown residential, commercial and employment growth;*
- *Work with downtown agencies / stakeholders to create new opportunities for higher-density mixed use development projects:*
- *Increase economic activity in and around strategically located mixed use public parking structures;*
- *Provide a continuity of pedestrian-oriented services and amenities at street level."*

The above referenced section of the Complete Communities Direction Strategy conforms with the recommendations of this report. A future proposed sale of the Subject City Property would result in the reduction of surface parking downtown and stimulate residential, commercial and / or employment growth in the area.

Downtown Parking Strategy 3.1 – Encourage the Redevelopment of Surface Parking Lots for Residential, Commercial or Employment Uses

"Continue to make City-owned surface lots available for suitable redevelopment, similar to the disposition of Waterfront Drive properties a few years ago, which initiated residential growth in that area."

The recommendations of this report are in direct alignment with the above referenced section of the Downtown Parking Strategy.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Land Use: Facilitate Compact, Complete Development and Increase Density – Section 4.1

"Explore measures to encourage the re-purposing of surface parking lots in existing built areas."

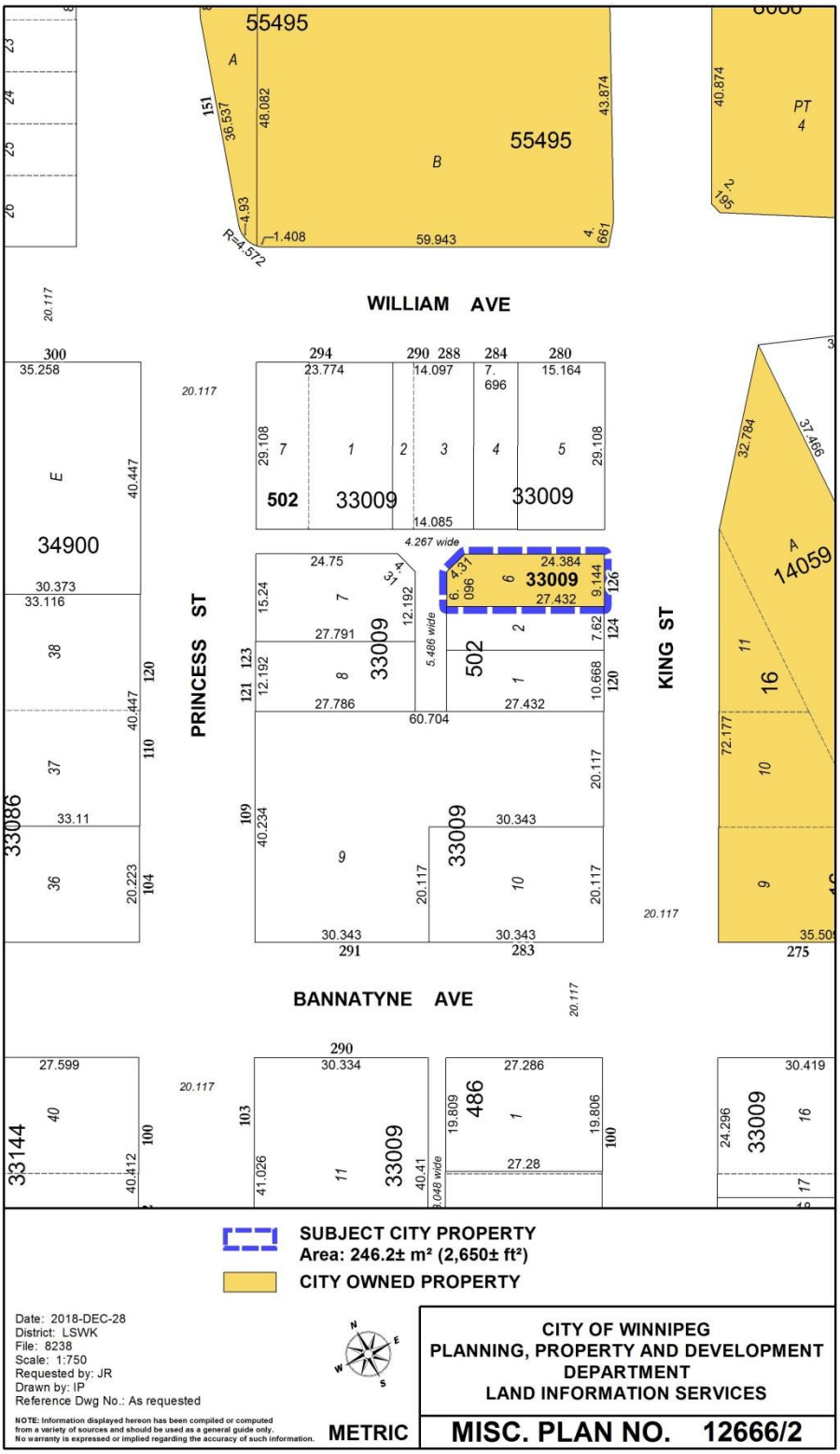
The recommendations of this report align with the Winnipeg Climate Action Plan as a proposed sale of this property would result in the re-purposing of an existing surface parking lot and spur new development at this site.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: Julian Roberts
Date: October 21, 2019
File No:

Attachments:
Schedule A – Misc. Plan No. 12666/2

Schedule A


55495
A
B
55495
PT
4
WILLIAM AVE
PRINCESS ST
KING ST
BANNATYNE AVE
502
33009
34900
33086
33144
14059
SUBJECT CITY PROPERTY
Area: 246.2± m² (2,650± ft²)
CITY OWNED PROPERTY
Date: 2018-DEC-28
District: LSWK
File: 8238
Scale: 1:750
Requested by: JR
Drawn by: IP
Reference Dwg No.: As requested
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.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 12666/2