Minute No. 282
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020

Item No. 1 The Annual Review of Part II Section 3 (Land Value) of the 2002 Development Agreement Parameters

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 annual market value for Part II Section 3 (Land Value) of the Development Agreement Parameters, estimated at $115,000.00 per acre for non-industrial developments, be approved.

2. That the annual market value for Part II Section 3 (Land Value) of the Development Agreement Parameters, estimated at $45,000.00 per acre for industrial developments, be approved.

3. 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 – April 20, 2020

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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 April 28, 2020, 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 April 20, 2020, 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: The Annual Review of Part II Section 3 (Land Value) of the 2002 Development Agreement Parameters

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 Planning, Property and Development Department ("Department") is required to complete an annual review of Part II Section 3 (Land Value) of the Development Agreement Parameters. Based on a recent market analysis, the Department has concluded that non-industrial development land with imminent development potential has a value of $115,000 per acre for 2020, an increase of $10,000 per acre from 2019.

In recent years, the demand for non-industrial land has been significantly stronger than industrial land. Consequently, a separate analysis was undertaken to determine the value for industrial lands. Based on a recent market analysis, the Department has concluded that industrial development land with imminent development potential has a value of $45,000 per acre for 2020. There is no change from 2019.

RECOMMENDATIONS

1. That the annual market value for Part II Section 3 (Land Value) of the Development Agreement Parameters, estimated at $115,000.00 per acre for non-industrial developments, be approved.

2. That the annual market value for Part II Section 3 (Land Value) of the Development Agreement Parameters, estimated at $45,000.00 per acre for industrial developments, be approved.

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

Pursuant to Part II Section 3 (Land Value) of the Development Agreement Parameters adopted by Council on July 17, 2002, the cost or value of land acquired by the City is to be determined annually by the City.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, environmental, operational, human resource, or other implications of this report.

For 2020, the City's cost to purchase land in accordance with Part II Section 3 (Land Value) of the Development Agreement Parameters will increase by $10,000 per acre for all non-industrial developments.

HISTORY/DISCUSSION

On July 17, 2002, Council adopted the current Development Agreement Parameters. Part II Section 3 (Land Value) of the Parameters states that:

> "The cost or value of land will be determined by the City annually upon the appraised market value of raw acreage that has imminent development potential."

The interpretation of the phrase "imminent development" is considered to be those lands recently purchased with an apparent expectation of development in the reasonably foreseeable future (approximately one to three years) as opposed to immediate development.

The Land Value section of the Parameters is applied to several clauses within Part II Section 18 (Street Rights-of-Way).

Based on a recent market analysis, the Department has concluded that a value of $115,000 per acre is representative of non-industrial raw acreage with imminent development potential for 2020, an increase of $10,000 per acre from 2019.

In recent years, the demand for non-industrial land has been significantly stronger than industrial land. Consequently, a separate analysis was undertaken to determine the value for industrial lands. Based on a recent market analysis, the Department has concluded that a value of $45,000 per acre is representative of industrial raw acreage with imminent development potential. There is no change from 2019.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 14, 2020

Project Name:

The Annual Review for 2020, of the Land Acreage Rate to be Applied in Connection with Paragraph (3) "Land Value" of the 2002 Development Agreement Parameters

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report.

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

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property & Development
Division: Real Estate and Land Development
Prepared by: Marlene Haderer, Supervisor of Leasing and Appraisals
Date: February 25, 2020