Agenda – Council – December 12, 2019

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

Item No. 3 Declaration of Surplus Land – City-owned Property Located to the West of 2835 Pembina Highway (Waverley West Ward)

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2019, 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 the Subject City Property located to the west of 2835 Pembina Highway, identified on Misc. Plan No. 8802/8 (attached hereto as Schedule A), be declared surplus to the needs of the City.

2. That, subject to approval of Recommendation 1, 10% of the net proceeds of the sale be set aside for use at the discretion of the area Councillor for The Pembina Active Living 55 Plus Active Living Centre, for recreation and / or capital programming in the Waverley West Ward.

3. That the Proper Officers of the City be authorized to do all the things necessary to implement the intent of the foregoing.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 3, 2019, 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 November 18, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 2 and renumber the remaining recommendation accordingly:

    "2. That, subject to approval of Recommendation 1, 10% of the net proceeds of the sale be set aside for use at the discretion of the area Councillor for The Pembina Active Living 55 Plus Active Living Centre, for recreation and / or capital programing in the Waverley West Ward."

and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – City-owned Property located to the west of 2835 Pembina 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	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service is recommending that the Subject City Property, located to the west of 2835 Pembina Highway, be declared surplus to the needs of the City.

Should Council declare the Subject City Property surplus, it is the intention of the Planning, Property and Development Department (the "Department") to offer the Subject City Property for sale on the open market in accordance with the "Offers to Purchase City-owned Property" policy.

RECOMMENDATIONS

1. That the Subject City Property located to the west of 2835 Pembina Highway, identified on Misc. Plan No. 8802/8 (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 the 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, regulatory, environmental, operational, human resources, financial, 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 Department 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.

If the Subject City Property is sold, it is anticipated that approval from the Standing Policy Committee on Property and Development, Heritage and Downtown Development will be required due to the value of the transaction.

HISTORY/DISCUSSION

The City of Winnipeg has owned the Subject City Property since Unicity (1972) and the site has been leased to the owner of the adjoining property located at 2835 Pembina since April 9, 1979. The current lease for the Subject City Property expires on May 31, 2020.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Transit Department no longer has an interest in the property, but had previously indicated that the Subject City Property may be required for a Southwest Rapid Transitway park and ride.

Should Council declare the Subject City Property surplus, it is the intention of the Department to offer the Subject City Property for sale on the open market in accordance with the " Offers to Purchase City-owned Property" policy. The Department has notified the tenant that the lease will not be renewed.

The Ward Councillor has been consulted regarding the intentions of the Department.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 25, 2019

Project Name:

Declaration of Surplus Land – City-owned Property located behind 2835 Pembina Highway

COMMENTS:

There are no 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 implications
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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

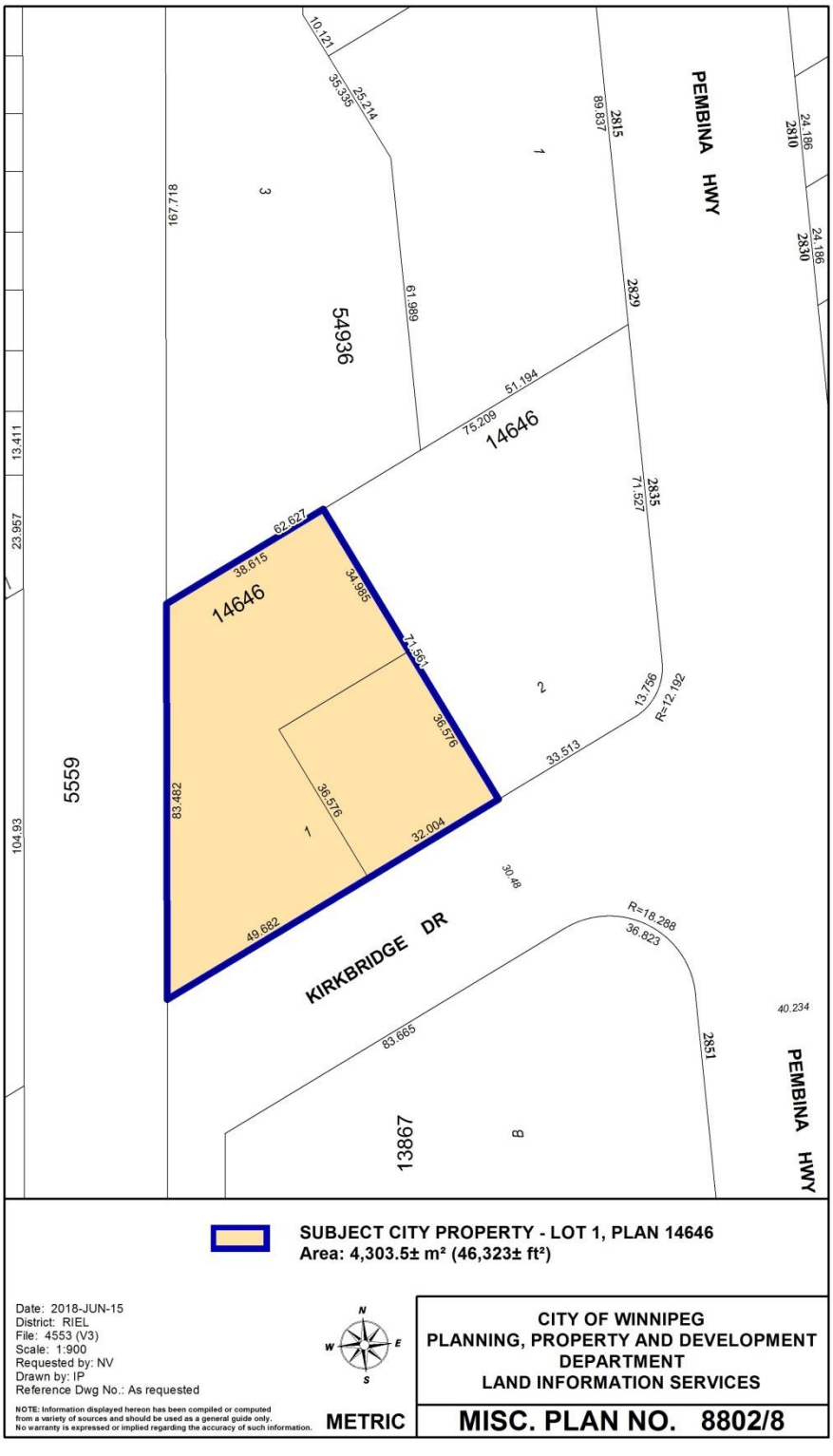
Infill development in areas close to transit infrastructure and other amenities can reduce long term municipal infrastructure costs, and positively contribute to the number of people effectively served by transit.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate
Prepared by: Nik Vujadin
Date: October 28, 2019

Attachments:
Schedule A – Misc. Plan 8802/8

Schedule A



PEMBINA HWY
KIRKBRIDGE DR
54936
14646
14646
5559
13867
SUBJECT CITY PROPERTY - LOT 1, PLAN 14646
Area: 4,303.5± m² (46,323± ft²)
Date: 2018-JUN-15
District: RIEL
File: 4553 (V3)
Scale: 1:900
Requested by: NV
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. 8802/8