Agenda – Executive Policy Committee – March 10, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 1 Declaration of Surplus Land – City-Owned Property located south of the Perimeter Highway between Brady Road and Waverley Street (St. Norbert-Seine River Ward)

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, as amended, and submitted the following to Council:

1. That the City-owned property located south of the Perimeter Highway between Brady Road and Waverley Street, identified as "Subject City Property" on Misc. Plan 15468/3, attached as Schedule A, be declared surplus to the needs of the City.

2. That subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve to the Land Dedication Reserve Fund.

3. 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 – March 10, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Delete Recommendation 2 in its entirety and replace with the following:

  "2. That subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve to the Land Dedication Reserve Fund."

- Renumber the remaining recommendation accordingly

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

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land – City-Owned Property located south of the Perimeter Highway between Brady Road and Waverley 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	P. Olafson, Interim CFO	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Public Service recommends that the City-owned property located south of the Perimeter Highway between Brady Road and Waverley Street, identified as “Subject City Property” on Misc. Plan 15468/3, attached hereto 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 sell the property to The Province of Manitoba in accordance with the “Offers to Purchase City-Owned Property” policy.

RECOMMENDATIONS

1. That the City-owned property located south of the Perimeter Highway between Brady Road and Waverley Street, identified as “Subject City Property” on Misc. Plan 15468/3, attached as Schedule A, be declared surplus to the needs of the City.

2. That, subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve Fund to the Solid Waste Disposal Utility Fund of the Water and Waste Department.

3. 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 needs.

IMPLICATIONS OF THE RECOMMENDATIONS

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 (Solid Waste currently monitors the area for contamination).
If the Subject City Property is declared surplus by Council, the Public Service intends to sell the City-owned property to the Province of Manitoba ("Province") in accordance with the "Offers to Purchase City-Owned Property" Policy approved by Council on December 6, 2006. Pursuant to the policy, the Planning, Property and Development Department (the "Department") may act on unsolicited offers to purchase City-owned property where a utility, company or government agency or body is seeking to acquire the property. The price should reflect a valuation completed by an accredited appraiser.

It is anticipated that the sale price of the Subject City Property will be less than $500,000 and the Chief Administrative Officer ("CAO") will have the authority to approve the sale to the Province, pursuant to the authority delegated by Council on January 28, 2009.

It is recommended that the net proceeds from the sale of Subject City Property be transferred from the Land Operating Reserve Fund to the Solid Waste Disposal Utility Fund. The net proceeds will be held in the Solid Waste Utility Fund's retained earnings. The Solid Waste Utility uses retained earnings for future land acquisitions required to operate and manage the City's landfill sites.

HISTORY/DISCUSSION

The Subject City Property is located within the Brady Road Resource Management Facility property and is under the jurisdiction of the Water and Waste Department. The Subject City Property is on the perimeter of the active footprint of the landfill.

The Public Service was approached by the Province on the possible acquisition of the Subject City Property which is required for the expansion of the service road along the south side of the Perimeter Highway 100, from Brady Road to Waverley Street.

The Subject City Property was circulated to all City Departments and no civic need was identified. The Water and Waste Department indicated that they have no concerns regarding the sale, subject to consideration of existing infrastructure and the net proceeds of sale being directed back to the Solid Waste Disposal Utility Fund.

If declared surplus by Council, the Department intends to sell the Subject City Property to the Province of Manitoba in accordance with the "Offers to Purchase City-Owned Property" policy where a utility, company or government agency or body is seeking to acquire the property. The purchase price will be market value as determined by an external appraisal.

Should the sale price of the Subject City Property be less than $500,000 when the appraised value is determined, the City's Chief Administrative Officer ("CAO") may approve the sale, subject to the authority delegated by Council on January 28, 2009.

The Ward Councillor was consulted on the intentions of the Public Service.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 29, 2020

Project Name:

First Year of Program 2020

Declaration of Surplus Land – City-Owned Property located south of the Perimeter Highway between Brady Road and Waverley Street

	2020	2021	2022	2023	2024
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 8,000	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	300,000	-	-	-	-
Net Cost/(Benefit)	$ (292,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(292,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: For the purposes of this analysis, it is assumed that the property, once declared surplus, is valued at $300,000. The cost of land sold is estimated at $8,000 with net proceeds of disposition equaling $292,000. Of this, $73,000 is to be allocated in accordance with Council policy (i.e. 5% Gail Parvin Hammerquist Fund, 5% Enhanced Land Marketing Program, 15% Community Centre Renovation Incentive Grant Program) leaving $219,000 to be transferred to the Solid Waste Utility Fund.

"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)
Water and Waste Department

OURWINNIPEG POLICY ALIGNMENT

01-1b Key Directions for the Entire City

Key directions for connecting and expanding our sustainable transportation and infrastructure network: Create a safe, efficient and equitable transportation system for people, goods and services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Land Use

Explore opportunities for the City of Winnipeg to take a more direct role in advancing public redevelopment of brownfield sites. This may include developing City-owned lands, assembling land for resale, partnering on development, or using City funds to leverage private investment.

The recommendations of this report are in alignment with this section of the Winnipeg Climate Action Plan. A proposed sale of the Subject City Property would result in redevelopment of the Subject City Property brownfield site.

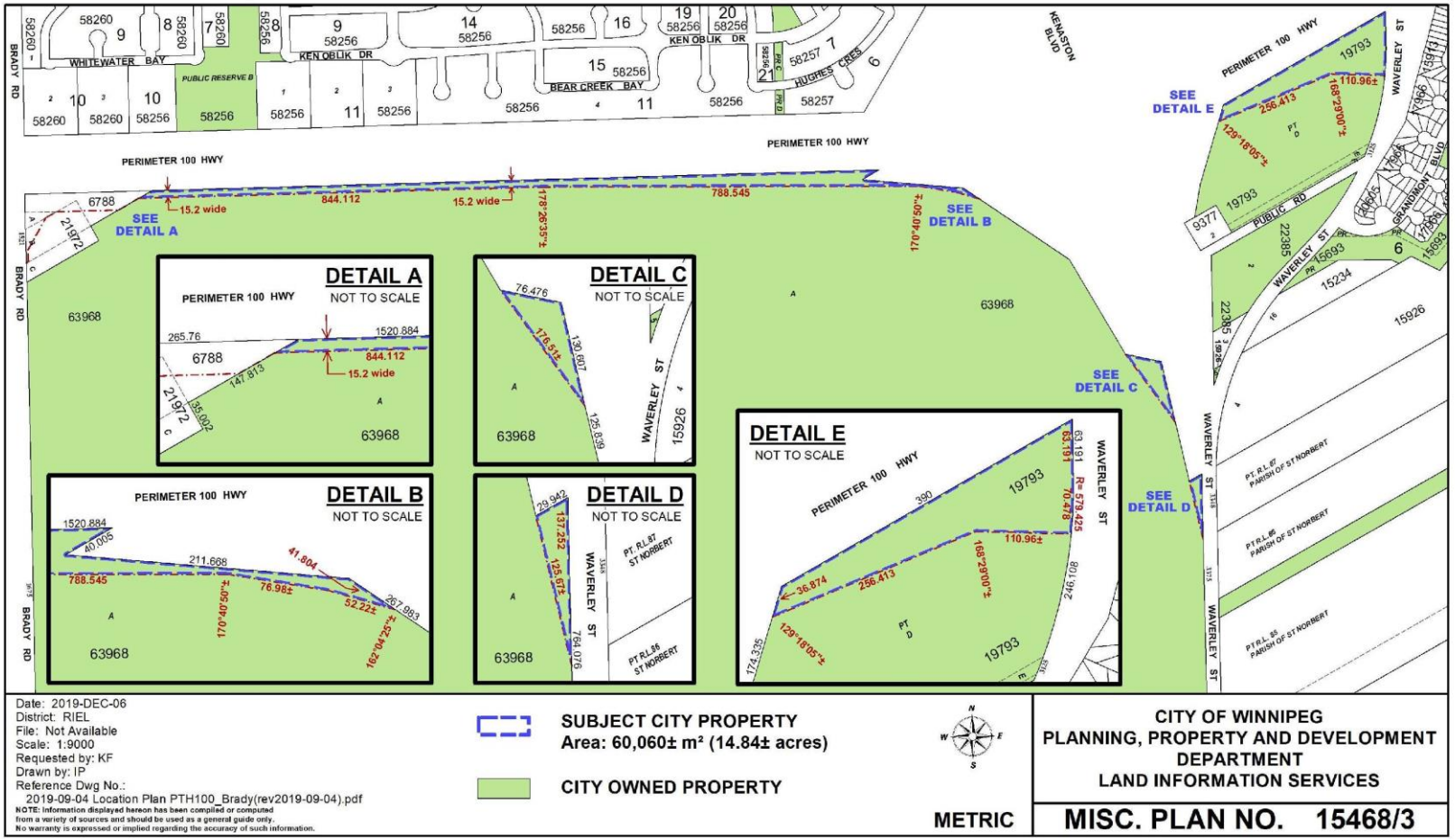
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development Division
Prepared by: Kim Fox, Senior Negotiator
Date: February 4, 2020

Attachments:

Schedule A – Misc. Plan 15468/3

Schedule A



PERIMETER 100 HWY
BRADY RD
WHITEWATER BAY
KEN OBLIK DR
BEAR CREEK BAY
HUGHES CRES
KENASTON BLVD
WAVERLEY ST
PUBLIC RD
GRANDMONT BLVD
SEE DETAIL A
SEE DETAIL B
SEE DETAIL C
SEE DETAIL D
SEE DETAIL E
15.2 wide
844.112
788.545
178°26'35"±
170°40'50"±
DETAIL A
NOT TO SCALE
DETAIL B
NOT TO SCALE
DETAIL C
NOT TO SCALE
DETAIL D
NOT TO SCALE
DETAIL E
NOT TO SCALE
PT. R.L.87 ST NORBERT
PT. R.L.86 ST NORBERT
PT. R.L.87 PARISH OF ST NORBERT
PT. R.L.86 PARISH OF ST NORBERT
PT. R.L.85 PARISH OF ST NORBERT
Date: 2019-DEC-06
District: RIEL
File: Not Available
Scale: 1:9000
Requested by: KF
Drawn by: IP
Reference Dwg No.:
2019-09-04 Location Plan PTH100_Brady(rev2019-09-04).pdf
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: 60,060± m² (14.84± acres)
CITY OWNED PROPERTY
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SERVICES
MISC. PLAN NO. 15468/3